Clark County, Nevada

Title 30: Unified Development Code

Installment 3: Consolidated Draft

CONTENTS

Chapter 30.01: General Provisions

Chapter 30.02: Zoning Districts

Chapter 30.03: Use Regulations

Chapter 30.04: Development Standards

Chapter 30.05: Administration and Procedures

Chapter 30.06: Signs

Chapter 30.07: Rules of Construction and Definitions

PUBLIC DRAFT February 2023

CLARION

TRANSFORM CLARK COUNTY DEVELOPMENT CODE REWRITE

Contents

CHAPTER 30.01 GENERAL PROVISIONS 1

30.01.01 Title and Effective Date 1

30.01.02 Authority 1

30.01.03 Purpose 1

30.01.04 Applicability and Exceptions 2
A. Compliance Required 2
B. Minimum Requirements 2
C. Relationship to Other Titles 2
D. Relationship to Master Plan 3
E. Prior Approvals 3
F. Conflicts with Other Regulations or Agreements 3

30.01.05 Severability 3

30.01.06 Repeal 3

30.01.07 Enforcement 4
A. Unlawful Use 4
B. Legal Effect 4
C. Enforcement 4
D. Penalties and Remedies 4

30.01.08 Records 5

30.01.09 Nonconformities 5
A. Purpose 5
B. Applicability 5
C. Unlawful Uses and Structures Not Validated 6
D. Standards Applicable to All Nonconformities 6
E. Nonconforming Lots 6
F. Nonconforming Structures 7
G. Nonconforming Uses 8

CHAPTER 30.02 ZONING DISTRICTS 10

30.02.01 Zoning Districts Established 11
A. General Applicability 11
B. Districts Established 11
C. District Sequence 12
D. Official Zoning Map 12
E. Miscellaneous Maps 13
F. Organization and Format of Base Districts in this Chapter 14
G. Overlay Districts 15

30.02.02 RS80: Residential Single-Family 80 16
A. Purpose 16
B. Standards 16

30.02.03 RS40: Residential Single-Family 40 18
A. Purpose 18
B. Standards 18

30.02.04 RS20: Residential Single-Family 20 19
A. Purpose 19

B. Standards 19

30.02.05 RS10: Residential Single-Family 10 20
A. Purpose....20
B. Standards 20

30.02.06 RS5.2: Residential Single-Family 5.2 21
A. Purpose....21
B. Standards 21

30.02.07 RS3.3: Residential Single-Family 3.3 22
A. Purpose....22
B. Standards 22

30.02.08 RS2: Residential Single-Family 2 23
A. Purpose....23
B. Standards 23

30.02.09 RM18: Residential Multi-Family 18 24
A. Purpose....24
B. Standards 24

30.02.10 RM25: Residential Multi-Family 25 25
A. Purpose....25
B. Standards 25

30.02.11 RM50: Residential Multi-Family 50 27
A. Purpose....27
B. Standards 27

30.02.12 CN: Commercial Neighborhood 29
A. Purpose....29
B. Standards 29

30.02.13 CP: Commercial Professional 30
A. Purpose....30
B. Standards 30

30.02.14 CG: Commercial General 32
A. Purpose....32
B. Standards 32

30.02.15 CC: Commercial Core 33
A. Purpose....33
B. Standards 33

30.02.16 CU: Commercial Urban 34
A. Purpose....34
B. Standards 34

30.02.17 CR: Commercial Resort 35
A. Purpose....35
B. Standards 35

30.02.18 IP: Industrial Park 36
A. Purpose....36
B. Standards 36

30.02.19 IL: Industrial Light 37
A. Purpose....37

B. Standards 37

30.02.20 IH: Industrial Heavy 38
A. Purpose....38
B. Standards 38

30.02.21 AG: Agriculture 39
A. Purpose....39
B. Standards 39

30.02.22 OS: Open Space 40
A. Purpose....40
B. Standards 40

30.02.23 PF: Public Facility 41
A. Purpose....41
B. Standards 41

30.02.24 Summary Tables of District Standards....43

30.02.25 Measurement and Exceptions 45
A. Purpose....45
B. Density 45
C. Lot Area and Coverage 45
D. Setbacks 46
E. Height 48

30.02.26 Overlay Districts....49
A. Adult Business Overlay (ABO) 49
B. Airport Airspace Overlay (AAO) 51
C. Airport Environs Overlay (AEO) 55
D. Historic Designation Overlay (HDO)....65
E. Maryland Parkway Overlay (MPO) 67
F. Neighborhood Protection Overlay (NPO) 72
G. Planned Community Overlay (PCO)....76
H. Red Rock Overlay (RRO) 77
I. Spring Mountain Overlay (SMO)....83

CHAPTER 30.03 USE REGULATIONS.... 84

30.03.01 Purpose and Organization 84
A. Purpose....84
B. Explanation of Use Table 84
C. General Standards Applicable to All Uses 84
D. Accessory Uses and Structures 85
E. Temporary Uses and Structures 86
F. Classification of New and Unlisted Uses....86

30.03.02 CC Summary Table of Allowed Uses....87

30.03.03 Residential Uses 98
A. Household Living....98
B. Group Living 107

30.03.04 Civic and Institutional Uses 114
A. Community Facilities....114
B. Educational Facilities 118
C. Healthcare Facilities....119

30.03.05 Commercial Uses 121
A. Adult 121
B. Agriculture and Animal-Related 121
C. Automotive and Transportation 134
D. Cannabis 142
E. Food and Beverage 143
F. Lodging 146
G. Recreation and Entertainment 148
H. Retail and Services 153

30.03.06 Industrial Uses 161
A. Industrial Services 161
B. Manufacturing and Production 162
C. Natural Resources 167
D. Warehousing and Storage 169
E. Waste and Salvage 173

30.03.07 Public and Quasi-Public Uses 177
A. Government 177
B. Utilities 178

CHAPTER 30.04 DEVELOPMENT STANDARDS 186

30.04.01 Landscaping 186
A. Purpose 186
B. Applicability 187
C. Administration 187
D. Landscaping Standards 187
E. Alternative Landscaping Standards 192
F. Phasing, Maintenance, and Replacement 194

30.04.02 Buffering and Screening 195
A. Purpose 195
B. Applicability 195
C. Buffering Standards 196

30.04.03 Fences and Walls 196
A. Applicability 197
B. General Standards 197
C. Retaining Walls 198
D. Security Fencing 199
E. Access Gates 199
F. Exception 200
G. Maintenance and Replacement 200

30.04.04 Sustainability 200
A. Purpose 200
B. Applicability 201
C. Plants and Landscaping Sustainability Options 201
D. Building and Site Design Sustainability Options 202
E. Alternative Compliance 203

30.04.05 Off-Street Parking 203
A. Purpose 204
B. Applicability 204
C. Calculation of Parking and Loading Requirements 204

D. Off-Street Vehicle Parking and Stacking Requirements 206
E. Use-Related Parking Regulations 214
F. Parking Alternatives 214
G. Limitations on Required Off-Street Parking Areas 217
H. Design and Maintenance of Required Off-Street Parking Areas 217
I. Off-Street Loading 224
J. Bicycle Parking 225

30.04.06 Site and Building Design 229
A. Purpose 229
B. Applicability 229
C. Administration 229
D. General Site and Building Design Requirements 229
E. Standards for Single-Family Attached and Detached Residential Development 233
F. Design Standards for Multi-Family Residential Development 235
G. Design Standards for Nonresidential Development 238
H. Design Standards for Mixed-Use Development 241
I. Common Open Space 244
J. Hillside Development 250

30.04.07 Residential Adjacency 254
A. Purpose 254
B. Applicability 254
C. Exception 254
D. Use Limitations 254
E. Grading 254
F. Site and Building Orientation 255
G. Setbacks 255
H. Signs Adjacent to Residential 256
I. Spillover Lighting 257
J. Trash and Recycling Receptacles 257
K. Off-Street Parking 257
L. Cut-Through Traffic 258
M. Loading Activities 258

30.04.08 Operational Standards 259
A. Purpose 259
B. Exterior Lighting 259
C. Hazardous Materials 261
D. Noise 261
E. Odors 262
F. Smoke and Particulate Matter 262
G. Vibration 262
H. Adjustments to Site Operational Standards 263

30.04.09 Public Works Development Standards 263
A. Purpose 263
B. Improvement Requirements Generally 263
C. Drainage 265
D. Streets 267
E. Utilities 272
F. Provisions for Sanitary Sewerage Facilities 273
G. Completion of Public Improvements 274

H. Waivers....274

30.04.10 Subdivision Design 275
A. Applicability....275
B. Lot Configuration 275
C. Access 276
D. Street System 277

30.04.11 Non-Essential Water Features.... 279
A. General....279
B. Swimming Pools....279
C. Manmade Lakes....279
D. Ornamental Water Features....279
E. Recreational Water Park 280

CHAPTER 30.05 ADMINISTRATION & PROCEDURES 281

30.05.01 Purpose 281

30.05.02 Summary Table of Review Procedures.... 281

30.05.03 Common Review Procedures 284
A. General....284
B. Pre-Submittal Conference 284
C. Application Review and Submittal 285
D. Application Analysis 287
E. Public Meeting(s) and Decision....288
Applications, amendments or maps shall expire as described for each application type, or as otherwise approved. 292
F. Post-Decision Actions....292

30.05.04 Plan and Ordinance Amendments 295
A. Master Plan Amendment....295
B. Zone Boundary Amendment (Rezoning) 298
C. Title 30 Text Amendment....300

30.05.05 Application Types 302
A. Administrative Design Review....302
B. Design Review....303
C. Planned Unit Development (PUD) 305
D. Special Use Permit 307
E. Concept Plan 313
F. Specific Plan 314
G. Temporary Use 316

30.05.06 Flexibility and Relief Procedures.... 318
A. Administrative Extension of Time....318
B. Extension of Time....319
C. Minor Deviation 320
D. Variance 322
E. Waiver of Conditions 324
F. Waiver of Development Standards 325

30.05.07 Sign Review 328
A. Sign Review....328
B. Sign Review Deviation....329

30.05.08 Subdivision/Public Works Procedures 331

A. Tentative Map 331
B. Final Map Mylar Technical Review 332
C. Final Map Mylar 334
D. Parcel Map Review 335
E. Parcel Map Technical Review 336
F. Parcel Map Mylar 338
G. Reversionary Map Technical Review 339
H. Reversionary Map Mylar 340
I. Boundary Line Adjustment 341
J. Extension of Time, Public Works 342
K. Separate Documents 343
L. Vacation of Patent Easement 344

30.05.09 Other Approvals 345
A. Annexation 345
B. Application for Review 346
C. Development Agreement 347
D. Street Name or Numbering System Change 348
E. Street Naming 350
F. Vacation and Abandonment 351
G. Zoning Compliance 352

30.05.10 Review and Decision-Making Bodies 353
A. Board of County Commissioners (Board) 353
B. Planning Commission (Commission) 353
C. Town Boards 354
D. County Officials 354

30.05.11 Permits and Licenses 357
A. Purpose 357
B. Seasonal Sales or Special Events 357
C. Business Licenses 358
D. Building Permits 358
E. Grading Permits 359
F. Incidental Take Permit: Compliance with Endangered Species Act 361
G. Technical Impact Analysis 361
H. Right-of-Way Permit 362
I. Improvement Plans 364
J. Utility Improvement Plans, Submittal and Review 365
K. Time Restrictions on Work in Streets 366
L. Notice of Public Street Project Commencement 368
M. Utility Connections to be Made with Public Street Project 369
N. Exceptions to Restrictions Against Cutting Streets 369
O. Off-Site Inspections 369
P. Bonds and Cash Deposits in Conjunction with the Off-Site Permit 371
Q. Cash Deposit in Conjunction with an Encroachment Permit 373

CHAPTER 30.06 SIGNS 374

30.06.01 General Provisions 374
A. Purpose 374
B. Applicability 374
C. General Standard 374
D. Exemptions from Sign Regulations 374

E. Prohibited Signs and Sign Locations 375
F. Limitations Based on Residential Proximity 376

30.06.02 Permanent Sign Regulations 376
A. Standards for Permanent Signs by Sign Type 376
B. Explanation of Permanent Signs Table Abbreviations 377
C. Awning 377
D. Canopy 378
E. Directional 378
F. Electronic Sign: Animation 379
G. Electronic Sign: Electronic Message Unit, Static 379
H. Electronic Sign: Electronic Message Unit, Video 380
I. Electronic Sign: Projected Image Display, Static 380
J. Electronic Sign: Projected Image Display, Non-Static 381
K. Flag 381
L. Freestanding 382
M. Monument 383
N. Project Entrance 383
O. Projecting 384
P. Roof 384
Q. Wall 385

30.06.03 Specialty Signs 385
A. Standards Applicable to All Specialty Signs 385
B. Specialty Sign Regulations 385
C. Standards for Specialty Signs by Sign Type 386
D. A-Frame 387
E. Banner 387
F. Flag 388
G. Inflated 388
H. Pennant 388
I. Projected Image Display, Static 388
J. Property/Yard Sign 390
K. Supergraphic 390
L. Wind Sail 391
M. Portable 391

30.06.04 Sign Illumination 391
A. Applicability 391
B. Standards for Static Illumination 391

30.06.05 Sign Measurements 392
A. Building and Property Frontage 392
B. Clearance 392
C. Height 392
D. Sign Area 394

30.06.06 Nonconforming Signs 397

30.06.07 Maintenance and Abandonment 398
A. Maintenance 398
B. Abandonment 398

30.06.08 Violations and Enforcement 398
A. Violations 398

CHAPTER 30.07 RULES OF CONSTRUCTION & DEFINITIONS 402

30.07.01 Rules of Construction of Language 402
A. Meanings and Intent 402
B. Headings, Illustrations, and Text 402
C. Lists and Examples 402
D. Computation of Time 402
E. External References 402
F. Tenses, Plurals, and Gender 402
G. Mandatory and Discretionary Terms 403
H. Conjunctions 403
I. Public Officials 403
J. Designees 403

30.07.02 Defined Terms 403
A. 403
B. 409
C. 411
D. 417
E. 422
F. 423
G. 426
H. 428
I. 429
J. 430
K. 431
L. 431
M. 434
N. 437
O. 437
P. 439
Q. 444
R. 444
S. 449
T. 465
U. 467
V. 468
W. 469
X. 470
Y. 470
Z. 470

Chapter 30.01 General Provisions

Commentary

This chapter carries forward portions of 30.04 with edits, updates, and minor additions. Some content, such as 30.04.040, Summary of Authority, and 30.04.050, Designees, has been relocated to other sections of this document, while 30.04.075, regarding compliance of Industrial and Commercial Subdivisions with regulations, has not been carried forward. Since this chapter makes clear that all development must comply with all applicable regulations, there did not seem to be a need to single out a particular kind of development as being subject to compliance.

30.01.01 Title and Effective Date[1]

Title 30 shall be known as the Unified Development Code (UDC) of the Clark County Code and may be referred to internally in this document as "Title 30" and "this Title."

30.01.02 Authority

This Title is adopted under the authority of Chapter 278 (Planning and Zoning) of the Nevada Revised Statutes and all amendatory and supplementary acts, and shall include any future amendments.

30.01.03 Purpose[2]

A. Title 30 implements the Clark County Master Plan through establishment of zoning districts and regulations governing the subdivision, use, and/or development of land.

B. In compliance with NRS 278.250, this Title is adopted in accordance with the Master Plan for land use and is designed to promote public health, safety, and general welfare, including but not limited to:[3]

1. Preserve the quality of air and water resources.
2. Promotes open space conservation and the natural and scenic resource protections from unreasonable impairment, including the protection of endangered or threatened species.
3. Consider access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments.
4. Reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings.
5. Provide for recreational needs.
6. Protect life and property in areas subject to floods, landslides, and other natural disasters.
7. Develop a timely, orderly, and efficient arrangement of transportation and public facilities and services.
8. Ensure the development is commensurate with the character and physical limitations of the land.
9. Assess the immediate and long-range financial impact as well as the relative suitability for proposed development.

[1] 30.04.010 with edits.

[2] 30.04.020, with edits.

[3] Modified to be consistent with NRS.

10. Ensure the development of an adequate supply of housing for the community, including the development of Affordable Housing.
11. Ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods, and the protection of historic neighborhoods.
12. Promote systems which use renewable energy.
13. Foster the coordination and compatibility of land uses with any military installation, giving consideration to the location, purpose and stated mission of the military installation.
14. Encourage the most appropriate use of land throughout the County and ensure adequate improvements.
15. Provide for harmonious development compatible with surrounding development.

30.01.04 Applicability and Exceptions

A. Compliance Required

1. This Title shall apply to all use of property and all development in unincorporated Clark County. Except as otherwise provided in this Title, the standards and requirements contained herein shall apply to all development in unincorporated Clark County, and all development shall comply with this Title.[4]
2. No structure or use of any structure or land shall be established, enlarged, extended, altered, moved, divided, or maintained; and no lot shall be created; except as authorized by and in compliance with this Title, and all other applicable regulations, including Building Code and Public Works standards.
3. Following approval of all appropriate applications and maps, all proper licenses and permits are required, as indicated in the Clark County Code, to establish the use or structure. Nothing in this Title, including the approval of an application, amendment or map, shall be interpreted to replace such requirements.
4. Any land use application or permit request on a site with nonconforming site features, with a use or structure not lawfully established, including but not limited to buffering, driveways, landscaping, or parking must bring nonconforming site features into compliance with this Title.
5. Applications or requests to waive any subsection in this Chapter 30.01 are prohibited.

B. Minimum Requirements

In their interpretation and application, this Title shall be held to be minimum requirements. More restrictive standards, or providing amenities in excess of required standards, may be permitted.[5]

C. Relationship to Other Titles

1. This Title is intended to supplement: Title 6, Business Licenses; Title 7, Business Regulation; Title 8, Liquor and Gaming Licenses and Regulation; Title 9, Public Health and Sanitation; Title 10, Animals; Title 11, Abatement of Nuisances; Title 12, Public Peace, Safety and Morals; Title 13, Fire and Fire Prevention; Title 16, Roads and Highways; Title 19, Parks and Recreation; Title 20, Airports; Title 22, Buildings and Construction; and Title 24, Water, Sewage, and other Utilities.
2. Terms, definitions, rules, and regulations may differ among Titles; consult each Title for respective requirements.
3. Any waivers to standards within Title 30 do not waive the requirements of any other Title.

[4] 30.04.060

[5] 30.04.070

D. Relationship to Master Plan[6]

The adoption of this Title furthers the goals, policies, objectives, and programs of the Clark County Master Plan.

E. Prior Approvals

1. This Title shall not affect the validity of any lawfully issued building or other development permit or business license issued prior to the effective date of this Title or amendment, provided the permit or license is active or reinstated according to Titles 6, 7, 8 and 22. If any such permit or license lapses and is not reinstated, any new permit or license shall only be issued in conformance with the requirements of this Title as amended.[7]
2. Any condition of approval applied prior to the effective date of this Title or amendment shall continue to apply. The Director may exercise discretion to nullify any said condition if the use or development complies with this Title or the condition is no longer required to mitigate an impact. Building permits issued prior to the effective date of this Title or amendment, do not require a change in the plans, construction, or designated use of any existing building if construction has been diligently pursued.

F. Conflicts with Other Regulations or Agreements[8]

1. Where the requirements of this Title conflict with any other lawfully adopted rule, regulation, ordinance, deed restriction or covenant in favor of a governmental entity, the most restrictive standard shall govern, to the extent permitted by law.
2. If the subsections of this Title are inconsistent with one another, or if in conflict with other adopted codes, ordinances, or regulations of Clark County, the more restrictive provision will control, unless otherwise expressly stated.
3. Any condition imposed in conflict with federal or state regulation(s) or law(s), shall not require compliance with the condition. Where two imposed conditions conflict any condition imposed by the Board during a public hearing shall supersede the conflicting condition.
4. It is not the intent of this Title to interfere with, abrogate, annul, or prevent the private enforcement of any easement, covenant, deed restriction, or other agreement between private parties. Title 30 regulations are in addition to, and not in lieu of, any such arrangement between private parties listed above, easement, covenant, or deed restriction, or other private agreement. The County is not responsible for monitoring or enforcing private agreements or restrictions.

30.01.05 SEVERABILITY[9]

Should any chapter, section, subsection, paragraph, clause, word, or regulation be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the regulations as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

30.01.06 REPEAL[10]

A. The previous Title 30, effective on July 1, 2000, and all amendments thereto, are repealed and replaced with the present Title 30.

---

[6] New.

[7] 30.04.100

[8] 30.04.080, with edits.

[9] 30.04.120

[10] 30.04.130

B. Such repeal shall not affect the liability of any person for a violation of the prior version of this Title, or amendments thereto, or the right of the County to prosecute for such violation.

30.01.07 ENFORCEMENT

A. Unlawful Use

Any use of the property, or the establishment of a building or structure contrary to the provisions of this Title or in violation of any condition required in the approval of any application, is unlawful and a public nuisance.

B. Legal Effect[11]

This Title is predicated upon, and may only be enforced consistent with, the Constitutions of the United States of America and the State of Nevada. No provision or ordinance shall be enforced or mandated that would violate either.

C. Enforcement[12]

1. Upon discovery of such a violation, the County may commence proceedings for the abatement thereof in accordance with applicable regulations of the Clark County Code or may pursue other remedies as provided by law.
2. If the property owner has submitted an appropriate application to legalize the use and/or structure that is the subject of an enforcement proceeding, the Code Enforcement Manager may suspend enforcement pending consideration of the application by the decision-making body.

D. Penalties and Remedies

Upon discovery of such a violation, the County shall have the following remedies and powers to enforce this Title:

1. **Penalties[13]**

   Violations of this Title are misdemeanors and subject to the applicable penalties per NRS 193.150 (Punishment of Misdemeanors). Any prohibited act, or the failure to perform required acts, shall constitute a violation of this Title. Any person is guilty of a separate offense each day during any portion of which any violation of this Title is committed or continued.

2. **Revocation of Land Use Applications[14]**

   Failure to abide by and comply with 1) this Title with respect to use, development standards, or maintenance requirements, 2) any other Clark County Code requirement(s), 3) any applicable requirement of the Nevada Revised Statutes or Nevada Administrative Code, or 4) conditions attached to the granting of any Title 30 application is unlawful and a public nuisance, and shall constitute grounds for the revocation of the same, or any permit or license issued in conjunction with the application.

   i. Upon discovery of such a violation, the County may commence revocation proceedings per this subsection or may pursue other remedies as provided by law. If the Board determines there is sufficient cause for revocation, a public hearing shall be scheduled before the Board, where the property owner or other interested party may demonstrate why revocation is or is not

[11] 30.04.110
[12] 30.04.145
[13] 30.04.140
[14] 30.04.160

appropriate. Notice for the hearing shall match the original application type, or at a minimum, notice is required consistent with said application type.[15]

ii. Underlying applications become invalid following the revocation of a business license or other development approvals or permits without the hearing specified in subsection (i) above.

3. Deny or Withhold Permits, Licenses, or Other Forms of Authorization

Building permits, certificates of completion or occupancy, business licenses, or other forms of authorization to use or develop any land, structure, or improvements, may be denied or withheld until an alleged violation, associated civil penalty, and/or lien resulting from a previous final order related to such property, use, or development is corrected, regardless of who is responsible for the violation.

4. Mitigation of Nuisance[16]

If the Board determines the condition of a property constitutes a nuisance, in accordance with the procedure established in Chapter 11.06, *Abatement of Public Nuisances*, the Board shall have the authority to require an improvement to the property sufficient to mitigate the nuisance.

5. Cumulative Remedies [17]

All remedies provided herein shall be cumulative and not exclusive.

30.01.08 RECORDS [18]

Records submitted with any application submitted pursuant to this Title, or at any hearing for the same, shall become a part of the official record and be maintained in accordance with Chapter 239 (Public Records) of the Nevada Revised Statutes.

30.01.09 NONCONFORMITIES

Commentary

The general trend in many communities is to regulate nonconformities less strictly, recognizing that many nonconforming uses and structures – particularly those of long duration – have little negative impact on their surroundings. This section proposes modest changes to allow greater flexibility in regulating nonconformities.

A. Purpose

This section regulates the continued existence of lots, structures, uses, and site features lawfully established, but no longer conform to this Title. All instances are collectively referred to in this Title as "nonconformities." Lawful nonconformities may continue until they are removed or abandoned and without enlarging, expanding, or extending nor used as grounds to add other structures or uses prohibited in the same district.

B. Applicability

This section applies to nonconformities created by the initial adoption of, or amendments to, this Title and those lawfully established nonconformities under previously applicable ordinances. No waivers or variances to the standards of this §30.01.09 are allowed.

[15] Current text here says that such notice shall be 500 feet, and also that notice required for Design Review. Since Design Review requires 1500-foot radius notice in this new code, the 500-foot provision is not carried forward.

[16] 30.76.202.5, proposed to apply to all uses, not just nonconformities.

[17] 30.04.170

[18] 30.04.190

C. Unlawful Uses and Structures Not Validated[19]

This section shall not be interpreted to validate or make lawful any unlawful use or structure existing upon the effective date of the ordinances codified in this Title. Any unlawful use or structure shall remain unlawful to the extent that the use or structure conflicts with the provisions of this Title.

D. Standards Applicable to All Nonconformities

1. Determination of Legal Nonconforming Status

The property owner shall have the sole burden of establishing that any nonconformity is a legal nonconformity.

2. Authority to Continue

Legal nonconformities may be continued only in accordance with this §30.01.09. Nonconformities may continue to be used and occupied, subject to the maintenance of premises and required conditions to operate unless or until the nonconformity is abandoned per §30.01.09G.4, *Abandonment or Discontinuation of Nonconforming Use.*

3. Change of Ownership, Tenancy, or Management

Changes in ownership, tenancy, or management of property shall not impact continued use or operation of existing nonconforming lots or structures. Nonconforming uses shall run with the land, if the use remains in continuous operation. All such nonconformities shall continue to be subject to the standards of this section.

4. Maintenance and Repair

Repairs and maintenance of nonconforming structures is permitted and encouraged, if they do not increase the nonconformity.

5. Elimination of Nonconformity

If the adoption of an ordinance brings an existing nonconforming use or structure into compliance with this Title, the use or structure shall be considered conforming.

E. Nonconforming Lots [20]

1. Single-Family Dwellings on Nonconforming Lots

In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on a lot included in an approved plat, even if such lot does not conform with lot requirements of this Title, if otherwise in conformance with the specified zoning district setbacks.[21]

2. Nonconforming Lots Created by Right-of-Way Dedication

i. An existing legal lot reduced by a requirement for right-of-way dedication shall be considered legal nonconforming.

ii. An existing nonconforming lot reduced by right-of-way dedication requirements shall maintain its legal nonconforming status that existed prior to dedication.

3. Establishment of Nonconforming Lots

i. Standalone Lots

[19] 30.04.090.

[20] The current code uses the terms “nonconforming lot of record” and “nonconforming lot” to describe the same thing, but only the latter is defined. To minimize confusion, this draft uses solely “nonconforming lot.”

[21] This is the current 30.76.030.a, with edits to better define the currently used but undefined term “lot of record.”

Nonconforming lots include a substandard lot created prior to May 5, 1970; and any substandard lot subject to a contract of sale in full force and effect prior to June 20, 1962.

ii. Subdivision Lots

Lots created without a subdivision map prior to July 1, 1973, or created by a court order, shall be considered legally created. A contract for the sale of land after June 20, 1962, or a legal description listed on a single recorded deed recorded prior to July 1, 1973, with the legal description of adjacent parcels also listed, does not constitute the division of land.

F. Nonconforming Structures[22]

Any legally established structure rendered nonconforming after adopting revised regulations in this Title or prior versions of this Title, may be maintained in compliance with the following provisions.

1. Enlargement, Alternation, or Movement

i. Nonconforming structures may not be enlarged or altered to increase its nonconformity. If construction does not increase the nonconformity, the structure may be enlarged or altered.

ii. A nonconforming structure may be moved if the move brings the structure into compliance with this Title.

iii. If a government entity required the relocation of a lawfully constructed nonconforming structure to accommodate the construction of a public improvement, the structure many be reconstructed, provided that the reconstruction occurs on the same or adjacent property under common ownership, and the applicant applies for permits within 90 days of receiving notice of completion of the improvement from the County.[23]

iv. If a nonconforming structure is voluntarily removed, the replacement structure shall conform to all applicable regulations in this Title.

2. Damage or Destruction

i. Damaged or destroyed nonconforming structures with replacement costs, at time of damage, of less than 50% of the assessed structure value may repair to pre-existing configuration if construction commences within 12 months from the date of damage. If construction commences after the 12-month period, compliance with all applicable regulations in this Title is required.

ii. A damaged or destroyed nonconforming structure with replacement costs at time of damage totaling 50% or more of the assessed structure value shall be in compliance with all applicable regulations in this Title to reconstruct.

iii. Within a floodplain, structures where the lowest finished floor is below the base flood elevation, when damaged or being remodeled to the extent of 50% or more of the pre-disaster fair market value shall only be repaired or reconstructed in accordance with the Regional Flood Control District's Floodplain Management Ordinance.[24]

3. Aviation Markers

The owner of any existing nonconforming structure may be required to install, operate, and maintain thereon such markers and lights as deemed necessary by the Director of Aviation to indicate to the

[22] This section does not carry forward the design standards exception for single-family dwelling constructed prior to 2000. It adds some flexibility in reconstruction when damage is less than 50% of reconstruction value.

[23] Relocated from 30.76.060.a, Exceptions.

[24] It is unclear if this existing provision is intended to apply only post-disaster, or if any remodeling greater than 50% would trigger this requirement.

operators of aircraft in the vicinity of the airport the presence of an obstruction into the Airport Airspace Overlay, as required in §30.02.26B.

4. CR District Subdivisions Recorded Prior to May 1974[25]

In the CR district, single-family dwellings and accessory uses typically associated with single-family development (including Accessory Dwelling units) located in subdivisions recorded prior to May 1974, may be expanded and modified subject to the RS10 district standards, if the dwelling or accessory use is located on a parcel of land that contained a legal nonconforming residential structure on March 1, 1998.

G. Nonconforming Uses

Any legally established use rendered nonconforming after adopting revised regulations in this Title or prior versions of this Title may continue operations in compliance with the following provisions.

1. Change of Use

A nonconforming use may change to any use allowed in the zoning district where located. Once a conforming use replaces a nonconforming use, reinstatement of the previous nonconforming use is not permitted.

2. Limits on Expansion of Nonconforming Use

i. A structure containing a nonconforming use may be enlarged, increased, or extended to occupy greater area of the structure if there are no external structural changes. All other applicable requirements in this Title are required, including off-street parking, landscaping, and buffering.

ii. A nonconforming use shall not expand if it requires modifying the use's structure.

iii. If the nonconforming use does not occupy a structure, it shall not be increased in intensity or expanded to occupy a greater land area.

3. Damaged or Destroyed[26]

i. Damaged or destroyed structures housing a legal nonconforming use, with replacement costs at time of damage of less than 50% of the assessed structure value, may repair to pre-existing configuration if construction commences within 12 months from the date of damage. If construction commences after the 12 month period, approval of a Special Use Permit, as described in §30.05.05D, is required and the site shall comply with all applicable regulations in this Title.

ii. Damaged or destroyed structures housing a legal nonconforming use, with replacement costs at time of damage totaling 50% or more of the assessed structure value, shall require approval of a Special Use Permit, as described in §30.05.05D, and the site shall comply with all applicable regulations in this Title to reconstruct.

4. Abandonment or Discontinuation of Nonconforming Use

Except when government action impedes access to the premises, a nonconforming use may not resume operation if abandoned for:

i. Six consecutive months for uses in conjunction with structures.

ii. Thirty days for uses on land without structures.

[25] Relocated from CRF district. Rewritten for clarity.

[27] 30.76.080. Content restructured, carried forward with minor copy edits.

5. Manufactured Home Parks

This Section applies to Manufactured Home Parks constructed and occupied from August 27, 1976 through the effective date of this Title. These requirements supersede requirements defined in other Chapters of this Title for all Manufactured Home Parks listed in Appendix D.

i. Parks established prior to August 27, 1976 (reference Ordinance 510) are considered to be legally nonconforming regarding all code requirements. New manufactured homes may be placed in conformance with the restrictions in effect upon establishment of the park.

ii. Parks having a majority of the spaces 1,500 square feet or larger may remove a previously required laundry facility (reference Ordinance 1075).

iii. The front setback for a manufactured home may be reduced to 2 feet, where the drawbar, tongue or other attachments to the front are removed.

iv. Parks shall lose legal nonconforming status if found not operating in compliance with the park's established design, rules, regulations, and type of home, except a manufactured home may replace a recreational vehicle.

v. Parks established from July 1, 2000, to the effective date of this Title are considered to be legally nonconforming regarding all code requirements. New manufactured homes may be placed in conformance with the restrictions in effect upon establishment of the park.

6. Adult Business[27]

Adult businesses, as defined in Chapter 30.07, *Rules of Construction & Definitions*, not in conformance with this Title and the regulations or Adult Businesses set forth in this Title may continue until discontinuance or removal provided:

i. Continuing Operation

(a) The uses were in full compliance with building, fire, and licensing codes when the uses commenced; and

(b) The uses were in full compliance with the Clark County Code, including acquisition by the property owner of required use permits as applicable, when the uses commenced.

[27] 30.76.080. Content restructured, carried forward with minor copy edits.

Chapter 30.02 Zoning Districts

Commentary

This article consolidates the district standards from the existing §30.36, 30.40, 40.48, and portions of Part A of §30.56.

New Lineup of Districts. As proposed in the Code Assessment, this chapter introduces an updated lineup of zoning districts to implement the Master Plan, address concerns about housing affordability and diversity, protect the viability of nonresidential areas, and support neighborhood character. Based on our analysis and stakeholder feedback, proposed changes include:

- Eliminating the R-T and R-V-P districts and treating manufactured housing and RV Parks as land uses that are permitted in various districts.

- Creating new Commercial Neighborhood (CN), Commercial Core (CC), and Commercial Urban (CU) districts to replace the U-V district.

- Consolidating the CRT and C-P districts into a new Commercial Professional (CP) district and consolidating the C-1 and C-2 districts into a new Commercial General (CG) district.

- Adding a new district: Industrial Park (IP).

- Adding a new Agriculture (AG) district to encompass areas that are agricultural at a commercial scale to differentiate from single-family residences that may have limited livestock or agriculture.

- Simplification of overlay districts to reflect the changes proposed to the base districts, proposed enhancements to existing overlay districts, and elimination of overlay districts that are not effective.

Lot and Structure Standards. For each district, a new purpose statement is followed by a table of applicable lot and structure standards. These tables provide the most common applicable standards for development in that district such as lot size, setbacks, and height requirements. Where additional standards are included, those standards will be carried forward or modified in the Chapter 30.04, Development Standards. Similarly, the rules of measurement (e.g., where setbacks are measured from, limits on structures in setback areas) and exceptions (e.g., features that may extend into setbacks) are listed in §30.02.25, Measurements and Exceptions. Development standards, rules of measurement, and exceptions are listed in each district's table of standards.

Illustrations. A graphic accompanies each base district to depict the basic lot and structure standards and demonstrate the typical character of that particular district. Additionally, a graphic is provided in the general district standards to explain the purpose and use of the illustrations.

Formatting. The new district formatting is intended to feature generally one page per district. While footnotes and commentary boxes will push some districts onto two pages during the drafting process, we will adjust all districts to fit on one-page once commentary and footnotes are removed in the final adopted code.

30.02.01 ZONING DISTRICTS ESTABLISHED

A. General Applicability

This chapter sets forth the purpose and lot and structure standards for each zoning district in the County. In addition to the standards outlined in this chapter, all development shall be subject to the requirements included in this Title.

B. Districts Established

Zoning districts are shown in Table 30.02-1, below. Zoning districts are established by the County's adoption of the Official Zoning Map, per §30.02.01D.

Table 30.02-1: Districts Established

District		Section
RESIDENTIAL DISTRICTS		
RS80	Residential Single-Family 80	30.02.02
RS40	Residential Single-Family 40	30.02.03
RS20	Residential Single-Family 20	30.02.04
RS10	Residential Single-Family 10	30.02.05
RS5.2	Residential Single-Family 5.2	30.02.06
RS3.3	Residential Single-Family 3.3	30.02.07
RS2	Residential Single-Family 2	30.02.08
RM18	Residential Multi-Family 18	30.02.09
RM25	Residential Multi-Family 25	30.02.10
RM50	Residential Multi-Family 50	30.02.11
COMMERCIAL DISTRICTS		
CN	Commercial Neighborhood	30.02.12
CP	Commercial Professional	30.02.13
CG	Commercial General	30.02.14
CC	Commercial Core	30.02.15
CU	Commercial Urban	30.02.16
CR	Commercial Resort	30.02.17
INDUSTRIAL DISTRICTS		
IP	Industrial Park	30.02.18
IL	Industrial Light	30.02.19
IH	Industrial Heavy	30.02.20
SPECIAL DISTRICTS		
AG	Agriculture	30.02.21
OS	Open Space	30.02.22
PF	Public Facility	30.02.23
OVERLAY DISTRICTS		
ABO	Adult Business Overlay	30.02.26A
AAO	Airport Airspace Overlay	30.02.26B
AEO	Airport Environs Overlay	30.02.26C

Table 30.02-1: Districts Established

District		Section
HDO	Historic Designation Overlay	30.02.26D
MPO	Maryland Parkway Overlay	30.02.26E
NPO	Neighborhood Protection Overlay	30.02.26F
PCO	Planned Community Overlay	30.02.26G
RRO	Red Rock Overlay	30.02.26H
SMO	Spring Mountain Overlay	30.02.26I

C. District Sequence[28]

1. Within the residential, commercial, and industrial districts, districts are generally listed in order of intensity in this chapter.
2. The special districts address areas that accommodate a specific type of activity but may include a wide range of intensities.
3. The overlay districts provide regulations in addition to those required by the underlying zoning district.

D. Official Zoning Map

1. Rules for Interpretation of District Boundaries[29]

i. Unless otherwise indicated in this Title, district boundaries shall follow the lines, and extensions of such lines, listed below:

(a) County boundaries;

(b) Municipal boundaries;

(c) The approximate centerlines of streets, highways, or alleys;

(d) Platted lot lines, section lines, and quarter section lines;

(e) Railroad lines midway between the main tracks;

(f) The centerlines of stream, rivers, canals, lakes, or other bodies of water; and

(g) Shorelines (in the event of change in the shoreline, the boundary shall move with the actual shoreline).

ii. District boundaries indicated as parallel to, or extensions of, the features specified in subsection i, above, shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map, or where an ordinance exists based on the legal description.

iii. Where physical features existing on the ground do not coincide with those shown on the Official Zoning Map or are not covered by subsections i. and ii., above, or where a district boundary is unclear or disputed, the Director shall determine the location of the district boundary.[30]

iv. A lot within more than 1 zoning district shall be developed in conformance with the applicable district standards for each portion of the lot.[31]

[28] Current 30.36.020.

[29] Modified from 30.36.070.

[30] Modified from 30.36.070.

[31] Modified from 30.40.260 and updated to apply to all district standards.

2. Zoning Map Amendment[32]

Any amendment to the Official Zoning Map shall be initiated and adopted by ordinance per the procedures for amending the map as set forth in §30.05.04B, *Zone Boundary Amendment (Rezoning).*

E. Miscellaneous Maps[33]

Maps and the electronic database creating such maps have been adopted to describe specific geographic areas. The maps are as follows:

1. Air Quality Affected Areas - Nevada State Hydrographic Basins 212, 216, and 217

The boundary describing Nevada Hydrographic Basins 212 (PM-10 Nonattainment area), 216, and 217 within which the Nevada Department of Conservation and Natural Resources, Division of Environmental Protection, has determined must be in compliance with national standards for air quality control. Appendix --.

2. Bird Airstrike Hazard Area Maps

As recommended by the FAA, the area designated as having the potential for wildlife to impact aircraft movement.

i. Harry Reid International Airport

ii. Nellis Air Force Base

iii. Creech Air Force Base

iv. North Las Vegas Airport

v. Henderson Executive Airport

vi. Jean Airport

vii. Overton Airport

3. Cooperative Management Agreement Area Map

The area described by the Southern Nevada Public Lands Management Act depicting public lands transferred to Clark County for disposition, and which is affected by aircraft operations (see Appendix --, Interim Cooperative Management Agreement between the U.S. Department of the Interior, Bureau of Land Management and Clark County dated November 4, 1992).

4. Gaming Enterprise District

Commentary

Based on current Part E of Chapter 30.48. Though listed as an overlay in the current Title 30, the Gaming Enterprise District is not a "true" overlay in that it is not adopted by ordinance and not on the official zoning map. The rules of amending the GED boundaries are in the Special Use Permit section, in §30.05.05D.

i. Purpose

The Gaming Enterprise District (GED) is an area suitable for operating a nonrestricted license in accordance with NRS 463 and may be expanded pursuant to the process in §30.05.05D, *Special Use Permit* after meeting specific criteria that identify areas suitable for the potential expansion of gaming activities and resort hotel uses.

[32] Based on 30.36.060.

[33] From 30.36.080. The following maps in this list are not carried forward from the current code: "Save for future use," Community District Map, CMA Overlay, Mixed-Use Overlay, Asian Design Overlay, Moapa Valley Overlay, and South of Sahara Design Overlay.

(a) All properties designated GED are shown as "Gaming Enterprise District" on the latest GED Map, updated in accordance with NRS §463.309.

(b) Any property in the Las Vegas Boulevard Gaming Corridor and the former H-1 zoning district as of July 16, 1997, is within the GED, unless the zoning district was subsequently changed.

(c) While a whole parcel may be depicted as GED on the GED map, only a portion of the parcel may be designated GED due to NRS separation requirements.

5. Hillside Map

The approximate areas of the County where the slope exceeds 12%.

i. Slope Map - Clark County

ii. Slope Map - Las Vegas Valley

6. Urban/Nonurban Boundary Map

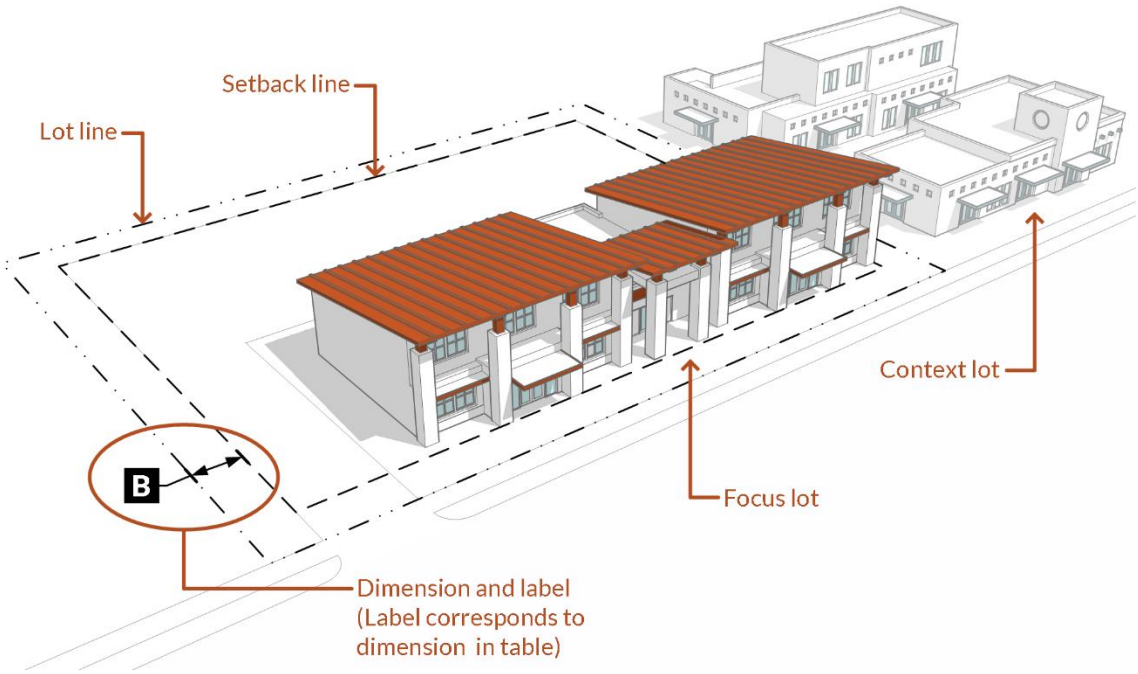
The boundary between the area anticipated to be developed per urban standards and the area to be developed per nonurban standards.

F. Organization and Format of Base Districts in this Chapter

1. §30.02.02 through §30.02.23 describe the purpose and intended character of the base zoning districts, the lot and structure standards for development, and any district-specific standards.

2. Each base district includes an illustration depicting the district's lot and structure standards for typical building forms. Illustrations are intended to exemplify the general character of the district and do not show specific locations or buildings. Illustrations do not reflect all standards that may apply. If an illustration is inconsistent with the respective table of lot and structure standards, the standards in the table shall govern.

Figure 30.02-A: District Illustration Guide



G. Overlay Districts

1. §30.02.26, *Overlay Districts,* identifies overlay districts and sets forth the purpose and standards for each district, which may modify those of underlying base zoning districts.
2. Overlay districts are superimposed over base districts. If overlay district standards conflict with the underlying base zoning district, the overlay district standards shall apply, unless otherwise stated.
3. A property may be categorized under multiple overlay districts. Where standards conflict with another applicable overlay district standard, or any other standard in this Title, the more restrictive standards shall apply, unless otherwise stated.

30.02.02 RS80: Residential Single-Family 80

Commentary

The RS80 district carries forward the existing R-U district with a new name. A new Agriculture (AG) district may be used to accommodate properties in the R-U district that are more agricultural in character while large (80,000 sq ft) lots are proposed to remain RS80.

Generally, for all residential districts, maximum dwelling unit density is not carried forward; instead, the minimum lot size and limitations in §30.02.25, *Measurements and Exceptions*, can address density.

A. Purpose

The RS80 district is established to accommodate low-density, single-family residential development and other appropriate uses of land in nonurban, outlying communities with limited infrastructure and services.

B. Standards

LOT [1]		
	Lot area, min.	80,000 sq ft
	Net lot area, min.	72,000 sq ft
	Lot coverage, max.	15% [2]
SETBACK (MIN. FT.) [1] [2]		**PRIMARY / ACCESSORY**
A	Front	40
B	Side interior	15 / 5
	Side street[35]	25 / 10
C	Rear[36]	50 / 5
	Building separation	6
HEIGHT (MAX. FT.) [2]		**PRIMARY / ACCESSORY**
D	Structure height	35 / 25 [3]

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

NOTES

[1] Nonconforming lots 20,000 to 80,000 sf shall conform to RS20 District standards.

[2] Mt. Charleston, Lee Canyon, and Kyle Canyon nonconforming lots or in nonconforming subdivisions shall conform to RS5.2 district standards except for the 15-foot front, 15-foot side street, and 10-foot rear setbacks.[34]

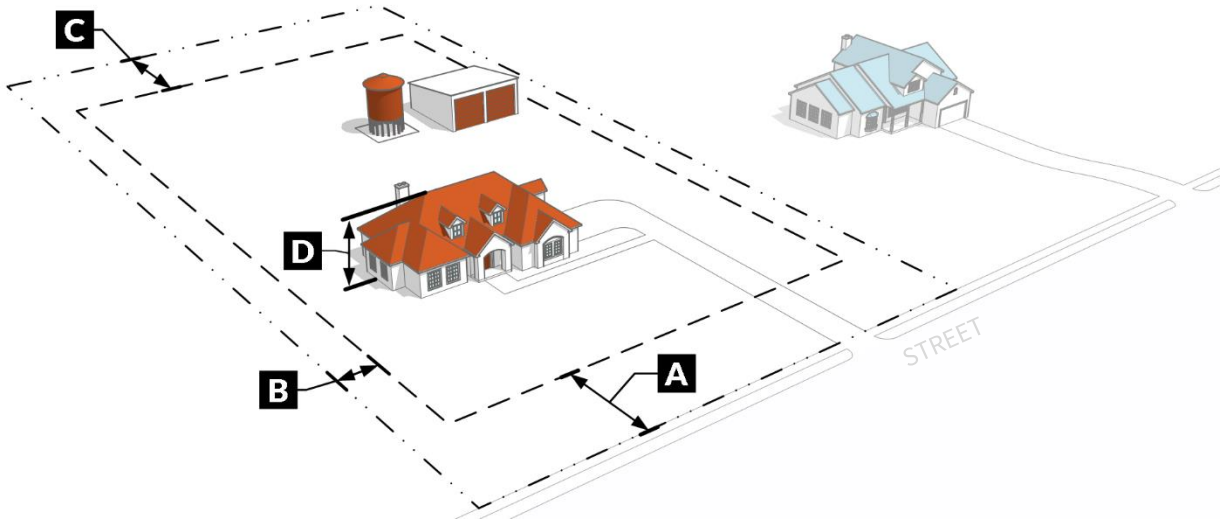
[3] Accessory structures may be 25 ft. up to the primary structure height, whichever is greater.

[34] As noted in Chapter 30.01, the current Title 30 uses both terms "nonconforming lots" and "nonconforming lots of record" to describe the same thing. This provision is changed from the prior "nonconforming lot of record" to be consistent with the new Chapter 30.01. The existing reference to "nonconforming subdivisions" is unclear.

[35] Currently, a 5 ft. side street setback reduction is allowed (in R-U, R-A, R-E, and R-D) if a 3 ft. landscape strip is provided. Landscaping standards will address any such standard or exception.

[36] Currently, a 10 ft. rear setback reduction is allowed (in R-U, R-A, R-E, and R-D) if lots are accessed only from collector or arterial streets. This is now limited to the RS20 and RS10 districts.

Figure 30.02-B: RS80 District Standards Illustration



30.02.03 RS40: Residential Single-Family 40

Commentary

The RS40 district carries forward the existing R-A district with a new name. A new Agriculture (AG) district may be used to accommodate properties in the R-A district that are more agricultural in character while large (40,000 sq ft) lots are proposed to remain in the RS40 district.

A. Purpose

The RS40 district is established to accommodate low-density, single-family residential development for agricultural uses.

B. Standards

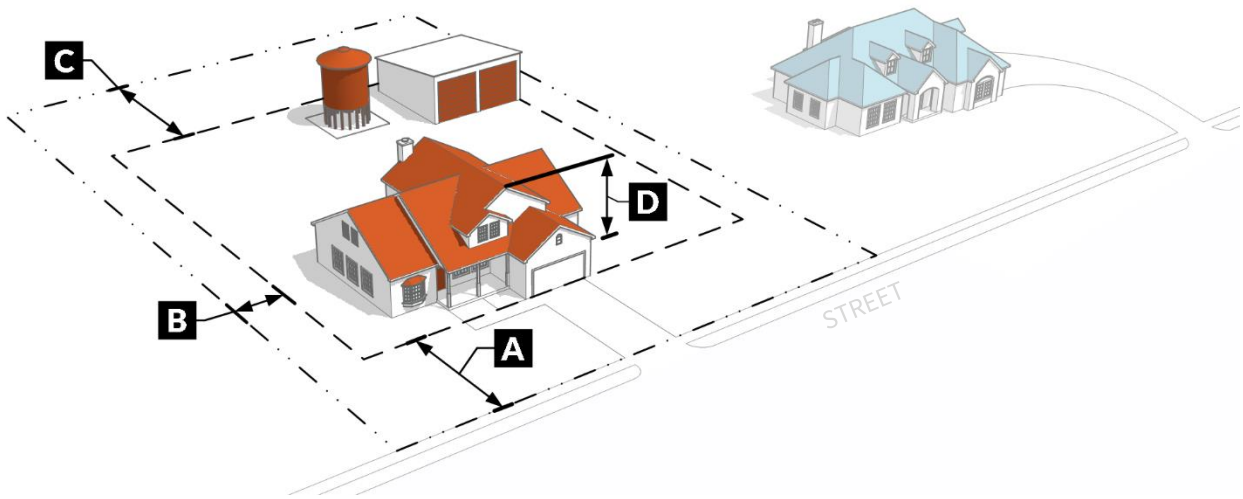
LOT		
	Lot area, min.	40,000 sq ft
	Net lot area, min.	36,000 sq ft
	Lot coverage, max.	25%
SETBACK (MIN. FT.)		**PRIMARY / ACCESSORY**
A	Front	40
B	Side interior	15 / 5
	Side street	25 / 10
C	Rear	50 / 5
	Building separation	6
HEIGHT (MAX. FT.)		**PRIMARY / ACCESSORY**
D	Structure height	35 / 25 [1]

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

NOTE

[1] Accessory structures may be 25 ft. up to the primary structure height, whichever is greater.

Figure 30.02-C: RS40 District Standards Illustration



30.02.04 RS20: Residential Single-Family 20

Commentary

The RS20 district carries forward the existing R-E district with a new name. This district implements the Ranch Estate Neighborhood (RN) land use category from the Master Plan.

A. Purpose

The RS20 district is established to accommodate low-density, single-family residential development.

B. Standards

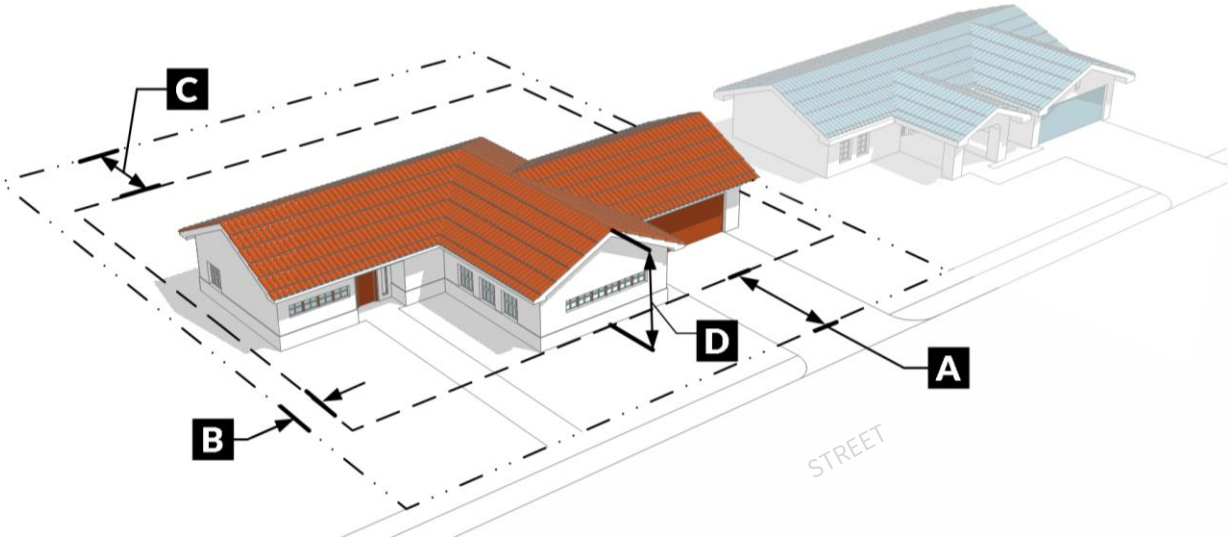
LOT		
	Lot area, min.	20,000 sq ft
	Net lot area, min.	18,000 sq ft
	Lot coverage, max.	50%
SETBACK (MIN. FT.)		**PRIMARY / ACCESSORY**
A	Front	40
B	Side interior	10 / 5
	Side street	15 / 10
C	Rear	30 / 5
	Building separation	6
HEIGHT (MAX. FT.)		**PRIMARY / ACCESSORY**
D	Structure height	35 / 25 [1]

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

NOTE

[1] Accessory structures may be 25 ft. up to the primary structure height, whichever is greater.

Figure 30.02-D: RS20 District Standards Illustration



30.02.05 RS10: Residential Single-Family 10

Commentary

The RS10 district carries forward the existing R-D district with a new name. This district implements the Low-Intensity Suburban Neighborhood (LN) land use category from the Master Plan.

A. Purpose

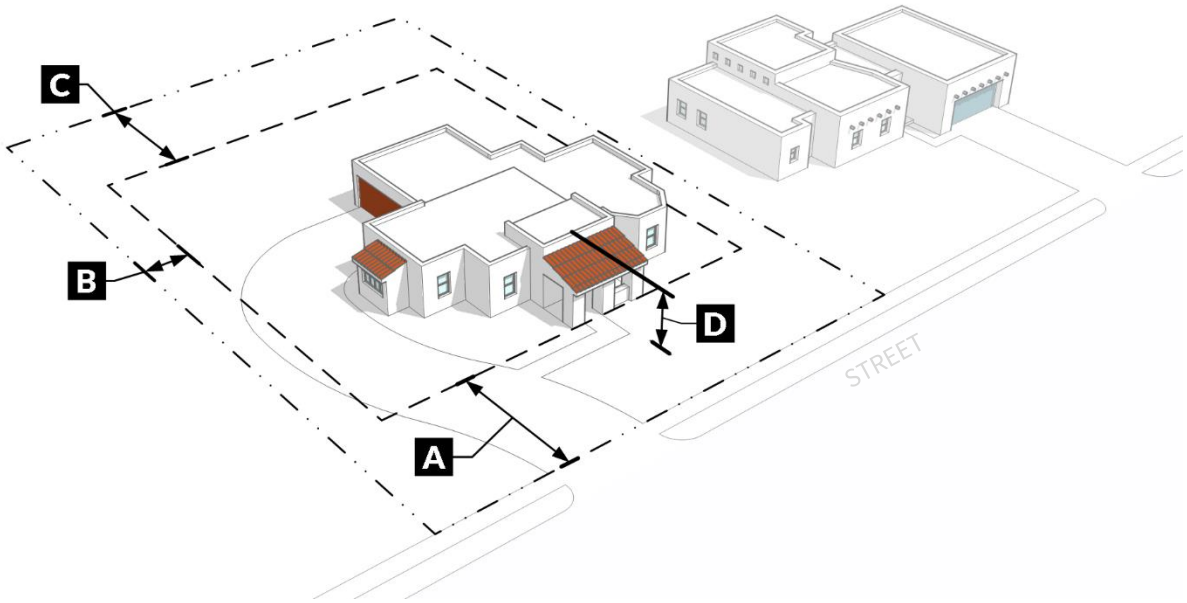
The RS10 district is established to accommodate low-density, single-family residential development and is intended to transition between lower-density and moderate-density residential neighborhoods.

B. Standards

	LOT	
	Lot area, min.	10,000 sq ft
	Net lot area, min.	9,000 sq ft
	Lot coverage, max.	50%
	SETBACK (MIN. FT.)	**PRIMARY / ACCESSORY**
A	Front	30
B	Side interior	10 / 5
	Side street	15 / 10
C	Rear	25 / 5
	Building separation	6
	HEIGHT (MAX. FT.)	**PRIMARY / ACCESSORY**
D	Structure height	35 / 14

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

Figure 30.02-E: RS10 District Standards Illustration



30.02.06 RS5.2: Residential Single-Family 5.2

Commentary

The RS5.2 district carries forward the existing R-1 district with a new name. This district implements the Mid-Intensity Suburban Neighborhood (MN) land use category from the Master Plan.

A. Purpose

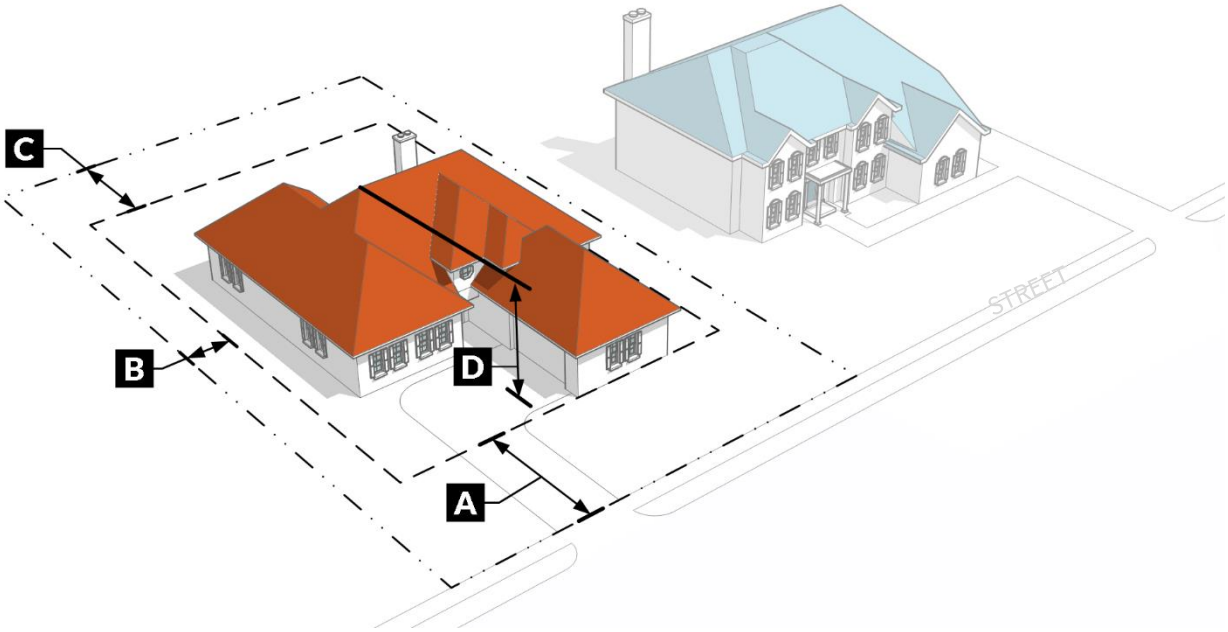
The RS5.2 district is established to accommodate moderate-density, single-family residential development and is intended to transition between low-density and other moderate-density residential neighborhoods.

B. Standards

LOT		
	Lot area, min.	5,200 sq ft
SETBACK (MIN. FT.)		**PRIMARY / ACCESSORY**
A	Front	20
B	Side interior	5
	Side street	10
C	Rear	20 / 5
	Building separation	6
HEIGHT (MAX. FT.)		**PRIMARY / ACCESSORY**
D	Structure height	35 / 14

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

Figure 30.02-F: RS5.2 District Standards Illustration



30.02.07 RS3.3: Residential Single-Family 3.3

Commentary

The RS3.3 district carries forward the existing R-2 district with a new name. The district implements the Mid-Intensity Suburban Neighborhood (MN) land use category from the Master Plan.

A. Purpose

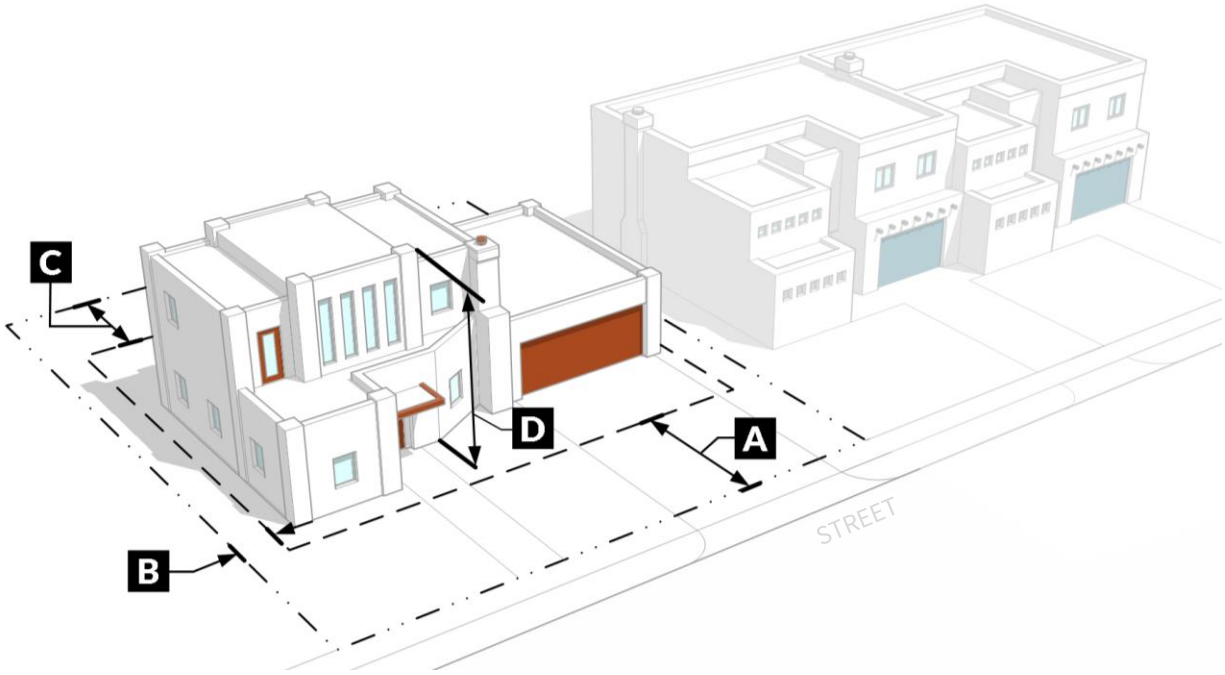
The RS3.3 district is established to accommodate a diverse array of moderate-density, single- and two-family residential developments.

B. Standards

LOT		
	Lot area, min.	3,300 sq ft
SETBACK (MIN. FT.)		**PRIMARY / ACCESSORY**
A	Front	20
B	Side interior	5
	Side street	10
C	Rear	15 / 5
	Building separation	6
HEIGHT (MAX. FT.)		**PRIMARY / ACCESSORY**
D	Structure height	35 / 14

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

Figure 30.02-G: RS3.3 District Standards Illustration



30.02.08 RS2: Residential Single-Family 2

Commentary

The RS2 district carries forward the existing RUD district with a new name. The district implements the Compact Neighborhood (CN) land use category from the Master Plan.

A. Purpose

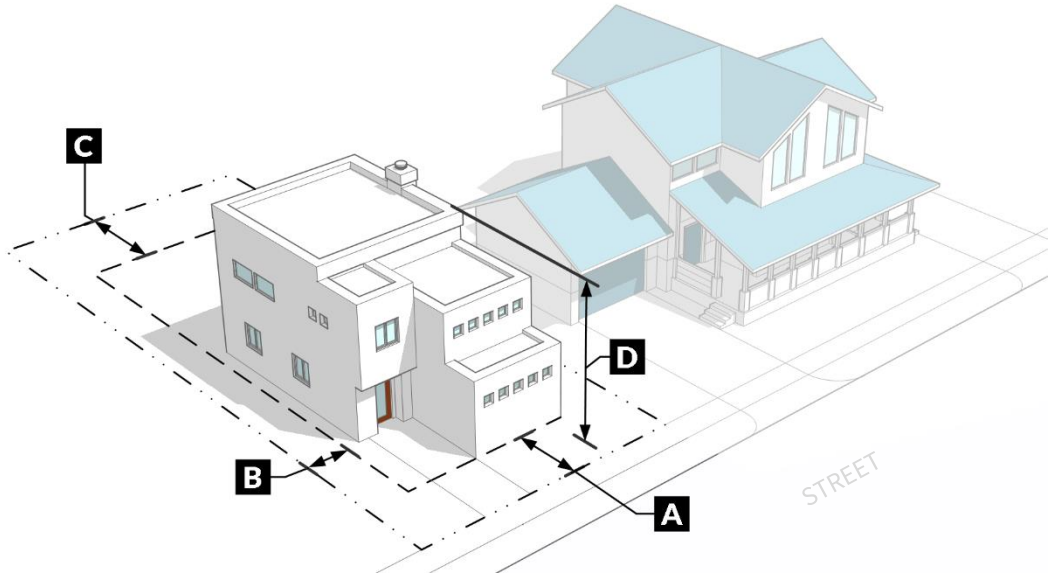
The RS2 district is established to accommodate a diverse array of moderate-density, single- and two-family residential developments and is intended to transition between other moderate-density neighborhoods and multi-family residential developments.

B. Standards

LOT		
	Lot area, min.	2,000 sq ft
SETBACK (MIN. FT.)		**PRIMARY / ACCESSORY**
A	Front	20
B	Side interior	5
	Side street	10
C	Rear	15 / 5
	Building separation	6
HEIGHT (MAX. FT.)		**PRIMARY / ACCESSORY**
D	Structure height	35 / 14
OPEN SPACE (MIN. SQ.FT.)		
	200 sq ft/unit, or 20% of site area for development of 5 units or more	

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

Figure 30.02-H: RS2 District Standards Illustration



30.02.09 RM18: Residential Multi-Family 18

Commentary

The RM18 district carries forward the existing R-3 district with a new name that indicates the maximum gross density of the district. The district implements the Compact Neighborhood (CN) land use category from the Master Plan.

A. Purpose

The RM18 district is established to accommodate a wide range of high-density, single- and multi-family residential development and is intended to serve as a transition between moderate-density residential neighborhoods and high-density residential, commercial, and mixed-use areas.

B. Standards

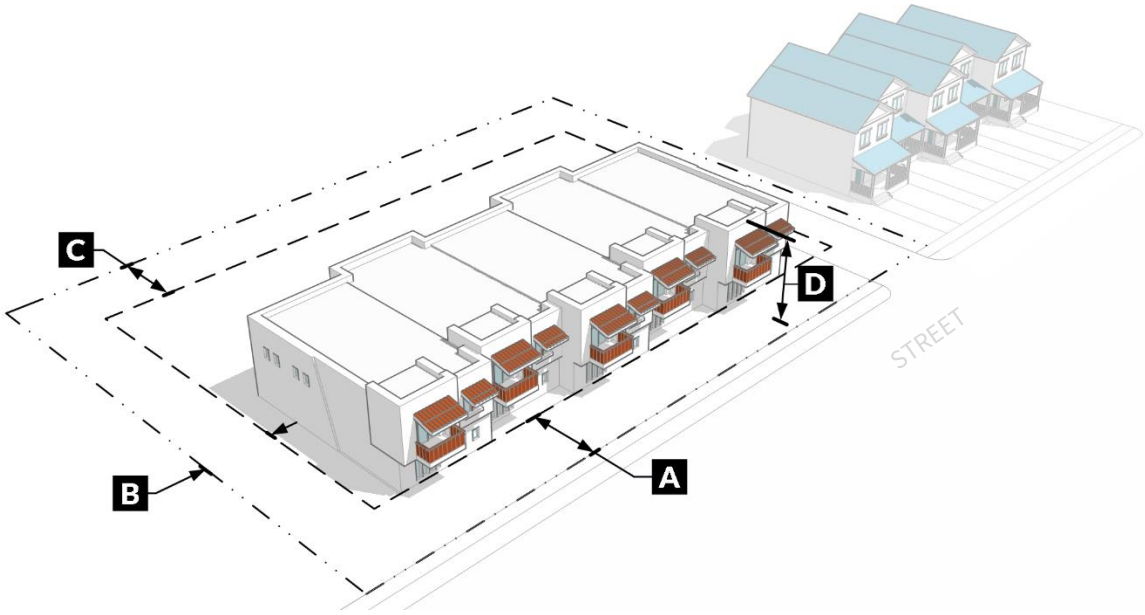
LOT [1]		
	Lot area, min.	7,000 sq ft
	Density, max.	18 units/acre
SETBACK (MIN. FT.) [1]		**PRIMARY / ACCESSORY**
A	Front	20
B	Side interior	20
	Side street	20
C	Rear	20 / 5
	Building separation	10 / 6
HEIGHT (MAX. FT.) [1]		
D	Structure height	35
OPEN SPACE [1]		
	200 sq ft/unit, or 20% of site area for development of 5 units or more	

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

NOTES

[1] Single-family attached dwellings shall meet RS2 district standards except max. gross density is 18 units/acre, 1,800 sq ft lot area, and 120 sq ft open space per unit.

Figure 30.02-I: RM18 District Standards Illustration



30.02.10 RM25: Residential Multi-Family 25

Commentary

The RM25 district carries forward the existing R-4 district with a new name that indicates the maximum gross density of the district. The district implements the Urban Neighborhood (UN) land use category from the Master Plan.

A. Purpose

The RM25 district is established to accommodate a diverse array of high-density, residential development in multi-family structures. This district is intended to support walkability, transit-use, and serve as a transition between high-density residential areas and commercial, mixed-use, and nonresidential areas.

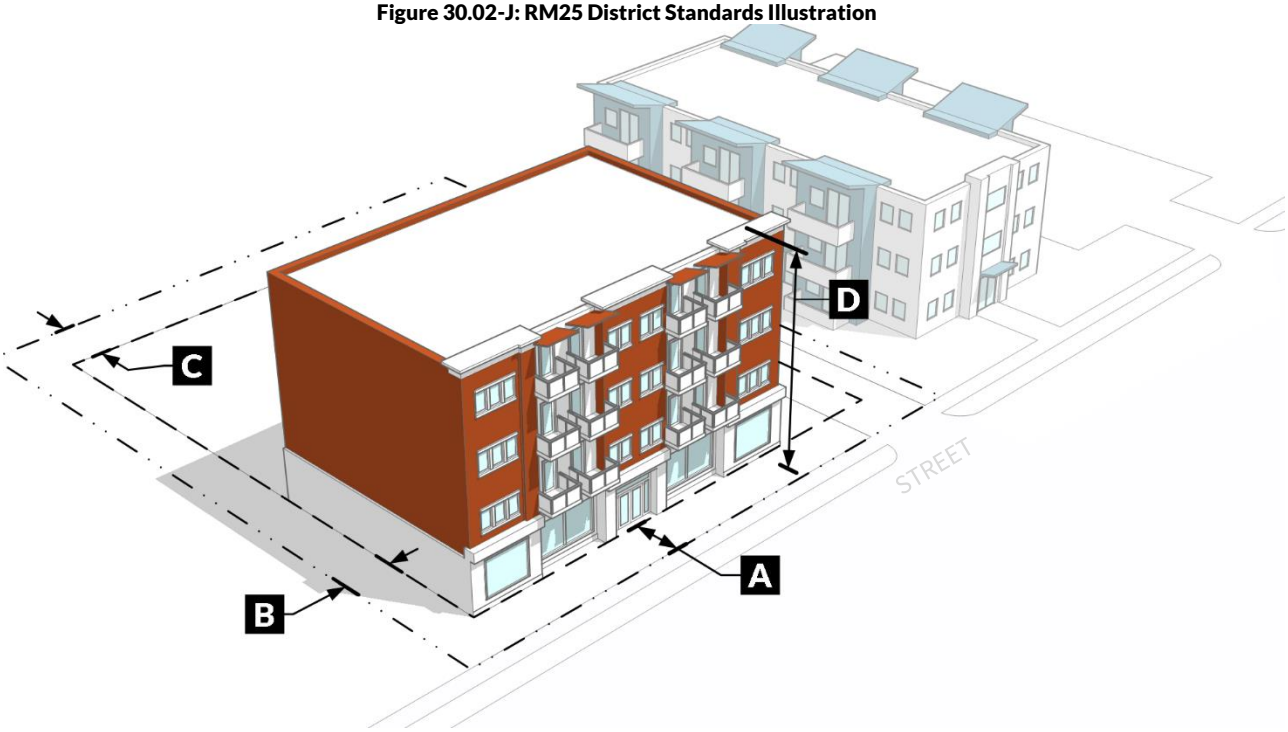
B. Standards

LOT		
	Lot area, min.	7,000 sq ft
	Density, max.	25 units/acre
SETBACK (MIN. FT.)		**PRIMARY / ACCESSORY**
A	Front	20
B	Side interior	20
	Side street	20
C	Rear	20 / 5
	Building separation	10 / 6
HEIGHT (MAX. FT.)		
D	Structure height	50[37]
OPEN SPACE		
	200 sq ft/unit, or 20% of site area for development of 5 units or more	

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

[37] Maximum height proposed to increase from 35 to 50 ft. to accommodate higher-density development in these limited areas.

Figure 30.02-J: RM25 District Standards Illustration



30.02.11 RM50: Residential Multi-Family 50

Commentary

The RM50 district carries forward the existing R-5 district with a new name that indicates the maximum gross density of the district. The district implements the Urban Neighborhood (UN) land use category from the Master Plan.

A. Purpose

The RM50 district is established to accommodate high-density, residential development in multi-family structures that are designed to be pedestrian- and transit-friendly. This district is intended to serve as a transition between high-density, multi-family residential areas and commercial, mixed-use, and nonresidential areas.

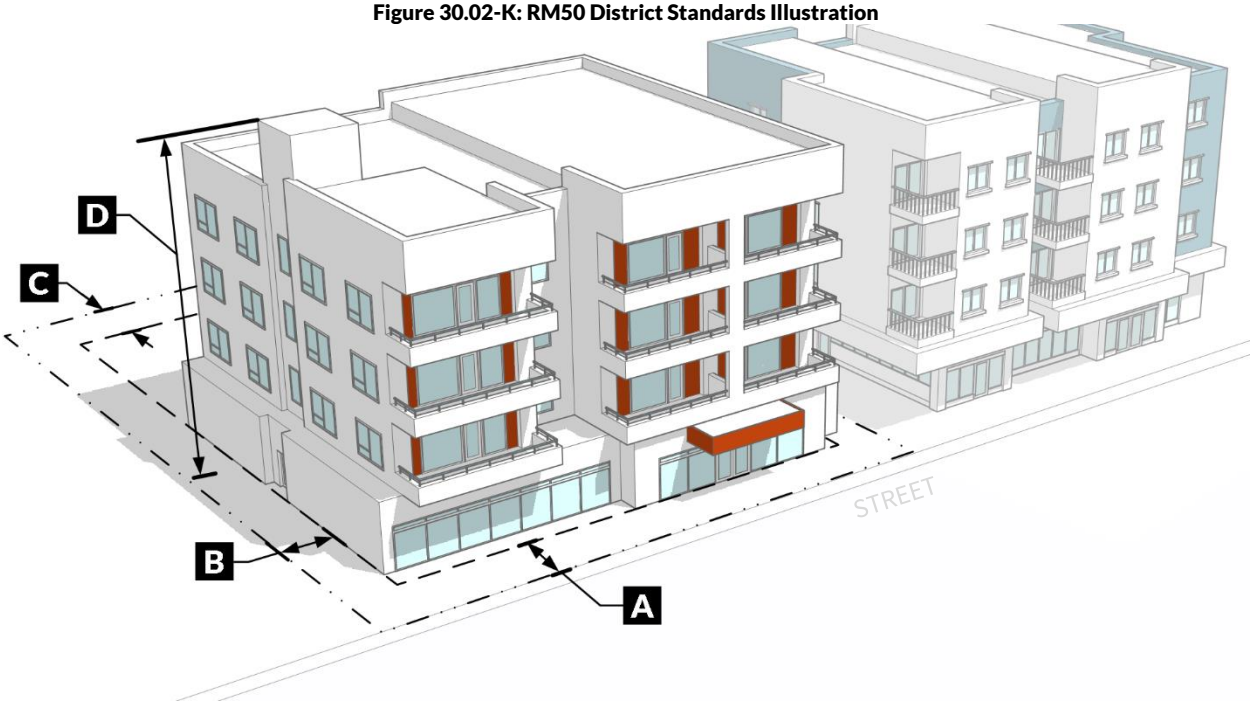
B. Standards

LOT		
	Lot area, min.	7,000 sq ft
	Density, max.	50 units/acre
SETBACK (MIN. FT.)		**PRIMARY / ACCESSORY**
A	Front	20
B	Side interior	20
	Side street	20
C	Rear	20 / 5
	Building separation	10 / 6
HEIGHT (MAX. FT.)		**PRIMARY / ACCESSORY**
D	Structure height	75 [38]
OPEN SPACE		
	200 sq ft/unit, or 20% of site area for development of 5 units or more	

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

[38] Maximum height proposed to increase from 50 ft. to 75 ft. A 75 ft. building is often the tallest building allowed without meeting additional building standards that can increase the cost of construction.

Figure 30.02-K: RM50 District Standards Illustration



30.02.12 CN: Commercial Neighborhood

Commentary

New district proposed to implement the NC land use category from the Master Plan by creating more walkable, service-accessible neighborhoods.

A. Purpose

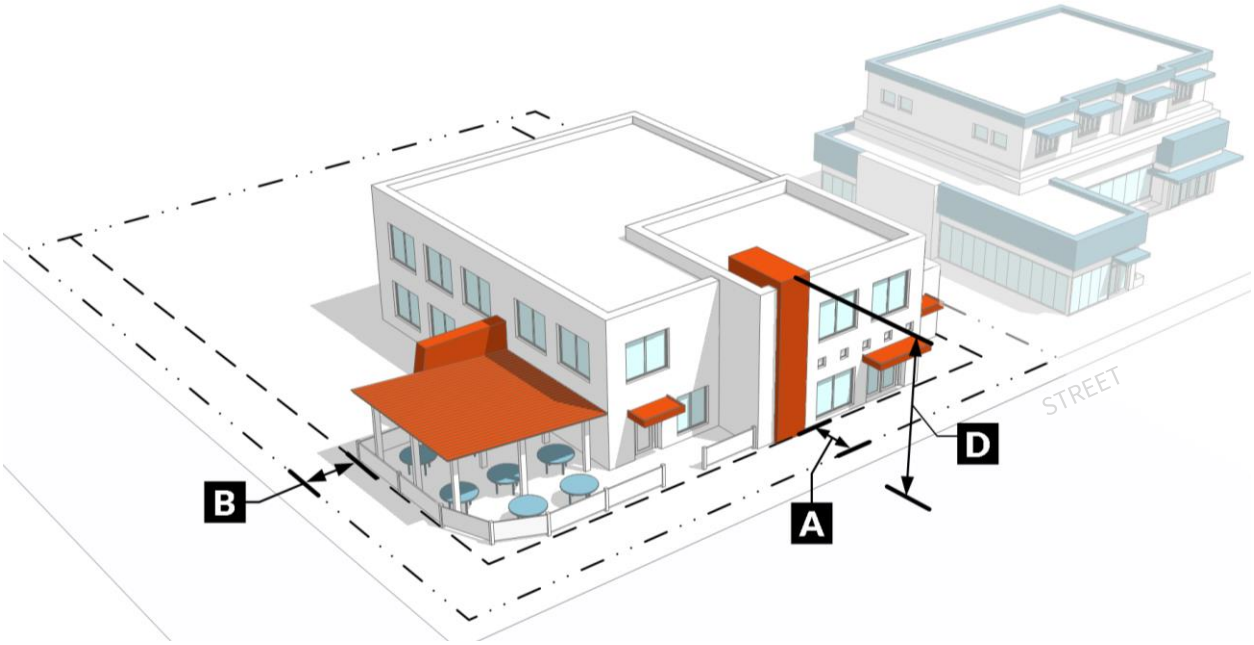
The CN district is established to accommodate walkable neighborhoods and improve access to small-scale pedestrian-oriented services and amenities within walking distance of residential single-family districts. This district is designed to accommodate a mix of Office, Retail, and dining uses that primarily serve local residents.

B. Standards

LOT		
	Lot area, min.	--
	Lot coverage, max.	60%
SETBACK (MIN. FT.)		
A	Front	10
	Side interior	10
B	Side street	10
	Rear	--
HEIGHT (MAX. FT.)		
D	Structure height	35

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

Figure 30.02-L: CN District Standards Illustration



30.02.13 CP: Commercial Professional

Commentary

The CP district consolidates the existing CRT and C-P districts. The district implements the Neighborhood Commercial (NC) land use category from the Master Plan.

A. Purpose

The CP district is established to accommodate Office and professional uses and provide a buffer between residential neighborhoods and nonresidential areas. Along major streets, this district may feature the adaptive reuse of residential buildings for Office and professional uses that preserve the scale and character of adjacent residential neighborhoods. Along major transit corridors, this district is intended to achieve walkable and transit-oriented Office and professional uses.

B. Standards

	LOT	
	Lot area, min.	--
	Lot coverage, max.[39]	60%
	SETBACK (MIN. FT.)	**PRIMARY / ACCESSORY**
A	Front[40]	15
B	Side interior	10
	Side street[41]	10
	Rear[42]	--
	HEIGHT (MAX. FT.)	
D	Structure height	35

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

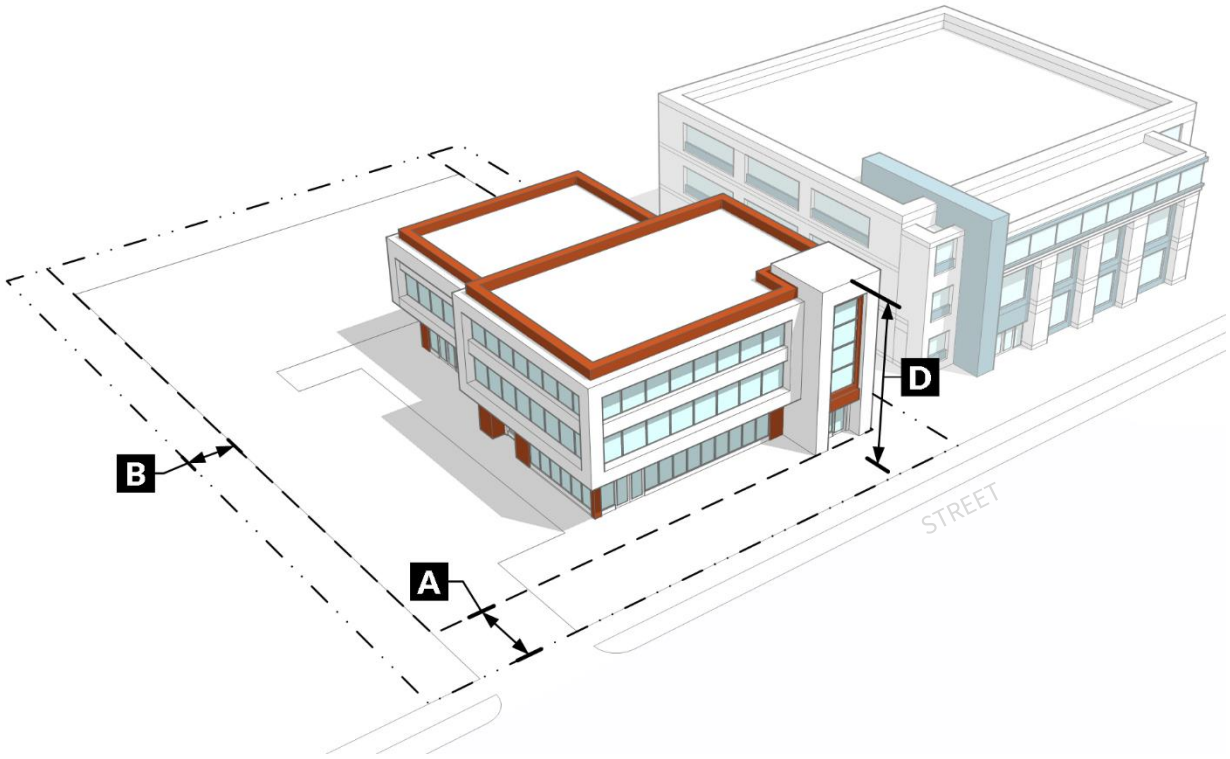
[39] Currently, the max. lot coverage for CRT is 50% and C-P is 60%. 60% max. carried forward to reduce nonconformities.

[40] Currently, the min. front setback for CRT (and residential conversion to C-P) is 20 ft. or average of adjacent residential lots. C-P minimum of 15 ft. is carried forward to simplify calculation and reduce nonconformities.

[41] Currently, the min. side street setback for CRT (and residential conversion to C-P) is 10 ft. or average of adjacent residential lots. C-P minimum is 15 ft. Min. of 10 ft. is carried forward to simplify calculation and reduce nonconformities.

[42] Currently, there is no min. rear setback for CRT (unless adjacent to residential use or street – then 20 ft.). C-P min. of 10 ft.

Figure 30.02-M: CP District Standards Illustration



30.02.14 CG: Commercial General

Commentary

The CG district consolidates the C1 and C2 districts with a new name. The district implements the Corridor Mixed Use land use category from the Master Plan.

A. Purpose

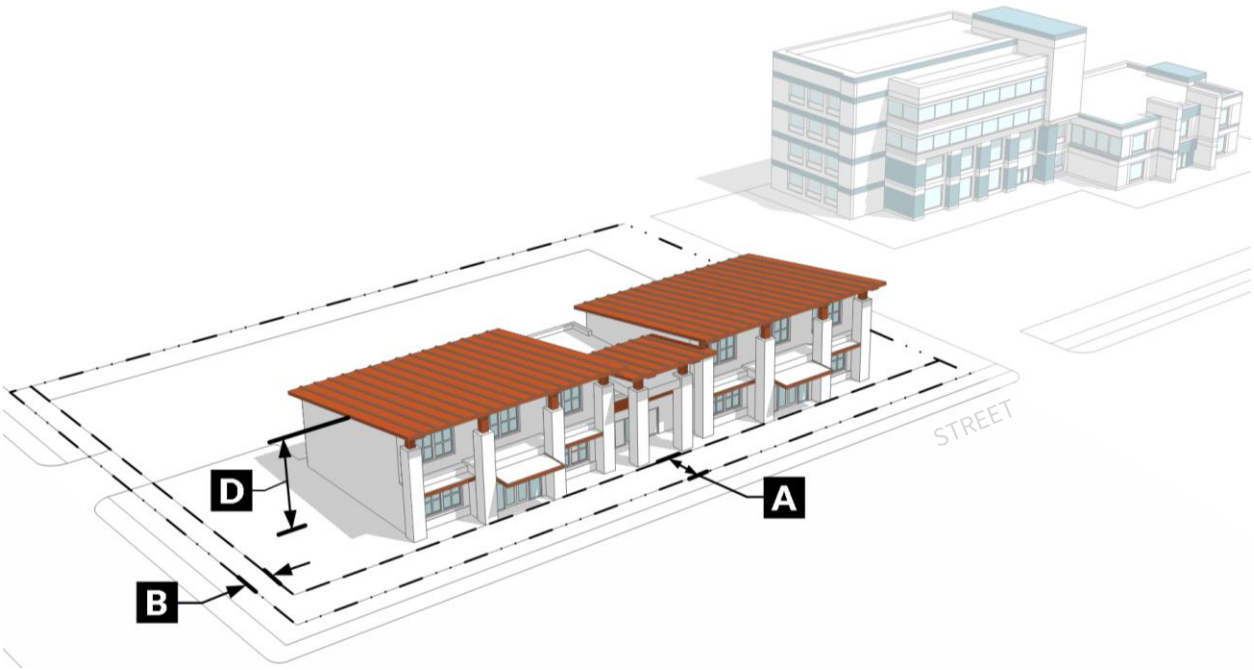
The CG district is established to accommodate traditional, auto-oriented commercial uses while allowing for the transition over time to a mix of Retail, commercial, and mixed-use residential development.

B. Standards

LOT		
	Lot area, min.	--
	Lot coverage, max.	60%
SETBACK (MIN. FT.)[43]		
A	Front	10
	Side interior	10
B	Side street	10
	Rear	--
HEIGHT (MAX. FT.)		
D	Structure height[44]	50

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

Figure 30.02-N: CG District Standards Illustration



[43] Currently, a 10 ft. setback is required when adjacent to residential development, but we propose requiring a 10 ft. setback always (except rear).

[44] C-1 allows building height up to 35 ft. while C-2 allows up to 50 ft., which is carried forward to reduce nonconformities.

30.02.15 CC: Commercial Core

Commentary

The CC district is new. The district is intended to accommodate higher-density areas of the Corridor Mixed-Use land use category from the Master Plan and implement the Town Center and Downtown Local TOD types outlined in the Maryland Parkway TOD Plan.

A. Purpose

The CC district is established to accommodate walkable and transit-supportive mixed-use development along major corridors. This district allows for a greater mix of Retail, Office, and commercial uses and a wide variety of housing options with integrated public gathering spaces.

B. Standards

LOT		
	Lot area, min.	--
	Lot coverage, max.	75%
SETBACK (MIN. FT.)		
A	Front	10
B	Side interior	10
	Side street	10
	Rear	--
HEIGHT (MAX. FT.)		
D	Structure height	55

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

Figure 30.02-O: CC District Standards Illustration

30.02.16 CU: Commercial Urban

Commentary

The CU district is new. The district is intended to implement higher-intensity commercial and mixed-use development, as described in the Corridor Mixed-Use category from the Master Plan and Medical District and Educational Campus TOD types outlined in the Maryland Parkway TOD Plan. This district is particularly valuable in areas surrounding UNLV, Sunrise Hospital, and at major intersections that support high-frequency transit, walkability, and major employment.

A. Purpose

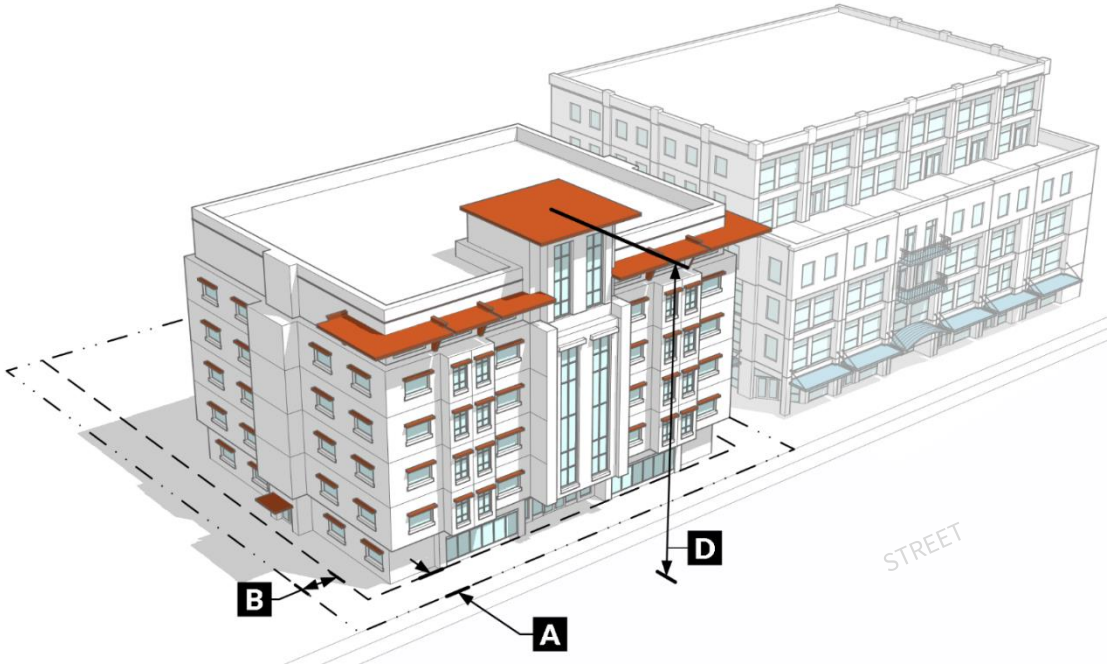
The CU district is established to accommodate a dense mix of Retail, Office, commercial, and multi-family residential uses with pedestrian-oriented infrastructure and access to high-frequency transit service. This district also allows major employment centers similarly designed to support walkability and transit use.

B. Standards

LOT		
	Lot area, min.	--
	Lot coverage, max.	--
SETBACK (MIN. FT.)		
A	Front	10
B	Side interior	10
	Side street	10
	Rear	--
HEIGHT (MAX. FT.)		
D	Structure height	200

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

Figure 30.02-P: CU District Standards Illustration



30.02.17 CR: Commercial Resort

Commentary

The CR district carries forward the H-1 district with a new name. The district implements the Entertainment Mixed-Use land use category from the Master Plan. Dimensional standards are modified to apply more consistently in this district.

A. Purpose

The CR district is established to accommodate the development of gaming enterprises, tourist and commercial activity, and mixed-use development, and to prevent uses incompatible with gaming enterprises and resort development.

B. Standards

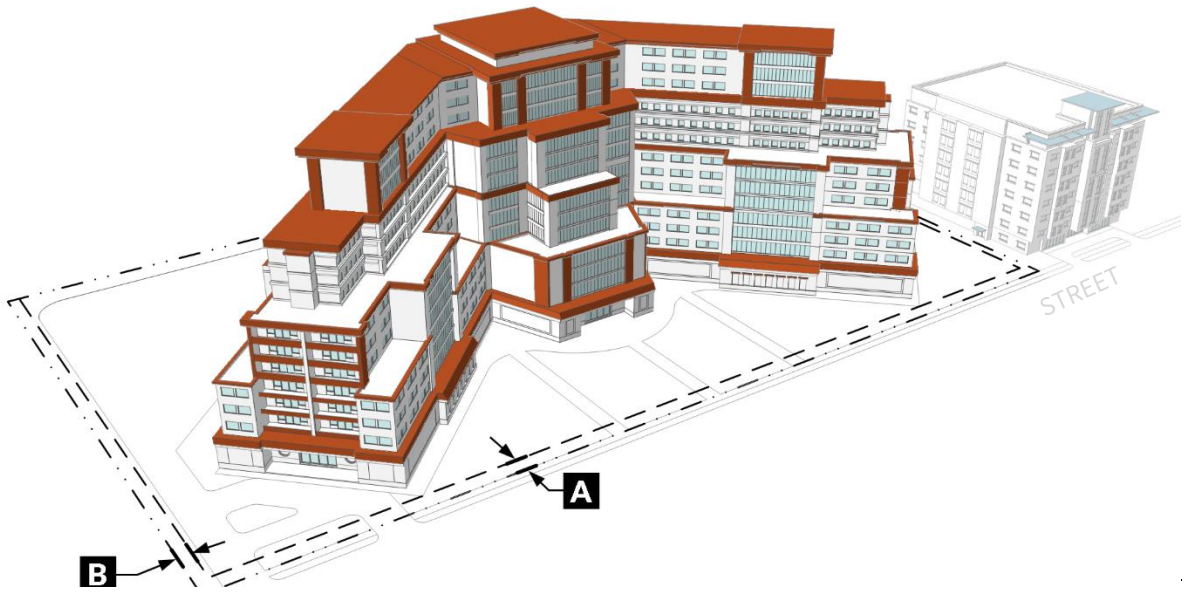
LOT [1]		
	Lot area, min.	--
	Lot coverage, max.	--
SETBACK (MIN. FT.) [1]		
A	Front	10
B	Side interior	10
	Side street	10
C	Rear	--
	Building separation	--
HEIGHT (MAX. FT.) [1]		
D	Structure height	--

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

NOTES

[1] Multi-family dwellings shall meet the RM50 district standards, except max. density is 100 units/acre and structure height is per CR district standards.

Figure 30.02-Q: CR District Standards Illustration



30.02.18 IP: Industrial Park

Commentary

The IP district carries forward the M-D district with standards updated to better transition to residential areas. (This district replaces the proposed IT and IM districts, which were proposed as separate districts in the Assessment Report.) The district implements the Business Employment land use category from the Master Plan.

A. Purpose

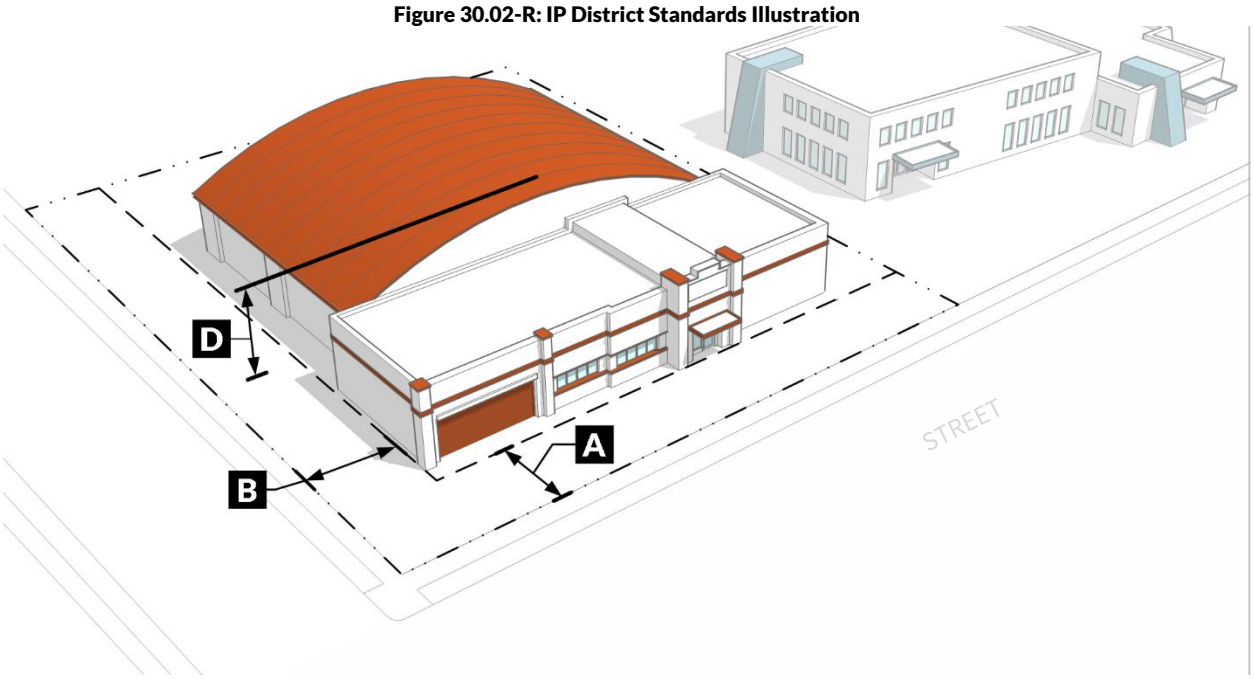
The IP district is established to accommodate low-intensity industry, processing, wholesaling, research and development, and supporting Office.

B. Standards

LOT		
	Lot coverage, max.	80%
SETBACK (MIN. FT.)		
A	Front	20
B	Side interior	10
	Side street	20
C	Rear	--
HEIGHT (MAX. FT.)		
D	Structure height	50

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

Figure 30.02-R: IP District Standards Illustration



30.02.19 IL: Industrial Light

Commentary

The IL district carries forward the M-1 district standards with a new name. The district implements the Business Employment land use category from the Master Plan.

A. Purpose

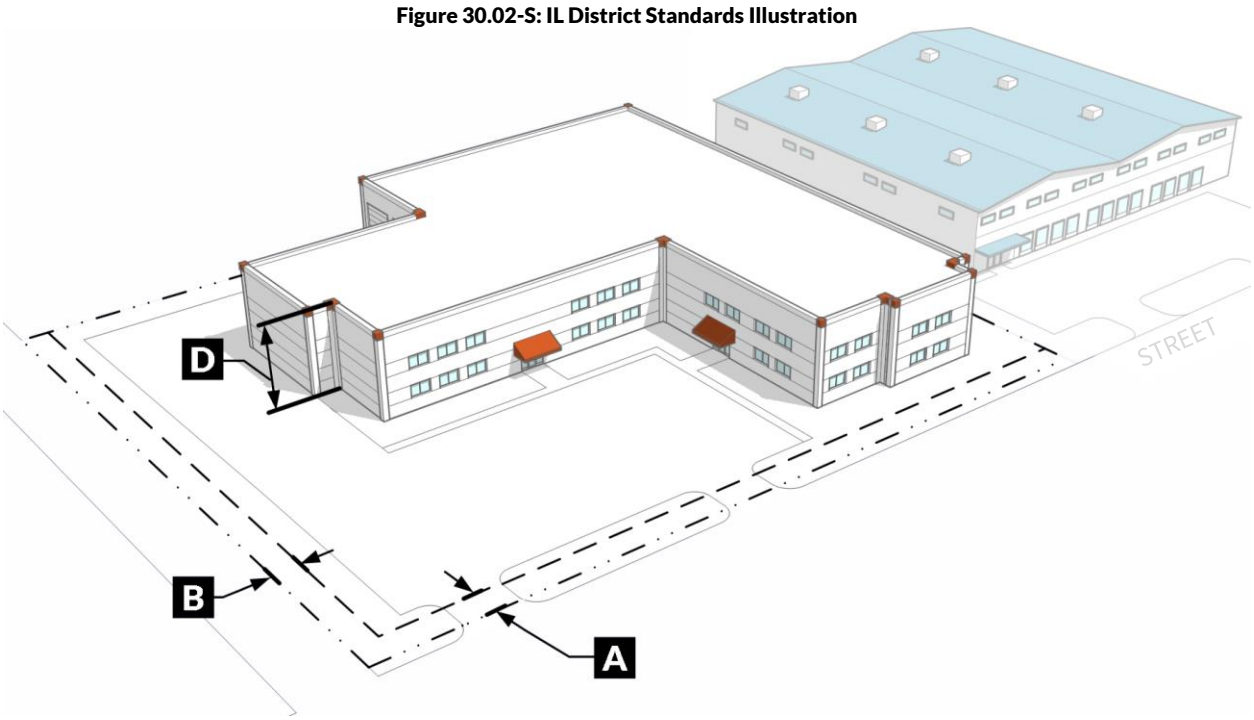
The IL district is established to accommodate low- and moderate-intensity industrial and manufacturing activities.

B. Standards

	LOT	
	Lot coverage, max.	80%
	SETBACK (MIN. FT.)	
A	Front	20
B	Side interior	10
	Side street	20
C	Rear	--
	HEIGHT (MAX. FT.)	
D	Structure height	50

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

Figure 30.02-S: IL District Standards Illustration



30.02.20 IH: Industrial Heavy

Commentary

The IH district carries forward the M-2 district standards with a new name. The district implements the Industrial Employment land use category from the Master Plan.

A. Purpose

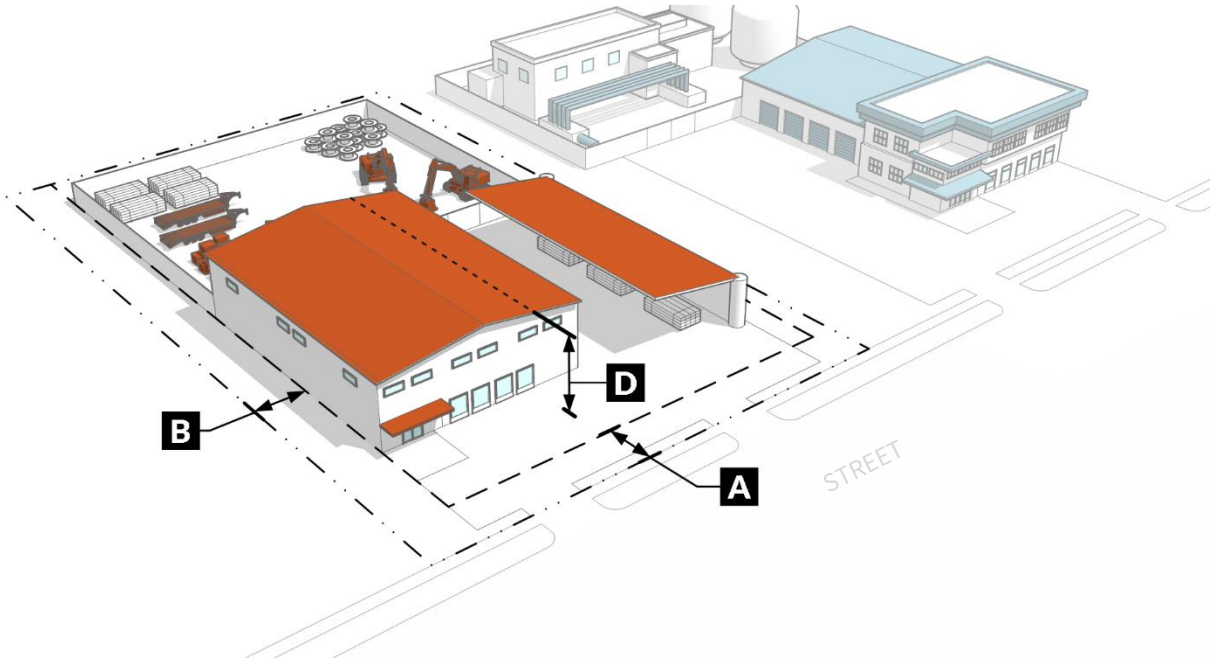
The IH district is established to accommodate the most intense industrial and manufacturing activities at a distance from other uses. This district should be served by access to roadway and/or railway transportation systems and may consist of large-format buildings designed for high-intensity manufacturing, processing, warehousing, and storage uses with supporting Office spaces.

B. Standards

	LOT	
	Lot coverage, max.	80%
	SETBACK (MIN. FT.)	
A	Front	20
B	Side interior	10
	Side street	20
C	Rear	--
	HEIGHT (MAX. FT.)	
D	Structure height	75

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

Figure 30.02-T: IH District Standards Illustration



30.02.21 AG: AGRICULTURE

Commentary

New district proposed address the need for protection of the viability and character of productive agricultural lands—and to differentiate these areas from public lands and residential areas with accessory agricultural activity. This district may include some areas in the existing R-U or O-S districts. The district implements the Agriculture land use category from the Master Plan.

A. Purpose

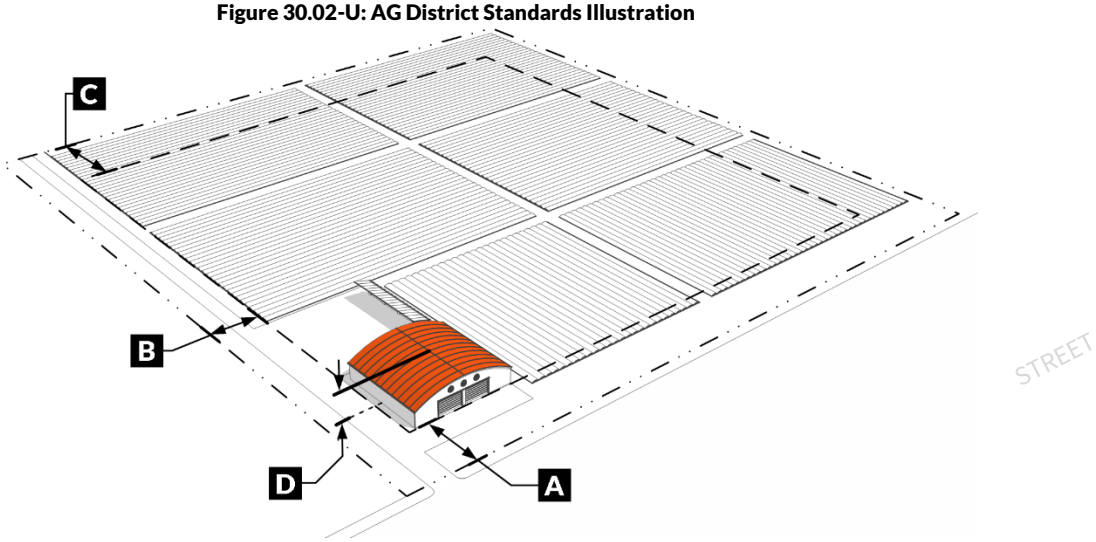
The AG district is established to accommodate commercial-scale agriculture and secondary uses associated with working farms, ranches, and other agriculture.

B. Standards[45]

LOT		
	Lot area, min.	10 acres
	Density, max.	1 unit/10 acres
	Lot coverage, max.	10%
SETBACK (MIN. FT.)		
A	Front	50
B	Side interior	25
	Side street	50
C	Rear	75
HEIGHT (MAX. FT.)		
D	Structure height	35

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

Figure 30.02-U: AG District Standards Illustration



[45] Dimensional standards for the AG district are partially based on the OS district to reflect that many areas that may be zoned AG are currently in the OS district. Max. lot coverage increased from 5% to 10% to provide flexibility for large agricultural structures.

30.02.22 OS: Open Space

Commentary

The OS district carries forward the O-S district and may include some areas in the existing P-F or R-U districts. This district is intended to consolidate and preserve all public open lands and recognize their uniqueness from public facilities (including parks and Schools) and agricultural areas. The district implements the Open Lands land use category from the Master Plan.

A. Purpose

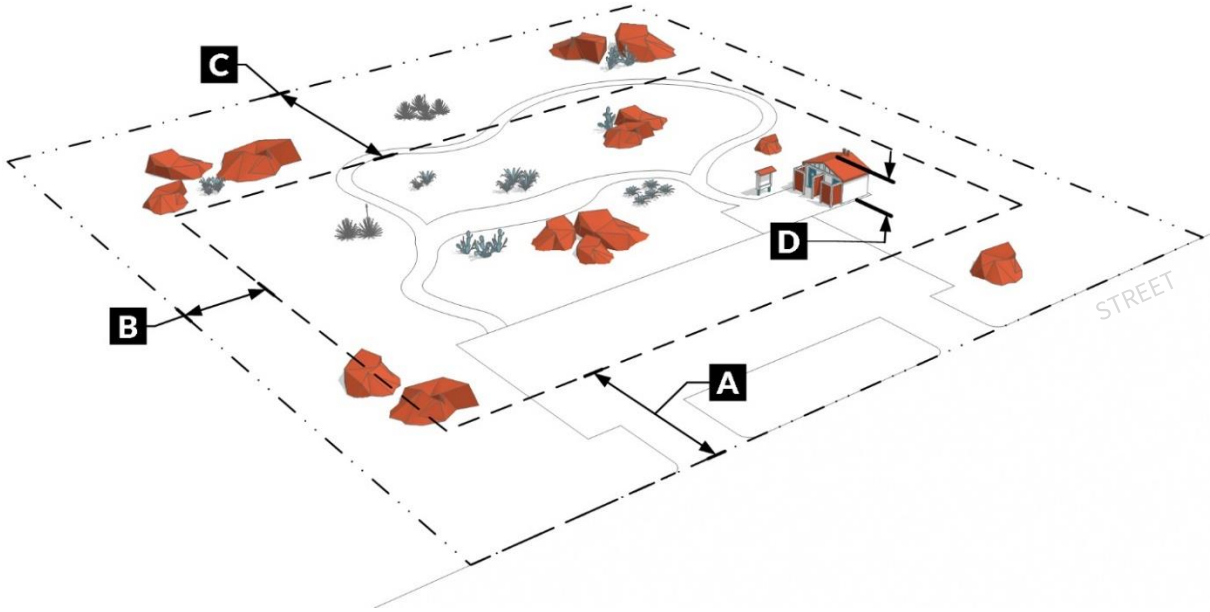
The OS district is established to accommodate natural areas and public open lands in Clark County.

B. Standards

LOT		
	Lot area, min.	10 acres
	Density, max.	1 unit/10 acres
	Lot coverage, max.	5%
SETBACK (MIN. FT.)		
A	Front	50
B	Side interior	25
	Side street	50
C	Rear	75
HEIGHT (MAX. FT.)		
D	Structure height	35

OTHER STANDARDS	
Overlay Districts	§30.02.26
Measurement/Exceptions	§30.02.25
Use Regulations	Chapter 30.03
Development Standards	Chapter 30.04

Figure 30.02-V: OS District Standards Illustration



30.02.23 PF: Public Facility

Commentary

The PF district carries forward the P-F district. The district implements the Public Use land use category from the Master Plan.

A. Purpose

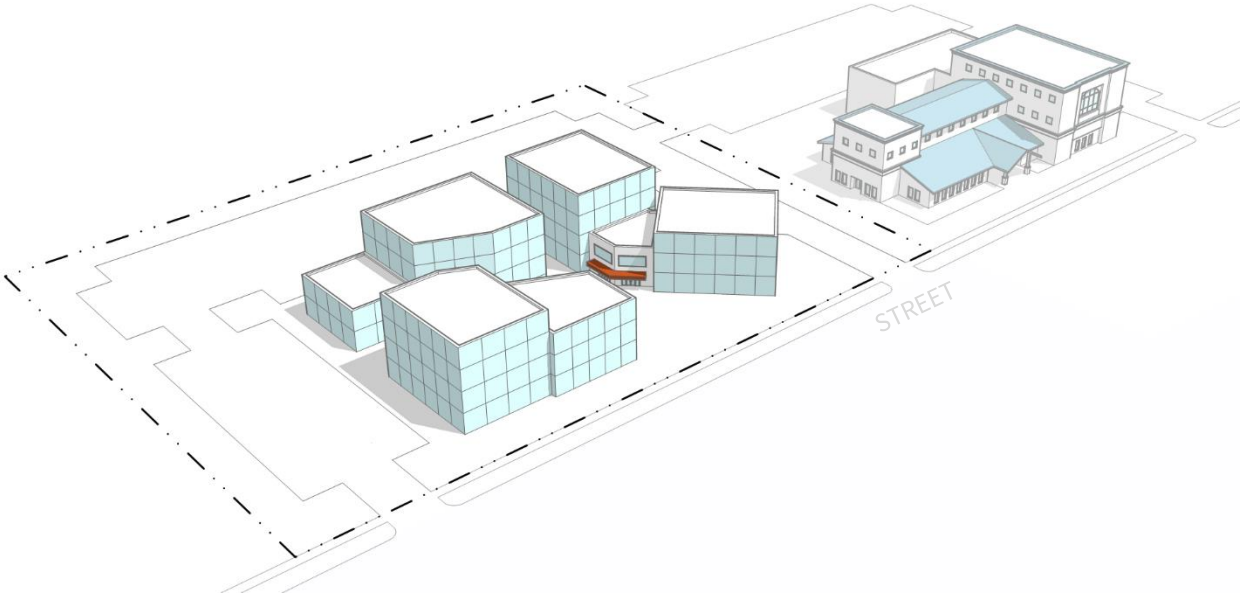
The PF district is established to accommodate government facilities, structures, and uses, and related buildings, structures, and accessory uses. The district is intended to be developed with parks, libraries, Schools, recreation areas, utility corridors, stormwater management, public safety facilities, and other government facilities and amenities.

B. Standards

Development in the PF district is expected to conform to the development and design standards of this Title. Except for regulations within §30.05.11,

Permits and Licenses, and §30.04.09, *Public Works Development Standards*, alternatives may be established per the approved plans on file.

Figure 30.02-W: PF District Standards Illustration



30.02.24 Summary Tables of District Standards

Commentary

This section provides a consolidated table of all district dimensional standards so users of Title 30 can compare districts and see standards in one place—organized by residential districts in one table and nonresidential districts in the other.

Table 30.02-2: Summary of Residential District Standards

Residential Districts										
District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**
LOT										
Lot area, min.	80,000 sq ft	40,000 sq ft	20,000 sq ft	10,000 sq ft	5,200 sq ft	3,300 sq ft	2,000 sq ft	7,000 sq ft	7,000 sq ft	7,000 sq ft
Net lot area, min.	72,000 sq ft	36,000 sq ft	18,000 sq ft	9,000 sq ft	--	--	--	--	--	--
Lot coverage, max.	15%	25%	50%	50%	--	--	--	--	--	--
Density, max.	--	--	--	--	--	--	--	18 units/ acre	25 units/ acre	50 units/ acre
SETBACK, PRIMARY / ACCESSORY (MIN. FT.)										
Front	40	40	40	30	20	20	20	20	20	20
Side interior	15 / 5	15 / 5	10 / 5	10 / 5	5	5	5	20	20	20
Side street	25 / 10	25 / 10	15 / 10	15 / 10	10	10	10	20	20	20
Rear	50 / 5	50 / 5	30 / 5	25 / 5	20 / 5	15 / 5	15 / 5	20 / 5	20 / 5	20 / 5
Building separation	6	6	6	6	6	6	6	10 / 6	10 / 6	10 / 6
HEIGHT, PRIMARY / ACCESSORY (MAX. FT.)										
Structure height	35 / 25	35 / 25	35 / 25	35 / 14	35 / 14	35 / 14	35 / 14	35	50	75
OPEN SPACE (MIN. SQ. FT.)										
Per unit	--	--	--	--	--	--	200	200	100	100

Table 30.02-3: Summary of Nonresidential District Standards

Nonresidential Districts												
Proposed District	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
LOT												
Lot area, min.	--	--	--	--	--	--	--	--	--	10 acres	10 acres	--
Density, max.	--	--	--	--	--	--	--	--	--	1 unit/ 10 acres	1 unit/ 10 acres	--
Lot coverage, max.	60%	60%	60%	75%	--	--	80%	80%	80%	10%	5%	--
SETBACK, PRIMARY / ACCESSORY (MIN. FT.)												
Front	10	15	10	10	10	10	20	20	20	50	50	--
Side interior	10	10	10	10	10	10	10	10	10	25	25	--
Side street	10	10	10	10	10	10	20	20	20	50	50	--
Rear	--	--	--	--	--	--	--	--	--	75	75	--
Building separation	--	--	--	--	--	--	--	--	--	--	--	--
HEIGHT, PRIMARY / ACCESSORY (MAX. FT.)												
Structure height	35	35	50	55	200	--	50	50	75	35	35	--

30.02.25 MEASUREMENT AND EXCEPTIONS

Commentary

This new section is intended to consolidate and update the standards relating to the measurement of dimensional standards used in the district tables in the first half of this chapter.

A. Purpose

The purpose of this section is to provide uniform methods of measurement for interpretation and enforcement of the district standards in this Title.

B. Density[47]

1. Measurement

Density shall be calculated by the number of dwelling units occupying a given area of land expressed in terms of dwelling units per gross acre.[48]

2. Standard

The density shall not exceed the limits of each district or Master Plan land use category, or for any lot or parcel within the district or category, unless otherwise permitted.

3. Exceptions

Variances or waivers of standards to permit additional density shall not be accepted, unless otherwise permitted by this Title.[50]

C. Lot Area and Coverage

1. Measurement

i. Lot Area

The area within the boundary of all perimeter lot lines, including private streets and public or private easements, but not including any area dedicated, reserved, or proposed to be dedicated or reserved for a public use. [52]

ii. Net Lot Area

The lot area less any area dedicated, reserved, proposed to be granted for private streets or for any private or public use.

iii. Lot Coverage

The percentage of a lot area occupied by the ground area of primary and accessory buildings or structures.

2. Standards

i. Any lot created, developed, used, or occupied shall meet minimum lot area requirements for the applicable district unless otherwise established in this Title. Landscape and common area lots need not meet minimum lot area requirements.

ii. No portion of a lot may be sold or leased that results in minimum lot area standard no longer being met. Similarly, a lot area may not be reduced such that requirements for density, setback, open space, lot coverage, parking, or other requirements of this Title are no longer met.

---

[47] Modified from 30.40.020.

[48] New definition representing current policy. This is to clarify that density is based on gross lot area.

[50] This may be an opportunity to reduce the use of waivers.

[52] Modified to clarify what is and is not included in the lot area.

3. Exceptions

i. Private Water and/or Wastewater System[53]

Where a lot does not have access to public water and/or wastewater service, the minimum lot area shall not be less than Southern Nevada Health District (SNHD) and/or the State Engineer requirements.

ii. Arterial or Collector Adjacent[54]

In the RS20 and RS10 districts, a lot adjacent to an arterial or collector street may reduce net lot area no more than 10%.

D. Setbacks[55]

1. Measurement

i. Minimum setbacks are measured to the nearest finished exterior surface of the applicable building or structure, unless otherwise stated.

ii. A setback shall be measured as follows:

(a) From the future right-of-way, the edge of any right-of-way or the lot line, whichever is closest.

(b) When adjacent to detached sidewalks, from a line 5 feet behind the curb.

2. Standards

i. Residential Buildings Along Railroad Line, Freeways or Drainage Channels

A residential building shall not be erected within 50 feet of the right-of-way of any railroad line, nondepressed freeway, or drainage channel. The setback may be reduced to the zoning district standard only when:

(a) Adjacent to railroads and freeways, a landscape buffer with a noise attenuated wall is constructed per §30.02.01, *Buffering and Screening,* or a 25-decibel noise level reduction is incorporated in the construction of the dwelling.

(b) Adjacent to a drainage channel, the channel is improved and/or a protective wall is constructed per the requirements of Public Works.

3. Exceptions[57]

Every part of a required setback shall be unobstructed from ground level to the sky, except as follows:

i. RS20 and RS10 Districts[58]

(a) Primary structures with sole arterial or collector access may reduce the minimum rear setback by 10 feet.

(b) The front setback for 50% of the primary structure width may be reduced by 12 feet if enhanced decorative features are provided, such as bay windows or stucco pop-outs.

ii. RS5.2, RS3.3, and RS2 Districts

[53] Modified from "Notes/Additional Requirements" in Table 30.40-1.

[54] Modified from "Notes/Additional Requirements" in Table 30.40-1.

[55] Modified from exceptions to setbacks permitted in Chapter 30.40.

[57] Exceptions to setbacks from former "Property Development Standards Bulk Matrix" are carried forward here. Currently, standards are based on min. distance from lot line. This section is based on max. distance beyond setback (i.e., everything must meet the setback… unless it is excepted by this section). The result is more standardization across districts.

[58] From Table 30.40-1, *Rural Residential Districts – Property Development Standards Bulk Matrix*.

The side or rear setbacks may be eliminated between single-family dwellings for Single-Family Attached Dwelling development.

iii. Front Setback Alternatives

Alternative front setbacks are permitted if enhanced decorative features are provided along the affected street such as bay windows, window overhangs, stone or brick façades, and other unique architectural features as follows:

(a) In the RS5.2 and RS3.3 districts, the front setback for 50% of the primary structure width may be reduced by 10 feet.

(b) In the RS3.3 district, a second-story architectural enclosure may extend into the front setback up to 4 feet for the full building width.

(c) In the RS2 district, a 10-foot reduction for the full primary structure width.

(d) Architectural enclosures, except where specifically permitted in (b), may not intrude into the above referenced reduced setback.

iv. Table of Authorized Encroachments into Required Setbacks

The following features and improvements generally are permitted to encroach into the setbacks, or be placed within reduced setbacks, subject to the limitations in Table 30.02-4.

Table 30.02-4: Authorized Encroachments Into Required Setbacks

Type of Exception	Extent of Exception
Architectural Intrusion(s)[1]	All districts: Up to 3 ft. encroachment into a required setback but no closer than 5 ft. from the lot line or 3 ft. if building code allows
Architectural Enclosure(s)[1]	All districts: • Up to 3 ft. encroachment into a required setback but no closer than 5 ft. from the lot line or 3 ft. if building code allows. • 12 ft. wide maximum, measured horizontally along building face • A foundation or support column permitted for second-story overhangs
Balcony and Stairs 3 ft. to 6 ft. above grade [2]	All RS districts: • Side interior and rear setback: reduce up to 3 ft. from lot line • Side street setback: per Architectural Intrusions
Balcony and Stairs above 6 ft. grade [2]	All RS districts: side interior, side street, and rear setback: per Architectural Intrusions
Patio Covers, attached (or not meeting min. building separation) [2]	RS80, RS40, and RS20 districts: • Side interior and side street setback: per Architectural Intrusions • Rear setback: reduce up to 17 ft. from lot line
	RS10 district: • Side interior and side street setback: see Architectural Intrusions • Rear setback: reduce up to 12 ft. from lot line
	RS5.2, RS3.3, and RS2 districts: • Side interior and side street setback: see Architectural Intrusions • Rear setback: reduce up to 3 ft. from lot line

[1] Architectural intrusions and enclosures may be in addition to any approved reduction to required setbacks.
[2] Measured to the leading edge.

v. Accessory Structures, Roadway Improvements, and Utility Equipment[59]

Fences, walls, mailboxes, light poles, required roadway improvements and utility equipment, power poles, and related structures may be permitted in any required setback provided that:

[59] Modified from 30.56.040(f) and simplified.

(a) Utility equipment is for a utility regulated by the Public Utilities Commission.

(b) Roadway improvements are required by, and in compliance with, Nevada Department of Transportation or Clark County standards.

vi. Front Setback Reductions

In the RS20 and RS10 districts, the front setback for 50% of the primary structure width may be reduced by 12-feet , if enhanced decorative features are provided, such as bay windows or stucco pop-outs.

vii. Corner Lots[60]

The front lot line shall be along the same street frontage as the identifiable front used for addressing.

viii. Shed Within Side and Rear Setbacks

A shed of 200 square feet or less that is not visible from the street may be located within side or rear setbacks. A Minor Deviation per §30.05.06C is required under the following conditions:[61]

(a) The shed is visible from the street; or

(b) The shed is not architecturally compatible with the primary building, and extends more than 2 feet above an opaque building, fence, or wall.

E. Height

1. Structure Height Measurement[62]

Structure height shall be measured from the average finished grade to the highest point of each face of the structure.

2. Standards

No building or structure shall be permitted if the Federal Aviation Administration (FAA) determines that the building or structure constitutes a hazard or obstruction to the operation of aircraft unless the FAA determined that the hazard can be mitigated. See §30.02.26B, *Airport Airspace Overlay (AAO),* and §30.02.26C, *Airport Environs Overlay (AEO)*.

3. Exceptions[63]

i. Community Building

A community building may exceed the maximum building height for accessory structures in the district to a maximum height of 35 feet.

ii. Flagpoles

Flagpoles within nonresidential development may exceed the maximum building height of the district to a maximum height of 100 feet.

iii. Communications Antenna

A communications antenna may exceed the maximum height per §30.03.07B.1, *Communication Antenna*.

iv. Chimney

A chimney may exceed the maximum structure height limit up to 3 feet.

---

[60] Provision (a): Table 30.56-2, Orientation, and Table 30.56-2A.

[61] This exception has been updated to be clearer but eliminates the clause about being in the urban area.

[62] Modified from 30.56.070. Definition may be moved in a future draft to reduce duplication of information.

[63] Modified from Sec. 30.56.045.

30.02.26 OVERLAY DISTRICTS

A. Adult Business Overlay (ABO)

Commentary

Existing standards and language from Part H of Chapter 30.48 are carried forward with no substantive changes proposed.

1. Purpose

The Adult Business Overlay (ABO) district is established in addition to the requirements for "Adult Businesses" by §30.03.05A in the use-specific standards, by establishing appropriate locations, minimizing possible adverse effects on nearby public and private property, and protecting communities from incompatible uses.

2. Applicability

i. General

(a) The ABO district may be expanded or amended by ordinance in accordance with §30.05.04B, *Zone Boundary Amendment (Rezoning).*

(b) The ABO district is defined as the area referred to as the "Adult Business Overlay" in Appendix G, Map 13, which is incorporated by reference.

(c) Adult businesses shall be considered a primary use rather than an accessory use, shall be limited to the ABO district and shall demonstrate minimal adverse impact on nearby private and public property.

(d) The standards and requirements specified in this subsection shall not be waived or varied except as permitted within this subsection.

ii. Permitted Locations

Adult businesses shall be in the Industrial Light (IL) district within the ABO district boundary.

3. Standards

i. Permitted Uses

(a) The ABO district allows the establishment of uses listed under "Adult Business" in Chapter 30.07, *Rules of Construction & Definitions*, that meet the use-specific standards of §30.03.05A.

(b) No Adult Business shall be conducted in any manner that permits the observation of any material depicting, describing, or relating to specified sexual activities or specified anatomical areas from any public way or from any property not licensed as an Adult Business. This provision shall apply to any display, decoration, sign, show window, or other opening.

(c) Each business shall be considered a separate use, and approval of 1 use shall not establish or set a precedent for approval of any other adult use.

ii. Separations

Except as otherwise provided, separations shall be measured radially in all directions from the Adult Business lot line to the nearest lot line of the uses described below. The applicant shall provide evidence, certified by a professional land surveyor licensed in the State of Nevada, that demonstrates conformity with the separation requirements listed below. Separation requirements shall be satisfied as of the date the application is filed.

(a) A 1,500-foot minimum separation from any residential use, public library, public park, Daycare facility for children, School for pre-school through grade 12, or Place of Worship.

(1) An exception is permitted only for Daycare facilities established after an Adult Business was established and which serve the employees of that Adult Business.

(b) A 1,000-foot minimum separation from another existing Adult Business shall be measured from the building or suite of each Adult Business when located on the same parcel.

iii. Site and Design Standards

Development or redevelopment of lots and/or structures should promote site conditions that are compatible with adjacent uses and structures. In addition to standards required of the underlying zoning district per this chapter and Chapter 30.04, *Development Standards*, the following site and design standards shall also be required for any Adult Business within the overlay:

(a) Adult businesses shall only be approved within an existing or approved building upon which construction has commenced.[64]

(b) Industrial buildings proposed for Adult Businesses shall be constructed or reconstructed in conformance with the standards required for commercial buildings per §30.04.06G, *Design Standards for Nonresidential Development*.

(c) All required parking shall be located on the parcel approved for the Adult Business.

(d) If an adult use is approved in combination with any other adult use, interior access is required throughout the entire establishment.

iv. Signs

(a) Signs within the ABO district shall comply with Chapter 30.06, *Signs*.

(b) Signs shall not contain any emphasis, either by wording, picture, or otherwise, on matter related to sexual activities and/or anatomical areas as defined in in Titles 6, 7, and 8 (Business License & Liquor and Gaming).

[64] Existing standard to be discussed with county attorney.

B. Airport Airspace Overlay (AAO)

Commentary

Existing standards and language from Part B of Chapter 30.48 are carried forward. No substantive changes are proposed.

1. Purpose

The Airport Airspace Overlay (AAO) district is established to restrict intrusion into the airspace utilized by, and thereby jeopardizing the safety of, aircraft operating from the various airports within the County.

2. Applicability

i. Airport Zones

(a) The AAO district includes all land lying beneath the airspace that is:

(1) Defined by Federal Aviation Regulation (FAR) Part 77 as the primary, approach, transition, horizontal, and conical surfaces, and the Aircraft Departure Critical Area surfaces identified by the maps listed in §30.48.130;

(2) In proximity to military and public-use airports in the county; and

(3) Regulated by Chapter 20.13, *Airport Hazard Regulations*, of the Clark County Code.

(b) An area, lot, development, or site located in more than 1 airport district is considered to be only in the district with the more restrictive height design standards.

ii. Official Airport Airspace Zoning Maps

The Official Airport Airspace Zoning Maps for specific airports within the jurisdiction of the County are on file at the office of the County Clerk are incorporated by reference.

(a) Harry Reid International Airport

The Harry Reid International Airport Official Airspace Zoning Map, consisting of 5 sheets, prepared by the Clark County Airport Engineering Department, dated July 18, 1990, and adopted by Ordinance 1221.

(b) Harry Reid International Airport Departure Critical Area

Harry Reid International Airport Aircraft Departure Critical Area Map consisting of 1 sheet, prepared by the Clark County Airport Engineering Department dated February 2, 1993, and adopted by Ordinance 1599.

(c) Jean Airport

The Jean Airport Official Airspace Zoning Map, consisting of 1 sheet, prepared by the Clark County Airport Engineering Department, dated July 18, 1990, and adopted by Ordinance 1221.

(d) Nellis Air Force Base

The Nellis Air Force Base Official Airspace Zoning Map, consisting of 10 sheets, dated March 4, 1998 and adopted by Ordinance 2119.

(e) North Las Vegas Airport

The North Las Vegas Air Terminal Official Airspace Zoning Map, consisting of 1 sheet, prepared by the Clark County Airport Engineering Department, dated July 18, 1990, and adopted by Ordinance 1221.

(f) Overton Airport

The Overton Airport Official Airspace Zoning Map, consisting of 1 sheet, prepared by the Clark County Airport Engineering Department, dated July 18, 1990, and adopted by Ordinance 1221.

3. Standards

i. Height Limitations[67]

(a) Nothing in this subsection shall be construed to prohibit the construction, alteration, or maintenance of any structure that has received all necessary airspace approvals as required in §20.13 of the Clark County Code or is 35 feet or less above the surface of the land.

(b) Except as otherwise provided, no structure shall be permitted to be erected, altered, or maintained within the AAO district that would:

(1) Constitute a hazard to air navigation;

(2) Result in an increase to minimum flight altitudes during any phase of flight; or

(3) Otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

ii. Notices of Construction or Alteration

(a) Construction or Alteration Requiring Notice

Any person proposing construction or alteration in the environs of any public use or military airport shall notify the Manager, Air Traffic Division, FAA Regional Office not less than 30 days before commencement of construction if such construction or alteration exceeds any of the following height standards:

(1) 200 feet above ground level.

(2) The plane of an imaginary surface extending outward and upward at a slope of 100 to 1 for a horizontal distance of 20,000 feet from the nearest point of the nearest runway of any airport, subject to the provisions of this subsection.

(3) If construction or alteration is of greater height than the standards set forth in (1) or (2), above, after their height has been adjusted upward for the appropriate route as follows in Table 30.02-5.

Table 30.02-5: Transportation Route Height

Route	Height Above Route
Interstate Highway	17 ft.
Public Road	15 ft.
Private Road	10 ft., or the height of the highest mobile object that would normally use the route, whichever is greater
Railroad	23 ft.
Waterway or another unspecified route	The height of the highest mobile object that would normally use the route

[67] Language updated for clarity.

(4) When requested by the FAA, any construction or alteration that would be in an instrument approach area and available information indicates the height might exceed any FAA obstruction standard.

(5) Any notice required by this subsection shall be on FAA Form 7460-1.

(b) Director of Aviation Permit

In accordance with §20.13.060 of the Clark County Code, a permit from the Director of Aviation, shall be required prior to any of the following:

(1) The construction or establishment of any new structure or use subject to §30.02.26B.3.ii(a), *Construction or Alteration Requiring Notice;* or

(2) A substantial change or alteration of any existing structure or use subject to §30.02.26B.3.ii(a); or

(3) When any nonconforming structure or tree is replaced, substantially altered, rebuilt, allowed to grow higher, or replanted.

(c) Construction or Alteration Not Requiring Notice

Notice to the FAA is not required for construction or alteration of any of the following:

(1) Objects that are shielded by existing structures of a permanent and substantial character or by natural terrain or topographical features of equal or greater height and would be located in the congested area of a city, town, or settlement where it is evident, beyond all reasonable doubt that the structure so shielded will not adversely affect safety in air navigation.

(2) Any antenna structure of 20 feet or less in height, except one that would increase the height of another antenna structure.

(3) Any air navigation facility, airport visual approach, or landing aid, aircraft arresting device, or meteorological device of a type approved by the Director of Aviation, or an appropriate military service on military airports, the location and height of which is fixed by its functional purpose.

(4) Any construction or alteration for which notice is required by any other FAA regulation.

iii. Use Standards

Notwithstanding any other provisions of this subsection, no use may be made of land or water within any zone established under this part in such a manner as to:

(a) Create a "Hazard to Air Navigation" as determined by the FAA.

(b) Cause an increase in minimum flight or approach procedure altitudes as determined by the FAA.

(c) Create electrical interference with navigation signals or radio communication between the airport and aircraft.

(d) Make it difficult for pilots to distinguish between airport lights and others.

(e) Result in glare in the eyes of pilots using the airport.

(f) Impair visibility in the vicinity of the airport.

(g) Create bird strike hazards (see Appendix G, Map 21).

(h) Otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

iv. Marking and Lighting

The owner of any structure may be required to install, operate, and maintain thereon such markers and lights as may be deemed necessary by the Director of Aviation, or required by the Federal Aviation Administration (FAA) and/or the Board of Adjustment, to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction.

v. Director of Aviation Permit or Variance

(a) Applications

(1) To erect or increase the height of any structure, or allow the growth of any tree, or otherwise use property in a manner that would constitute a violation of these regulations, shall require application for a Director's permit or a variance as provided in Chapter 20.13 of the Clark County Code.

(2) A variance may be allowed where a literal application of enforcement of these regulations would result in practical difficulty or unnecessary hardship, and the relief granted would not be contrary to the public interest but would do substantial justice and be in accordance with Chapter 20.

C. Airport Environs Overlay (AEO)

Commentary

Existing standards and language from Part A of Chapter 30.48 are carried forward. Minor changes are proposed to improve organization, modernize terminology, and make this section easier to understand.

1. Purpose

The Airport Environs Overlay (AEO) district is established to:

i. Identify a range of uses compatible with airport accident hazard and noise exposure areas.

ii. Prohibit the development of incompatible uses detrimental to the general health, safety, and welfare.

iii. Require noise attenuated construction in accordance with the standards in Chapter 22.22 of the Clark County Code.

iv. Comply with Federal Aviation Administration (FAA) regulations.

2. Applicability

i. General

Wherever these standards conflict with the base zoning district or another section of Title 30, the AEO district shall supersede.

ii. Airport Environs Overlay Maps

(a) The AEO district, including 13 subdistricts (as shown on the AEO District Map), is established around Nellis Air Force Base (AFB), Creech AFB, Harry Reid International Airport, Henderson Executive Airport, and North Las Vegas Airport.

(b) The AEO District Maps are maintained in an electronic database including all subsequent amendments.

(c) Copies of the maps below are also referenced in Appendix G, Maps 18A through 18E.

(1) Harry Reid International Airport

The overlay district, together with the adoption of the Harry Reid International AEO District Map (latest amendment effective June 30, 2008), is hereby incorporated into the Official Zoning Map, hereinafter referred to as "the Harry Reid International Airport Maps."

(2) Nellis Air Force Base

The overlay district, together with the adoption of the Nellis AFB AEO District Map (latest amendment effective June 3, 1998), is hereby incorporated into the Official Zoning Map, hereinafter referred to as "the Nellis Maps."

(3) Creech Air Force Base

The overlay district, together with the adoption of the Creech AFB AEO District Map (latest amendment effective March 31, 2004), is hereby incorporated into the Official Zoning Map, hereinafter referred to as "the Creech Map."

(4) Henderson Executive Airport

The overlay district, together with the adoption of the Henderson Executive AEO District Map (latest amendment effective June 30, 2008), is hereby incorporated into the Official Zoning Map, hereinafter referred to as "the Henderson Airport Map."

(5) North Las Vegas Airport

The overlay district, together with the adoption of the North Las Vegas AEO District Map (latest amendment effective June 30, 2008), is hereby incorporated into the Official Zoning Map, hereinafter referred to as "the North Las Vegas Airport Map."

(d) Updating Airport Environs Maps

(1) Every 5 years from July 1, 1998, the Clark County Department of Aviation (DOA) shall review the Harry Reid International Airport Maps and shall report to the Board on whether any update of the Harry Reid International Airport Maps is required to reflect the noise contours or runway protection zones in the environs of Harry Reid International Airport, based on the DOA reasonable estimate of anticipated aircraft noise exposure. If updates to the Harry Reid International Airport Maps are required, the DOA shall prepare and present such updated maps to the Board for consideration.

(2) Plans for the Southern Nevada Supplemental Airport (SNSA), a new commercial airport in the Ivanpah Valley to serve as a reliever airport to Harry Reid International Airport, are currently undergoing environmental review. The Airport Environs Overlay Maps will be updated to include SNSA once the environmental review is completed.

iii. Airport Environs Subdistricts

The 13 AEO subdistricts are shown in Table 30.02-6, below.

Table 30.02-6: Airport Environs Subdistricts

Abbreviation	Subdistrict
RPZ	Runway protection zone
APZ-1	Accident potential zone I
APZ-2	Accident potential zone II
APZ-3	Accident potential zone III
APZ-4	Accident potential zone IV
AE-60	60 - 65 Ldn (Day-Night Sound Level)
AE-65	65 - 70 Ldn (Day-Night Sound Level)
AE-70	70 - 75 Ldn (Day-Night Sound Level)
AE-75	75 - 80 Ldn (Day-Night Sound Level)
AE-80	80 + Ldn (Day-Night Sound Level)
LOZ-1	Live ordnance zone 1
LOZ-2	Live ordnance zone 2
LOZ-3	Live ordnance zone 3

iv. Exceptions

(a) Required use restrictions and noise attenuation requirements do not apply to property owned by the respective operators of the airports if utilized for airport functions.

(b) Uses and structures established prior to the establishment of the AEO district shall be allowed without regard to the additional standards of this overlay district, except that noise attenuated construction, as required by Table 30.02-7, shall be required for the construction of any new habitable building per §30.01.09, *Nonconformities*, but shall not apply to any addition, remodel, or improvement to an existing building. The overlay district was established as follows:

(1) Harry Reid International Airport and Nellis Air Force Base, Ordinance 975, effective May 23, 1986;

(2) Runway Protection Zones associated with Harry Reid International Airport, Ordinance 2458, effective April 19, 2000;

(3) AE 60 Subdistrict associated with Harry Reid International Airport, Ordinance 3658, effective June 30, 2008;

(4) Creech Air Force Base, Ordinance 3051, effective March 31, 2004;

(5) Henderson Executive Airport, Ordinance 3658, effective June 30, 2008; and

(6) North Las Vegas Airport, Ordinance 3658, effective June 30, 2008.

(c) Except for the use restrictions within the RPZ, APZ-3, APZ-4, LOZ-1, LOZ-2, or LOZ-3 subdistricts, uses and structures approved by any land use application prior to the establishment of the AEO district shall be allowed without regard to the additional standards of this subsection, provided that all conditions imposed on such approval are met.

(1) This exception does not preclude the imposition of additional conditions, including conformance to the requirements of this subsection, if any Extension of Time to commence or complete construction or a modification of plans is approved.

(2) The recording of a final map for a subdivision, the approval of a tentative map, or the issuance of a building permit for any building or structure in an RPZ, APZ-3, APZ-4, LOZ-1, LOZ-2, or LOZ-3 subdistrict shall conclusively establish that such use, building, or structure is permitted upon the subject property.

3. Standards

i. General

(a) The list of permitted uses and mitigation measures required for each use vary for each subdistrict of the AEO district, as shown in Table 30.02-7.

(b) Where a proposed use, building, structure, or land is impacted by two or more subdistricts of the AEO district, the use, building, structure, and/or land shall conform to the requirements of all applicable subdistricts, and where subdistricts impose conflicting requirements, the most restrictive of the requirements shall apply. Where a use, building, structure, or land is partially located in a subdistrict, applicable subdistrict standards apply to the whole use, building, structure, or land.

(c) The AEO district noise attenuation construction requirements and land use restrictions, delineated in Table 30.02-7, shall be imposed in addition to and shall overlay all other districts that are encompassed or circumscribed by the AEO district.

ii. Explanation of Table Abbreviations[68]

(a) Uses Permitted

(1) A "Y" in a cell indicates the use is permitted. Permitted uses are subject to all other applicable regulations of the Code.

(2) A "()" in a cell indicates the use is not associated with structures or people intensive uses, including but not limited to, lakes, hunting, and similar uses. Therefore, no restrictions are applied.

[68] Replaces §30.48.030-060 (and table of abbreviations) by mirroring format of the general Table of Allowed Uses.

(3) A "{Y}" in a cell indicates the use is permitted. However, no habitable buildings or structures or occupancy is allowed.

(4) A "[Y]" in a cell indicates the use is permitted. However, no buildings, structures, or above ground transmission lines are allowed.

(b) Uses Requiring a Special Use[69]

(1) A "(Y)" in a cell indicates the use shall obtain approval of a Special Use Permit.

(2) A "{(Y)}" in a cell indicates the use shall obtain approval of a Special Use Permit. However, no habitable buildings or structures or occupancy is allowed.

(3) A "[(Y)]" in a cell indicates the use shall obtain approval of a Special Use Permit. However, no buildings, structures, or above ground transmission lines are allowed.

(4) Additional factors to be considered include: labor intensity, height of structures, structural coverage, explosive characteristics, air pollution, size of establishment, people density, peak period concentrations (including shopper/visitors), and low intensity Office uses only (limited scale of concentration of such uses).

(5) Meeting places, auditoriums, and other areas of public assembly are not allowed in runway protection zones or live ordnance zones.

(c) Uses Permitted Subject to Noise Attenuated Construction

(1) A "25," "30," or "35" in a cell indicates a use shall meet a noise level reduction of 25, 30, or 35 decibels, respectively, is met.

(2) A "(25)," "(30)," or "(35)" in a cell indicates a use shall meet a noise level reduction of 25, 30, or 35 decibels, respectively, is met in areas where the public is received, office areas, noise sensitive areas, or where ambient noise level is low.

(d) Prohibited or Excepted Uses

(1) An "N" in a cell indicates a use is not permitted unless otherwise allowed by §--- with required noise reduction.

(2) All uses not listed in Table 30.02-7 below, are expressly prohibited unless otherwise allowed by this subsection, or approved by the Director of Aviation.

(e) Additional Required Conditions[70]

An "*" (asterisk) in a cell indicates a use that is required to meet additional conditions per the Key in Table 30.02-7, below.

iii. AEO District Table of Allowed Uses[71]

To determine the applicable compatibility regulations, refer to the Standard Land Use Classification Manual (SLUCM) codes as shown in Appendix E.

[69] Two additional symbols added to indicate how to interpret overlapping symbols in table.

[70] New. The asterisk (*) symbol in the table was previously undefined and it was unclear what it meant.

[71] The table has been reformatted to take up less space (e.g., SLUCM Major Groups listed as rows and full words are replaced with abbreviations). Use names have been updated to reflect updates to Use Regulations (Chapter 30.03), but additional refinement may be necessary in future drafts to reflect changes to Chapter 30.03. Uses are consolidated with like uses where possible to reduce complexity while maintaining standards.

Table 30.02-7: Land Use Compatibility in the AEO District

SLUCM Code		Subdistricts										
Number	Minor Group	Risk Zones and Noise Zones										
		RPZ	APZ-1	APZ-2	AE-60	AE-65	AE-70	AE-75	AE-80	LOZ-1	LOZ-2 APZ-3	LOZ-3 APZ-4
Undetermined												
0	An undetermined use	( )	( )	( )	( )	( )	( )	( )	( )	N	N	N
Nonresidential												
0	General accessory use	( )	( )	( )	( )	( )	( )	( )	( )	( )	( )	( )
Residential												
0	General accessory use	( )	( )	( )	( )	( )	( )	( )	( )	N	N	N
1110*	Accessory use to residential (up to 2 du/ac)	N	N	Y	25	25	30	[N]	[N]	N	N	N
1110*	Single-family (up to 2 du/ac)	N	N	Y	25	25	30	[N]	[N]	N	N	N
1115*	Accessory use to residential (over 2 du/ac)	N	N	Y	25	25	(N)	[N]	[N]	N	N	N
1115*	Single-family (over 2 du/ac)	N	N	N	25	25	(N)	[N]	[N]	N	N	N
1120*	Two family	N	N	N	25	25	(N)	[N]	[N]	N	N	N
1130*	Multi-family structures	N	N	N	25	25	(N)	[N]	[N]	N	N	N
1200*	Group quarters	N	N	N	25	25	(N)	[N]	[N]	N	N	N
1300	Residential hotels	N	N	N	25	25	(N)	[N]	[N]	N	N	N
1410*	Permanent mobile home parks courts	N	N	N	25	25	(N)	[N]	[N]	N	N	N
1420	Transient mobile home parks courts (Also known as RV Park)	N	N	N	Y	Y	(N)	[N]	[N]	N	N	N
1510	Hotels and motels & tourist courts	N	N	N	Y	25	30	35	[N]	N	N	N
1900*	Other residential	N	N	N	25	25	(N)	[N]	[N]	N	N	N
Manufacturing												
2100	Food & kindred products	N	N	Y	Y	Y	Y	(30)	(35)	N	N	(Y)
2200	Textile mill products	N	N	N	Y	Y	Y	(30)	(35)	N	N	N
2300	Apparel and finished products	N	N	N	Y	Y	Y	(30)	(35)	N	N	N
2400	Lumber & wood products (except furniture)	N	(Y)	Y	Y	Y	Y	(30)	(35)	N	N	(Y)
2500	Furniture & fixtures	N	(Y)	(Y)	Y	Y	Y	(30)	(35)	N	N	(Y)

Table 30.02-7: Land Use Compatibility in the AEO District

SLUCM Code		Subdistricts Risk Zones and Noise Zones										
Number	Minor Group	RPZ	APZ-1	APZ-2	AE-60	AE-65	AE-70	AE-75	AE-80	LOZ-1	LOZ-2 APZ-3	LOZ-3 APZ-4
2600	Paper & allied products	N	(Y)	(Y)	Y	Y	Y	(30)	(35)	N	N	(Y)
2700	Printing, publishing	N	(Y)	(Y)	Y	Y	Y	(30)	(35)	N	N	(Y)
2800	Chemicals and allied products	N	N	N	Y	Y	Y	(30)	(35)	N	N	N
2900	Petroleum refining & related industries	N	N	N*	Y	Y	Y	(30)	(35)	N	N	N
3100	Rubber & misc. plastics	N	N	N	Y	Y	Y	(30)	(35)	N	N	N
3200	Stone, clay & glass products	N	(Y)	(Y)	Y	Y	Y	(30)	(35)	N	{(Y)}	(Y)
3300	Primary metal industries	N	(Y)	(Y)	Y	Y	Y	(30)	(35)	N	N	(Y)
3400	Fabricated metal products	N	(Y)	(Y)	Y	Y	Y	(30)	(35)	N	{(Y)}	(Y)
3500	Instruments and optical goods	N	N	N	Y	25	30	N	N	N	N	N
3900	Misc. Manufacturing	N	(Y)	(Y)	Y	Y	Y	(30)	(35)	N	{(Y)}	(Y)*
Transportation and Utilities												
4100	Railroad & rapid rail & street railway	N	[Y]	Y	Y	Y	Y	Y	Y	N	N	(Y)
4200	Motor vehicle transportation	N	[Y]	Y	Y	Y	Y	(30)	(35)	N	N	(Y)
4300	Aircraft transportation	N	[Y]	Y	Y	Y	Y	(30)	(35)	N	N	N
4500	Highway & street ROW	[Y]	[Y]	Y	Y	Y	Y	Y	Y	{Y}	{Y}	Y
4600	Auto parking	[Y]	[Y]	Y	Y	Y	Y	Y	Y	N	{Y}	Y
4700	Communications	[Y]	(Y)	Y	Y	Y	(25)	(30)	(35)	{Y}	{Y}	Y
4800*	Utilities	[Y]	[Y]	Y	Y	Y	Y	Y	Y	{Y}	{Y}	Y
4900	Other trans, communications and utilities	[Y]	[Y]	Y	Y	Y	Y	Y	Y	N	N	N
Wholesale Trade												
5100	Wholesale trade	N	Y	Y	Y	Y	Y	(30)	(35)	N	N	(Y)
5200	Building materials and hardware	N	N	N	Y	Y	(25)	(30)	(35)	N	N	N
5300	General merchandise (retail)	N	N	Y	Y	Y	25	30	35	N	N	N
5399	Miscellaneous General Merchandise	N	N	N	Y	Y	25*	30	35	N	N	N
5400	Food, retail	N	N	Y	Y	Y	25	30	35	N	N	N

Table 30.02-7: Land Use Compatibility in the AEO District

SLUCM Code		Subdistricts Risk Zones and Noise Zones										
Number	Minor Group	RPZ	APZ-1	APZ-2	AE-60	AE-65	AE-70	AE-75	AE-80	LOZ-1	LOZ-2 APZ-3	LOZ-3 APZ-4
5500	Automotive, marine & aircraft accessories	N	Y	Y	Y	Y	25	30	35	N	N	N
5600	Apparel and accessories (retail)	N	N	Y	Y	Y	25	30	35	N	N	N
5700	Furniture & home furnishings (retail)	N	N	Y	Y	Y	25	30	35	N	N	N
5800	Eating and drinking places	N	N	N	Y	Y	25*	30	35	N	N	N
5900	Other retail trade	N	N	Y	Y	Y	25*	30	35	N	N	N
5999*	Resort Condominium	N	N	N	25	25	N	N	N	N	N	N
Services												
6100	Finance, insurance & real estate	N	N	(Y)	Y	Y	25	30	35	N	N	N
6200	Personal services	N	N	(Y)	Y	Y	25	30	35	N	N	N
6240	Cemeteries	[Y]	[Y]*	[Y]*	Y	Y	(25)	(30)	(35)	[(Y)]	[Y]	[Y]
6300	Business services	N	N*	(Y)	Y	Y	25	30	35	N	N	N
6370	Warehousing and storage services	N	Y*	Y	Y	Y	Y	(30)	(35)	N	{Y}	(Y)
6380	Explosives storage	N	N	N	Y	Y	(25)	(30)	(35)	N	N	N
6400	Repair services	N	(Y)	(Y)	Y	Y	(25)	(30)	(35)	N	N	(Y)*
6510	Medical & other health services	N	N	N	Y	25	30	N	N	N	N	N
6520	Legal services	N	N	(Y)	Y	Y	25	30	35	N	N	N
6590	Other professional services	N	N	(Y)	Y	Y	25	30	35	N	N	N
6600	Contract construction services	N	(Y)	(Y)	Y	Y	(25)	(30)	(35)	N	N	N
6700	Government services	N	N	(Y)	Y	Y	25	30	35	N	N	N
6800	Educational services	N	N	N	Y	25	30	N	N	N	N	N
6910	Religious activities	N	N	N	Y	25	30	N	N	N	N	N
6990	Other misc. services	N	N	(Y)	Y	Y	25	30	35	N	N	N
Recreation												
7110	Cultural activities	N	N	N	Y	25	30	N	N	N	N	N
7120	Nature exhibitions	N	(Y)	(Y)	Y	Y	N	N	N	N	{(Y)}	(Y)
7211	Outdoor entertainment assembly	N	N	N	Y	Y	N	N	N	N	N	N

Table 30.02-7: Land Use Compatibility in the AEO District

SLUCM Code		Subdistricts Risk Zones and Noise Zones										
Number	Minor Group	RPZ	APZ-1	APZ-2	AE-60	AE-65	AE-70	AE-75	AE-80	LOZ-1	LOZ-2 APZ-3	LOZ-3 APZ-4
7212	Indoor entertainment assembly	N	N	N	Y	25	30	N	N	N	N	N
7221	Outdoor sports assembly	N	N	N	Y	Y	Y	N	N	N	N	N
72211	Outdoor motor vehicle race tracks & related uses	N	(Y)	(Y)	Y	Y	(25)*	(30)*	(35)*	N	N	(Y)
72212	Recreational vehicle accommodations and Campgrounds in conjunction with and on the same property as an outdoor motor vehicle racetrack having fifty thousand (50,000) or more seats and used in connection with events thereon	N	N	N	Y	Y	Y	Y	N	N	N	(Y)
7222	Indoor sports assembly	N	N	N	Y	Y	25	30	35	N	N	N
7230	Misc. public assembly	N	N	N	Y	(25)	(30)	N	N	N	N	N
7310	Fairgrounds and amusement parks	N	N	N	Y	Y	Y	N	N	N	N	N
7395	Outdoor amusements	N	N	(Y)	Y	Y	Y	N	N	N	N	N
7396	Indoor amusements	N	N	(Y)	Y	Y	25	30	35	N	N	N
7411	Outdoor sports activities	N	(Y)	(Y)	Y	Y	Y	N	N	N	N	N
7413	Indoor sports activities	N	N	(Y)	Y	Y	25	30	35	N	N	N
7420	Outdoor playgrounds and athletic areas	N	N	(Y)	Y	Y	Y	N	N	N	N	N
7425	Indoor playgrounds and athletic areas	N	N	(Y)	Y	Y	25	30	35	N	N	N
7430	Golf courses, driving ranges, riding stables & water recreation	[Y]	(Y)	(Y)	Y	Y	(25)	(30)	(35)	[(Y)]*	{(Y)}*	(Y)*
7490	Other recreation	N	(Y)	(Y)	Y	Y	Y	N	N	N	N	(Y)

Table 30.02-7: Land Use Compatibility in the AEO District

SLUCM Code		Subdistricts Risk Zones and Noise Zones										
Number	Minor Group	RPZ	APZ-1	APZ-2	AE-60	AE-65	AE-70	AE-75	AE-80	LOZ-1	LOZ-2 APZ-3	LOZ-3 APZ-4
7500	Resorts & group camps	N	N	N	Y	Y	Y	N	N	N	N	N
7600	Parks	N	N	(Y)	Y	Y	Y	N	N	N	N	(Y)
Resources												
8150	Dairy farming	N	Y	Y	Y	(25)	(30)	(35)	N	N	{(Y)}	(Y)
8160	Livestock farms and ranches [2]	N	Y	Y	Y	(25)	(30)	(35)	N	N	N	N
8190	Other agriculture [1]	Y	Y	Y	Y	(25)	(30)	(35)	(35)	N	N	Y
8200	Agricultural related activities [2]	N	Y	Y	Y	(25)	(30)	(35)	N	N	N	N
8300	Forestry activities & related services	N	Y	Y	Y	(25)	(30)	(35)	(35)	N	{Y}	(Y)
8400	Fishing activities & related services [3]	N	Y	Y	Y	Y	Y	Y	Y	N	{Y}	(Y)
8500	Mining activities and related services	N	Y	Y	Y	Y	Y	Y	Y	N	{(Y)}	(Y)
Undeveloped												
9100	Undeveloped and unused land	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
9300	Water areas [3]	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
9910	Open space	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

KEY

Code Number	Conditions
1110*, 1115*, 1120*, 1130*, 1200*, 1410*, 1900*	• For AE-60 – 30 dB reductions (exterior to interior) shall be required where habitable space exceeds a height of 35'. • For AE-65 – 35 dB reductions (exterior to interior) shall be required where habitable space exceeds a height of 35'. • For ALL NEW development (even when permitted by §30.02.26C.2.iv) located within the Harry Reid International, Henderson Executive or North Las Vegas AEOD - A noise disclosure form shall be recorded against the land by the developer and copy provided to the Clark County Department of Aviation (DOA); a copy of the recorded noise disclosure form shall be presented to the initial occupant separate from other escrow documents; the developer shall obtain a map from the DOA which highlights the project location and associated flight tracks, which is included as part of the noise disclosure notice. • 1900 - includes Caretaker Unit for commercial, industrial, and other uses that may not otherwise be classified or zoned for residential uses.
2900*	Indoor bulk storage of motor oil may be permitted for wholesale distribution only, subject to Special Use approval, use of double-wall (minimum U.L. 142) storage tanks for all motor oil products, limited number of employees on site, and no processing of any motor oil products.
3900*	No motion picture production.
4800*	Renewable energy facilities (ex. solar and geothermal facilities as well as wind turbines) shall delineate methods of mitigating possible plumes.

Table 30.02-7: Land Use Compatibility in the AEO District

SLUCM Code		Subdistricts										
Number	Minor Group	Risk Zones and Noise Zones										
		RPZ	APZ-1	APZ-2	AE-60	AE-65	AE-70	AE-75	AE-80	LOZ-1	LOZ-2 APZ-3	LOZ-3 APZ-4
5200*	Wholesale sales only with no retail sale of products.											
5800*	Outside dining is permitted subject to recording a Commercial Noise Disclosure Statement.											
5900*	Outdoor Markets and Seasonal Sales are permitted without sound attenuation.											
5999*	For AE-60 – 30 dB reductions (exterior to interior) shall be required where habitable space exceeds a height of 35'. For AE-65 – 35 dB reductions (exterior to interior) shall be required where habitable space exceeds a height of 35'. For all new development located within the Harry Reid International, Henderson Executive or North Las Vegas AEOD - A noise disclosure form shall be recorded against the land by the developer and copy provided to the Clark County Department of Aviation (DOA); a copy of the recorded noise disclosure form shall be presented to the initial occupant separate from other escrow documents; the developer shall obtain a map from the DOA which highlights the project location and associated flight tracks, which is included as part of the noise disclosure notice.											
6240*	Crematory is permitted subject to no memorial services or areas which may allow for memorial services to be performed at the site.											
6300* & 6370*	Automobile rental and related sales may be permitted as an accessory use if established in conjunction with automobile storage as the primary use, subject to approval of a Special Use and restricting the number of employees and customers, if necessary, to minimize public safety concerns.											
6400*	Aircraft, automobile, boat, truck, and heavy machinery repair only.											
72211*	Sound attenuation not required for facilities designed to accept or direct patrons or participants of outdoor races and events nor for temporary or permanent facilities designed to allow patrons to view such events.											
7430*	Golf courses and riding stables not permitted.											

NOTES

[1] Includes livestock grazing but excludes livestock feed/sales yards and commercial livestock uses.
[2] Includes livestock feed/sales yards and commercial livestock uses.
[3] Includes hunting and fishing.

D. Historic Designation Overlay (HDO)

Commentary

This section carries forward Part O of Chapter 30.48, which includes both the Historic Neighborhood Overlay District and Historic Designation—two different, but related, labels. The standards of the HN Overlay are carried forward under a single overlay district.

1. Purpose[72]

The Historic Designation Overlay (HDO) district is established to preserve and protect, properties, and sites that represent distinctive historical, architectural, cultural, paleontological, or archeological character and value.

2. Establishment of HDO District[73]

i. Criteria for Establishment

(a) A neighborhood, structure, or site may be eligible for an HDO district designation upon a finding that such resource(s) have exceptional historical significance by meeting the following criteria:

(1) Conformance to the requirements for listing on the State or National Register of Historic Places; or

(2) A significant portion of the neighborhood, structure, or site is at least 40 years old; and reflective of the cultural, social, political, or economic past of Clark County such as association with a person or event significant in local, state, or national history; or it represents an established and familiar visual feature of an area of the County because of its location or physical appearance.

(b) A proposed neighborhood shall contain a minimum of 10 residential dwelling units with at least 2/3 of the units being a minimum of 40 years of age. The neighborhood should be bounded by historic boundaries such as roadways or channels, by recorded subdivision boundaries, or by boundaries which coincide with logical physical or man-made features. Noncontributing properties or vacant parcels shall only be included to the extent necessary to establish appropriate, logical boundaries to form a cohesive neighborhood.

ii. Initiation, Establishment, or Amendment

(a) The Board may initiate, establish, or amend the HDO district for a neighborhood, structure, or site in an area that meets the designation criteria per §30.02.26D.2.i, above.[74]

(b)

(c) A request to establish or amend the HDO district may be submitted by the property owners of the neighborhood, structure, or site or an Executive Board member of a neighborhood association for the area where the neighborhood, structure, or site is located.

(1) A minimum of 51% of the lots within the proposed neighborhood HDO district shall be represented by the signature of the property owner on a petition agreeing to the application. For lots with more than 1 owner, only 1 owner is required to sign the petition.

(d) Any establishment or modification of the HDO district shall require an amendment to the zoning map per §30.05.04B, *Zone Boundary Amendment (Rezoning).*

---

[72] Purpose statements for Historic Neighborhood Overlay District and Historic Designation consolidated and simplified.

[73] Establishment criteria for Historic Neighborhood Overlay District and Historic Designation consolidated and simplified.

[74] The existing HDO has two components: an SUP for a Historic Designation (property specific) or zone change (text/map amendment) for a Historic Neighborhood. Going forward, only a map amendment will be required for both.

iii. Document Submittal Requirements

In addition to the standard submittal requirements, the following documentation shall be included:

(a) Verification that the neighborhood, structure, and/or site meets the designation criteria per §30.02.26D.2.i;

(b) Vicinity map identifying the boundary of the proposed HDO district;

(c) Elevations, in color, identifying the design character of the proposed HDO district;

(d) Photographs of the neighborhood, structure, and/or site;

(e) List of assessor's parcel numbers for all parcels included in the proposed HDO district; and

(f) Where applicable, information about the architect, designer, planner, or developer of the site; date and method of construction; plans for potential primary and accessory uses on the site; and ownership and address history.

3. Procedure for Review of New Construction, Alteration, and Demolition[75]

A Design Review application per §30.05.05B, is required prior to the construction of new buildings, additions of more than 10% of the area of an existing building, submittal of subdivision maps, demolition, or any significant alteration to any exterior structure visible from a street. All property owners within the overlay shall receive notification of the Design Review application.

[75] Standards for Historic Designation simplified and applied to entire overlay.

E. Maryland Parkway Overlay (MPO)

Commentary

Existing standards and language from Part H of Chapter 30.48 are carried forward with no substantive changes proposed. Depending on the approach to the CC, CU, and CR districts, this overlay may no longer be needed, but it does seem to provide a greater level of detail that is worth maintaining as an overlay. Internal cross-references still must be updated.

1. Purpose

The Maryland Parkway Overlay (MPO) district is established to implement design standards for transit-oriented, walkable, and sustainable development and revitalization of properties within the MPO district generally located along Maryland Parkway between Sahara Avenue and Russell Road.

2. Applicability[76]

i. The MPO district is defined as the area shown on the "Maryland Parkway Overlay District Map" in Appendix G, Map 23, which is incorporated by reference.

ii. Conformance with the standards of the MPO district is required for all new development.

iii. Modification to an approved or existing development shall meet the standards of the MPO district if:

(a) Building area increases by more than 100 square feet or 10%, whichever is greater;

(b) The height of the building increases by more than 4 feet or 10%, whichever is greater; or

(c) The location of previously approved structures or uses is changed significantly.

3. Standards[77]

i. Application Review

In addition to the standard submittal requirements, the following documentation is required:

(a) Pedestrian circulation plan; and

(b) Art plan, including a recommendation letter from the Clark County Parks and Recreation, Cultural Division.

ii. Site Design Standards

All development, except for single-family residential development, shall comply with the design and development standards that supplement the zoning district standards.

(a) Sidewalks[78]

All development shall comply with the sidewalk requirements in §30.04.06H.3, *Sidewalks*.

(b) Open Space

All nonresidential development shall provide open space as follows:

(1) No less than 500 square feet with a minimum linear dimension of 20 feet.

(2) Developments 1 gross acre or larger shall develop at least 5% of the parcel as open space.

(3) No less than 50% of the area shall be shaded or covered.

---

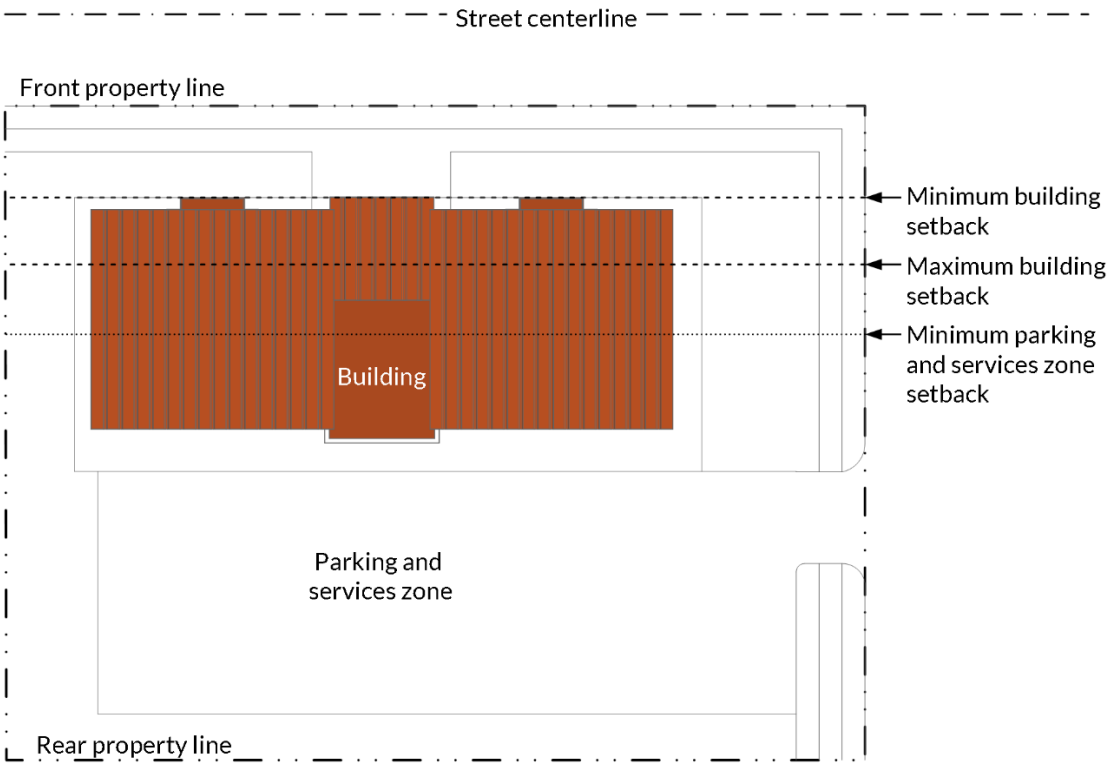
[76] Applicability updated to ensure that MPO District regulations supersede those of the underlying district since many of the opt-in standards are going to be mandatory by adoption of this update (see iv., below).

[77] Permitted use standard removed. It essentially just referred to the Table of Allowed Uses.

[78] The new mixed-use development sidewalk standards apply instead of the prior Maryland Parkway "pedestrian realm" standards.

(4) No less than 1 side shall front a street or pedestrian way per Figure 30.02-X, below.

Figure 30.02-X



(c) Public Art

(1) At least 1 public art installation is required.

(2) An art plan that includes an image of the proposed art, dimensions, location on the site, construction materials, and artist name shall be submitted to the Clark County Parks and Recreation, Cultural Division, for review for consistency with the Maryland Parkway Public Art Strategic Design Plan. The Clark County Parks and Recreation, Cultural Division will provide written recommendation letter. The letter and art plan shall be submitted with the land use application.

(d) Parking

(1) Parking areas and drive aisles are prohibited between streets and front building façades.

(2) On-site surface parking, parking structures, and service areas shall be at least 20 feet from the back of the sidewalk and at least 5 feet from the side and rear line lines.

(3) Off-site parking provided shall be in compliance with §30.04.05D, *Off-Street Vehicle Parking and Stacking Requirements*.

(4) Vehicular access to parking shall be provided from rear alleys or side roadways, if available.

(5) Drive-thru facilities, including stacking lanes, shall not be constructed between arterial or collector rights-of-way and the building façade.

(6) No increase in the number of access points shall be permitted on any arterial or collector street. Where feasible, access points shall be reduced.

(e) Pedestrian Access

(1) Paved pedestrian access or pathways, which may include stairs, shall be provided between sidewalks and building entrances.

(2) The sidewalk shall be connected to other pedestrian access/pathways with a pathway at least 10 feet in width. The pedestrian access or pathway shall not be gated and shall remain open to public access.

iii. Signage

One wayfinding sign shall be installed on the approach side of each street intersecting Maryland Parkway per Figure 30.02-Y, below. The sign shall be in the amenity zone of the sidewalk and set back at least 5 feet from back of curb, and in compliance with §30.04.09D.2.v, *Sight Zones*.. The sign content is as follows:

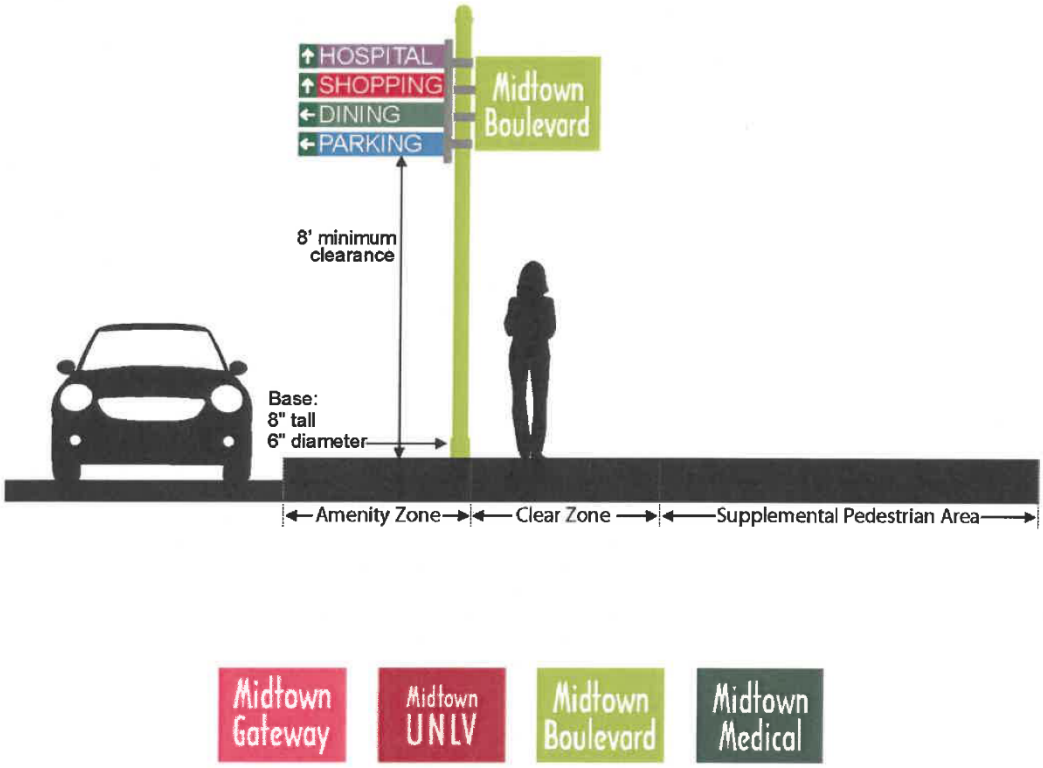
(a) Between Russell Road and Tropicana Avenue: "Midtown Gateway"

(b) Between Tropicana Avenue and Flamingo Road: "Midtown UNLV"

(c) Between Flamingo Road and Desert Inn Road: "Midtown Boulevard"

(d) Between Desert Inn Road and Sahara Avenue: "Midtown Medical"

Figure 30.02-Y



iv. Building Design Standards[79]

[79] Per §30.48.1890, *Future Mandatory Requirements*, the opt-in design and development standards become mandatory on January 1, 2023. The timeline of the Title 30 Update Project means that these standards will be noted as required in anticipation of adoption in 2023.

(a) Building Façade

(1) The primary building entrance shall face that street if adjacent to an arterial or collector street. If not adjacent to an arterial or collector street, the primary building entrance shall face a right-of-way or public space. The entry may be recessed from the front façade.

(2) Stairs, patios, balconies, and awnings/shade structures may project beyond the building façade; however, they shall not encroach into the clear zone (sidewalk).

(3) Ground-level residential units adjacent to the sidewalk shall be a minimum of 3 feet above the finished grade of the pedestrian realm.

(4) Street- or public space-facing building façades shall provide features such as bay windows, recessed entryways, and other architectural features every 20 linear feet.

(5) Façades shall be articulated and exhibit design continuity with a decorative finish similar to the front façade.

(6) Façades adjacent to shared driveways shall include windows or secondary entrances.

(b) Building Transparency

(1) Façade windows fronting a right-of-way or public space shall occupy at least 20% of the total area of the façade. All floors of the building shall have windows.

(2) Transparent glass shall be on at least 70% of the ground floor of commercial building street-facing façades, as measured by multiplying the ground floor's ceiling height by the width of the ground floor façade.

(3) Transparent glass shall be on at least 35% of the ground floor of commercial building facades not facing a street, as measured by multiplying the ground floor's ceiling height by the ground floor façade width.

(c) Parking Structure Façade

(1) Commercial space shall be provided on the ground floor of any parking structure when adjacent to a street.

(2) The ground floor of all parking structures shall have a floor to ceiling height sufficient to allow for the conversion to commercial uses.

(3) Parking structure façades shall be compatible with other building façades on the site, and contain similar patterns, materials, details, and colors. Ramps shall be enclosed or screened from the right-of-way.

(d) Roofs

Architectural variations shall be provided every 100 feet of horizontal roofline.

v. Design Alternatives

(a) Density[80]

Multi-family housing developments that meet the following criteria may increase the overall density of the development in 10% increments, which may be combined based on the base density standard:

[80] Density incentive carried forward and expanded to 10% increase in all cases. 10% flexibility of distance standard is removed to improve ease of administration.

(1) Developments located within ¼ mile, measured along the nearest pedestrian access, to a developed or planned RTC transit stop.

(2) Developments providing an additional 10 feet or more to the required width of the sidewalk in §30.04.06H.3, *Sidewalks*.

(3) Developments located within ¼ mile, measured along the nearest pedestrian access, to a pedestrian connection on the University of Nevada, Las Vegas.

F. Neighborhood Protection Overlay (NPO)

Commentary

The new Neighborhood Protection Overlay (NPO) district is intended to provide a zoning tool for preserving areas and neighborhoods with distinctive characteristics. The NPO district is structured as a flexible framework that can be applied in the future to multiple areas with different characteristics.

This approach is intended to reflect the unique nature of many neighborhoods—both RNPs and other neighborhoods—by allowing each area to become designated as a standalone subdistrict with unique standards. This initial sections below outline the general standards, criteria, and process for establishing any type of NPO areas.

Following these initial general sections is the first proposed application of the general NPO tool: the "Rural Neighborhood Preservation (RNP)" overlay, which would apply to areas currently zoned RNP. This district is discussed further below in additional commentary. [81]

This overall approach is intended to carry forward protections for the existing RNP areas as part of a new, larger zoning framework that can be applied to other types of neighborhoods in the future.

1. Purpose

The Neighborhood Protection Overlay (NPO) district is established to identify, preserve, conserve, and protect the distinctive architectural, cultural, historical, or environmental character of existing neighborhoods, areas, sites, and structures by:

i. Protecting the physical attributes of a neighborhood, area, site, or structure;

ii. Promoting development or redevelopment compatible with that neighborhood, area, site, or structure; and

iii. Encouraging harmonious, orderly, and efficient growth.

2. Applicability

i. An approved NPO district does not replace the underlying zoning of the area. Any approved NPO district may further limit, but not augment, the uses and development allowed.

ii. All new development, additions, changes, and expansions to existing structures and uses shall comply with the regulations associated with the NPO district.

iii. Uses and structures legally existing at the time of adoption of an NPO district shall not become nonconforming with the adoption of the district. Any proposed changes or additions to uses or structures in the district after the district adoption date shall comply with the provisions of the adopted district.

iv. The NPO district is distinguished from the Historic Designation Overlay (HDO) district, which requires a finding of exceptional historical significance. A property may be categorized under both the NPO district and HDO district.

3. Establishment of NPO Districts

i. Designation Criteria

To be considered for designation as an NPO district, an area shall meet the following criteria:

(a) The boundaries of the NPO district are within an area plan adopted by the Board with the plan recommendation of an NPO district, or the Board has directed the Director to explore the possibility of an NPO district.

[81] Need to discuss further how to reference NRS in the Ranch Estate land use category, if at all.

(b) The area contains a minimum of 10 lots of similar character that are bound by logical physical or man-made features that clearly define a neighborhood.[82]

(c) The area possesses 1 or more of the following distinctive features that create a cohesive, identifiable setting, character, or association:

(1) Scale, size, type of construction, or distinctive building materials;

(2) Spatial relationships between buildings;

(3) Lot layouts, setbacks, street layouts, alleys, or sidewalks;

(4) Unique natural or streetscape characteristics such as washes, parks, greenbelts, gardens, or street landscaping; and/or

(5) Land use patterns, including mixed or unique uses or activities.

ii. Procedure

A NPO district shall be established by an amendment to the zoning map pursuant to §30.05.04B, *Zone Boundary Amendment (Rezoning).*

iii. NPO District Ordinance

(a) Contents

Each NPO district shall be established by a separate ordinance that includes a map showing the boundaries of the proposed NPO district; graphic and written materials describing the physical attributes of the proposed NPO district; and regulations for development and architectural standards.

(b) Development Standards[83]

Development standards for each NPO district are intended to be unique for each subdistrict and may include the following:

(1) Site and Structure Standards[84]

(i) Accessory structures;

(ii) Building and structure height;

(iii) Density;

(iv) Fences and walls;

(v) Lot coverage;

(vi) Lot size;

(vii) Off-street parking and loading;

(viii) Permitted uses; and/or

(ix) Setbacks.

[82] Ten lots is part of the current NRS definition for a rural preservation neighborhood, but this threshold may be adjusted following additional discussion.

[83] These may not be necessary lists to include in the final ordinance. But they help to illustrate the types of features that could be regulated in an NPO ordinance. Only a few of these are intended to be applicable in a particular district, not the whole list. For example, in other cities with conservation district programs, like Dallas, each of the dozens of conservation districts addresses only about 4 or 5 of these criteria.

[84] This list may change in future drafts to ensure that the NPO District does not create a number of mini-development codes that are cumbersome for County staff to administer.

(2) Architectural Standards

(i) Architectural styles;

(ii) Building elevations;

(iii) Building materials;

(iv) Architectural features (like chimneys, porches, and windows); and/or

(v) Roof form, pitch, and/or materials.

(3) Other Elements

NPO district regulations may also address, but are not limited to: building relocation; building width; demolition; driveways, curbs, and sidewalks; foundations; garage location and entrance; impervious surfaces; landscaping or other natural features; building massing; exterior paint colors; and renewable energy systems and components.

iv. Amendment of NPO District[85]

The Board may amend the standards or boundaries of an established NPO district per §30.05.04B, *Zone Boundary Amendment (Rezoning)*. The Board shall not grant a request to amend the standards or to add or remove property from an established NPO district without finding that the amendment will not:

(a) Alter the character of the established NPO district as described in the NPO district ordinance; or

(b) Be detrimental to the overall purpose of the established NPO district as described in the NPO district ordinance.

4. Adopted Neighborhood Protection Overlay District

i. Rural Neighborhood Preservation NPO

Commentary

The first application of this general NPO overlay tool is proposed to be a "Rural Neighborhood Preservation" overlay that would apply to areas currently zoned Residential Neighborhood Preservation (RNP). This new overlay is intended to partially replace the existing RNP overlay district. It could be more effective than the RNP in that it could have stronger protections than relatively weak RNP standards currently in Title 30.

The draft standards below are based on the current RNP standards in Title 30, supplemented with additional suggestions based on the new Master Plan, specifically for the Ranch Estate Neighborhood land use classification. These standards below would apply **within** the boundaries of each Ranch Estate area.

An additional important layer of protection would apply **outside** the boundaries of each Ranch Estate area, in the form of adjacency standards for new development within a minimum distance of the overlay boundary. These new adjacency standards are in §30.04.07, *Residential Adjacency.*

(a) Purpose

The Rural Neighborhood Preservation NPO is established to protect the low-density, ranch character of areas shown as Ranch Estate Neighborhood (RN) in the Master Plan that meet the definition of Rural Preservation Neighborhood per NRS §278.0177.

[85] The process for expansion and amendment of the NPO District may be modified in coordination with Installment 3.

(b) Allowed Land Uses

Primary land uses are single-family homes. Supporting land uses may include uses related to the raising and keeping of animals; gardening and growing crops; Accessory Dwelling units; and neighborhood-serving public facilities such as Schools, parks, trails, open space, and other complementary uses.

(c) Boundaries

The Rural Neighborhood Preservation NPO applies to all areas shown as Ranch Estate Neighborhood (RN) in the Master Plan that meet the definition of "Rural Preservation Neighborhood" per NRS §278.0177.

(d) Standards

(1) Density

The maximum density shall be 2 dwelling units per acre, except that minor subdivisions proposing 4 or fewer lots may exceed the density if the lot area requirements of the underlying district are met.

(2) Lot Layout

Gated communities shall be prohibited.

(3) Neighborhood Character

To preserve an open, rural character:

(i) Setbacks for primary structures shall be maintained in accordance with the applicable district standards.

(ii) Walls over 3 feet shall be prohibited in front yards.

(iii) Nonresidential development and/or uses within a Rural Neighborhood Preservation NPO shall be subject to §30.04.07, *Residential Adjacency.*

G. Planned Community Overlay (PCO)[87]

1. Purpose

The Planned Community Overlay (PCO) district is established to identify areas approved as a master planned community.

2. Standards

The standards applicable in a PCO district shall be detailed in an approved Specific Plan, area-specific design standards, and/or the Development Code locked-in pursuant to a valid development agreement.

3. Initiation, Establishment, or Amendment

The Board may establish or amend a PCO district through a rezoning per §30.05.04B, *Zone Boundary Amendment (Rezoning).*

[87] New district per staff request to provide a zoning overlay tool to recognize approved major projects.

H. Red Rock Overlay (RRO)

Commentary

Existing substantive standards from Part F of Chapter 30.48 are carried forward. Existing §30.48.290, Policy Framework and Relevant Plans, is not carried forward. The Code Assessment Report notes that this section may require additional review and changes to ensure compliance with the Master Plan and any changes to the overall development standards to ensure there is no duplication. Some internal cross-references still must be updated for the public draft.

1. Purpose[88]

The Red Rock Overlay (RRO) district is established to maintain the rural character of the area, preserve wildlife habitat, and minimize the visual impact of development on the adjacent Red Rock Canyon National Conservation Area (RRCNCA).

2. Applicability

i. General

The RRO district is defined as the area referred to as the "Red Rock Design Overlay District Map" in Appendix G, Map 12, which is incorporated by reference.

ii. Exceptions

No waivers or variances of standards within this §30.02.26H shall be approved.

3. Density and Intensity Restrictions

i. General

In the RRO district:

(a) No request shall be accepted to increase the number of residential dwelling units allowed by the zoning regulations in existence on June 18, 2003, unless the increase can be accomplished by the trading of development credits (or similar mechanism) that would allow a greater number of residential dwelling units to be constructed in an area without increasing the overall density of residential dwelling units in that area;

(b) No new nonresidential zoning district shall be established; and

(c) No nonresidential zoning district in existence on June 18, 2003, shall be expanded.

ii. Exceptions

Density and intensity restrictions shall not apply to the following:

(a) Public facilities; and

(b) Properties privately owned as of March 21, 2016, in the following sections within Township 22 South, Range 59 East: Sections 13, 14, 15, 16, 21, 22, 23, and 24 as shown in Appendix --, *Red Rock Overlay Map*.

4. Site Development Standards[89]

i. Natural Areas[90]

[88] Updated purpose statement to be clearer. Traffic concerns removed since the contributions to traffic are addressed through the overall rural character.

[89] Standards are reorganized to improve the clarity and user-friendliness of this section and generally be organized from large, site-wide standards to detailed design standards.

[90] Duplicate standards that apply to the entire site are removed for this subsection (only applied to natural areas).

The following standards are intended to minimize development impacts on adjacent existing communities and environmentally sensitive areas, including the town of Blue Diamond, Calico Basin, and the RRCNCA, and shall apply to any new lot and any vacant lot of two or more acres.

(a) Applicability[91]

Any residential development shall be required to meet the standards of this subsection, unless waived.

(b) General

Each lot in the RRO district shall contain a building envelope surrounded by a natural area, as described below:

(1) The building envelope is the specified area for any proposed building or structure, including retaining walls, except as permitted by subsection (c), below.

(2) The building envelope shall be depicted on an approved site plan, generally in the center of the lot, 25 feet from the lot line or right-of-way, whichever is greater.

(3) The natural area is the land extending from the boundary of the building envelope to the lot line and shall remain in, or be restored to, a condition characteristic of the surrounding native geographical features.

(c) Natural Area Design Requirements

(1) Retaining walls constructed of man-made materials such as concrete, and solid perimeter walls, fences, and patios are prohibited. A waiver may be accepted if the use of public property is creating a nuisance on the adjacent private property.

(2) Driveway width should be limited to the minimum required width.

(3) No entrance feature shall exceed 48 inches in height. Entry arches and portals are prohibited.

(d) Natural Area Landscaping

The natural area shall only include endemic species based on the elevation of the parcel or lot, as follows:

(1) Below 3,500 Feet: Creosote Bush, Desert Globemallow, Cottonwood, Gooding Willow, Hopsage, Mormon Tea, Range Ratany, White Bursage, Big Galleta, Bush Muhly, Desert Marigold, Sand Dropseed.

(2) 3,500 to 6,000 Feet: Banana Yucca, Blackbrush, Buckwheat, Horsebrush, Joshua Tree, Desert Needle Grass, Galleta, Indian Ricegrass, Purple Three-Awn.

(3) Both Elevation Ranges: Mojave Yucca, Desert Trumpet, Barrel Cactus, Cottontop, Blue Diamond Cholla, Old Man Cactus, Silver Cactus, Staghorn Cholla, Strawberry Hedgehog, Utah Agave (see Southern Nevada Regional Planning Coalition's Regional Plant List for specific plant information) shall be planted in the natural area, and a list of endemic species shall be filed as part of the mapping process. Turf is not an endemic species within the RRO district.

ii. Hillside Development

Blue Diamond Hill forms 2 distinct ridgelines as defined by Appendix G, Map 12. One faces the Las Vegas Valley, and the other faces Cottonwood Canyon and the Red Rock Scenic Loop. To preserve

[91] New. Added to clarify applicability.

the viewsheds from both sides of the hilltop, the following standards shall apply, in addition to the design standards in §30.04.06J, *Hillside Development*:

(a) Development shall not be permitted on the eastern side of the east ridge or the western side of the west ridge, nor the topmost 600 feet of the opposite side of each ridgeline.

(b) Any structure should be lower than the elevation of the ridgelines, and structures along either ridgeline visible from the Las Vegas Valley or from Highway 159 are expressly prohibited. Unobtrusive, unlit overlook facilities such as Parking Lots, picnic areas, and restrooms may be permitted if approved through a public hearing application process.

(c) In areas where the land has not been significantly altered through mining and/or where the natural landforms have been preserved, grading shall be limited to flood control protections and may include channels and/or berms necessary to conform with Public Works standards. Where the land has been altered through mining or other uses, a plan to re-grade the land to create a natural appearance without significant importation of fill materials shall be submitted.

(d) To minimize visual impacts, a building site may be cut below or filled above the natural grade to conceal the development from a critical viewpoint.

(e) Drainage shall utilize natural channels unless flood control standards preclude it.

(f) Subdivision mapping shall follow the natural contours of the land. In previously disturbed areas, through grading and/or mining activities, subdivisions shall avoid rectilinear designs.

iii. Landscaping, Buffering, and Screening[92]

Landscape improvements should be integrated with the overall project site requirements with sensitivity to the natural topography and existing or indigenous vegetation. Plant materials shall enhance the existing area, especially when visible from an adjacent right-of-way, and mitigate impact to washes, slopes, and sensitive environmental features. The following standards shall be used:

(a) Plant materials shall use compatible form, texture, and scale.

(b) Plant materials shall be used as accent elements at entry ways.

(c) All nonresidential off-street parking areas shall be screened from all rights-of-way by low walls and/or fences 3 feet in height or less, or by continuous dense vegetation or a combination of these.

(d) All development shall provide plants similar in form and scale to existing area vegetation. Nonresidential development shall provide accent plants at entryways, changes in direction, and intersections of roads; trees clustered at plaza areas or other public gathering places; and clear identification of public, semi-public, and private areas by using varying elevations, low walls, fences, landscaping, lighting, color, and changes in paving texture to create distinctions between different land use areas.

(e) The building envelope area may use native and naturalized species not exceeding 25 feet in height at maturity.

iv. Fences and Walls

(a) Fences and walls, including retaining walls, shall be designed to complement the architecture and exterior materials of the primary structure.

(b) No fence or wall shall be more than 6 feet in height. No retaining wall shall be more than 4 feet in height.

[92] Standards referring to Natural Areas are consolidated in that subsection. The standard limiting the use of xeriscaping is removed to allow that type of landscaping.

(c) Wildlife-friendly fencing, as identified by existing BLM standards, is required along all conservation area boundaries.

(d) Chain link or coated chain link fence are prohibited; however, tubular metal fencing may be acceptable if augmented at 50-foot intervals by decorative pilasters that complement the architecture of the primary structure.

(e) Fencing materials may include traditional farm fencing (smooth twisted wire mounted on posts) or alternative fencing like that used for confining domestic animals, if all fencing is compatible with the character of the immediate area.

v. Connectivity

(a) Within the boundaries of the RRCNCA, including the area between the James Hardie plant and the detention basin on Charleston Boulevard and Highway 159, no additional ingress or egress from Highway 159 shall be permitted unless required by the County for emergency access, unless the property is adjacent to Highway 159 and provides the only means of legal access.

(b) New vehicular access shall be limited to public areas such as trails and recreational facilities.

(c) Access from residential development should be controlled, and pedestrian, bicycle, and equestrian access to public lands shall be limited to developed trailheads and parking areas.

(d) No dead-end street or drive shall be permitted.

vi. Building Design[93]

(a) Purpose

This subsection establishes minimum design standards for buildings within the RRO district to minimize the development impacts on adjacent communities and environmentally sensitive areas and promote building design compatible with the character of the immediate area.

(b) Applicability

This subsection shall apply to all new primary structures in the RRO district.

(c) Architecture

(1) Building Materials

(i) Architectural components shall complement the texture and color palette found in the existing natural rock mosaic and consist of subtle, low reflectance, neutral hues, and earth tones.

(ii) The following accent colors, usually lighter in color and hue than the building's exterior walls, are acceptable: blues, greens, reds, and yellows.

(iii) Fluorescent or neon colors are prohibited.

(2) Building Form

(i) The side and rear elevations of buildings shall be consistent with the architecture and materials use on front elevations.

(ii) Buildings shall harmonize with existing buildings by incorporating design elements of the adjacent architecture, including the scale and massing of structure; roof and parapet forms; window fenestration patterns; finishes, materials, and colors; site amenities such as walls and landscaping; and traditional or prevailing setbacks and building orientation.

[93] Reformatted and reorganized by topic.

(iii) Franchise architecture shall not be permitted unless the color palette and texture are consistent with the architectural styles in the immediate area.

(iv) Any structure shall be limited to 35 feet in height, unless otherwise required by §30.04.06, *Site and Building Design*. This provision shall not be interpreted to prohibit communication towers at greater heights as needed for reception or service in compliance with the Federal Telecommunications Act of 1996.

(3) Roofs

(i) The use of rooflines that reflect the geometries of the nearby hillsides is encouraged.

(ii) Flat or hipped roofs are preferred. Mansard, steeply pitched, or Dutch hipped roofs are not appropriate.

(iii) Roofing materials shall be nonreflective and display soft earth tones. Roofs made of wood, barrel tile, or red tile (mission style) are not permitted.

vii. Lighting

(a) Purpose

These guidelines are intended to establish clear, objective, and quantifiable standards for functional and safe lighting while minimizing negative impacts on surrounding properties.

(b) Applicability

(1) Any proposed development requiring a site plan or subdivision plan shall demonstrate conformance with landscape, lighting, and signage requirements. These plans shall address and conform to all provisions set forth under this subsection.

(2) Seasonal lighting that is part of customary holiday decorations or annual civic events, or municipal lighting installed for the benefit of public health, safety, and welfare are excluded.

(c) Standards[94]

The following standards shall apply, and shall not be waived or varied except as permitted within this subsection:

(1) Accent lighting of plant materials, buildings, and signage, and lighting for walkways, driveways, and other security and safety related lighting shall be achieved with hidden light sources, including: surface mounted fixtures; lamps recessed in building soffits, overhangs, and walls; lamps recessed in the ground; and lamps hidden by plant materials.

(2) Floodlights, spotlights, or similar lighting shall not be used unless approved as an integral architectural element.

(3) Exterior lighting should be architecturally integrated with the building style, material, and colors. Exterior fixtures shall be mounted no higher than the first story eave, or 14 feet above finished grade, whichever is lower.

(4) Illuminated roof canopies not permitted.

(5) Exterior fixtures shall be completely shielded and oriented to focus light downward and inward from the edge of the property.

[94] Standards updated to be more clear (less vague language) and reduce overlap.

(6) Parking lot and streetlight fixtures shall be cut-off fixtures (no cobra head fixtures), designed and positioned to cast adequate light for safety and security but adjusted to eliminate encroachment on neighboring properties, and shall not exceed 35 feet in height.

(7) Average light levels for the site shall be limited to 2 foot-candles with maximum levels limited to 16 foot-candles, measured from 4 feet above the surface of any point on the site.

(8) Light sources shall be limited to a maximum off-site luminance not to exceed ½ foot-candle of illumination beyond the property containing the light source.

(9) All outdoor light fixtures installed and maintained on nonresidential developments shall remain off during nonbusiness hours except for accent lighting, as permitted above.

viii. Nonresidential Signs and Community Features

(a) Purpose

This subsection is intended to provide for a cohesive and unified sign program for the RRO district.

(b) Applicability

This subsection applies to nonresidential development.

(c) Sign Standards

(1) Signs shall conform to the color guidelines of this subsection and complement the architecture of the site.

(2) Specialty, freestanding, revolving, blinking, and parapet signs shall be prohibited.

(3) Exposed neon is not permitted.

(4) All signs shall be integrated with and complement the site plan and architecture.

(5) One wall sign, no greater than 10% of the building elevation, is permitted per building.

(d) Community Feature Standards

(1) Landscaping, street furniture, public information signs, utilities, and street lighting shall be grouped together in clusters to eliminate visual clutter and to free sidewalk areas of impediments.

(2) Public art may be incorporated in the overall design of the site plan.

(3) Artwork shall be constructed of permanent type of materials to be durable.

(4) Artwork scale, material, form, and content shall be similar to adjacent buildings and landscape to complement the site and surrounding environment.

(5) Artwork shall adhere to the architectural and color guidelines set forth in this subsection.

I. Spring Mountain Overlay (SMO)

1. Purpose[96]

The Spring Mountain Overlay (SMO) district is established to maintain the rural character and cultural heritage of the community, preserve wildlife habitat, and minimize the impacts of development.

2. Applicability

The SMO district is defined as the area referred to as the "Spring Mountain Overlay Map" in Appendix G, Map 12, which is incorporated by reference. The SMO district includes 2 parts as described below:

i. Part I encompasses the area within the Spring Mountain National Recreation Area, as described in subsection (1) of Section 7 of Chapter 198, Statutes of Nevada 2009, as amended by Chapter 104, Statutes of Nevada 2011.

ii. Part II encompasses the area excluded from the Spring Mountain National Recreation Area as described in subsection (2) of Section 1 of Chapter 104, Statutes of Nevada 2011.

3. Density and Intensity Restrictions[99]

i. Part I

Except for public facilities, applications pertaining to land within Part I shall not be accepted to:

(a) Increase the number of residential dwelling units allowed by the zoning regulations in existence on July 1, 2009.

(b) Establish a new nonresidential zoning district.

(c) Expand the size of any nonresidential zoning district.

ii. Part II[100]

The land within Part II shall only be used for facilities and operations related to outdoor recreational activities. Land use applications shall not be accepted to allow the following:

(a) Bed and Breakfast, Resort Hotel or Rural Resort Hotel, Hotel or Motel, or barding house.

(b) Gas Station.

(c) Retail use primarily devoted to selling consumable products or food for human consumption off premises. This provision does not prohibit the operation of a snack bar for the dispensing of food and beverages.

(d) Restaurant franchise or chain.

(e) Any residential development of more than 1 dwelling per 2 acres.

[96] Slightly modified (traffic would be an impact of development).

[99] Standard for permitted uses not carried forward. It essentially states that uses should follow the use table for the underlying zoning district, which is duplicative information.

[100] Use terms updated to reflect latest terminology.

Chapter 30.03 Use Regulations

Commentary

This chapter builds on and updates existing standards in Chapter 30.44. The current schedule of uses is updated with broader and simpler use categories and additional subcategories that are intended to make it easier to find uses. The overall structure of the chapter is overhauled to rely less on a master table (although a summary table is also provided). Instead, each individual use has its own use table followed by relevant standards.

Overall, this chapter consolidates and removes redundant or outdated uses, updates terminology to reflect contemporary practice, and proposes new use types to address contemporary issues with housing variety, temporary and mobile businesses, and mixed-use development. Where a use seems to work as intended, no changes are proposed.

30.03.01 Purpose and Organization

A. Purpose

This chapter identifies the land uses allowed in Clark County's zoning districts and establishes standards that apply to certain uses with unique characteristics or impacts.

B. Explanation of Use Table

1. Uses Permitted

A "P" in a cell indicates the use is permitted in the respective zoning district.

2. Uses Permitted with Conditions

A "C" in a cell indicates the use is permitted, with standards and conditions, in the respective zoning district. If a condition cannot be met and may be waived, then a Special Use Permit for the use shall be required.

3. Uses Requiring a Special Use Permit

An "S" in a cell indicates the use is only permitted in the respective zoning district with approval of a Special Use Permit per §30.05.05D.

4. Prohibited Uses

A blank cell indicates the use is prohibited in the respective zoning district.

5. Accessory Uses

An "A" in a cell indicates the use is only permitted in the respective zoning district as an accessory use. See §30.03.01D, *Accessory Uses and Structures.*

6. Temporary Uses

A "T" in a cell indicates the use is permitted in the respective zoning district as a temporary use. See §30.03.01E, *Temporary Uses and Structures*.

7. Use-Specific Standards and Conditions

Regardless of how a use is permitted, additional standards and conditions may be applicable to that use. Use-specific standards and conditions are identified below each use table.

C. General Standards Applicable to All Uses

1. Use for Other Purposes Prohibited

Approval of a use listed in this chapter, and compliance with the applicable use-specific standards for that use, authorizes that use only. Uses shall not be established or enlarged and buildings and structures shall not be erected, altered, or enlarged except for the uses permitted by this chapter. All

other uses not specifically listed are prohibited unless the Director has determined an appropriate use type for the unlisted use pursuant to the procedure in §30.03.01F, below.

2. Constitutionally Protected Activities

Nothing in this Title shall be construed to prohibit constitutionally protected activities including the use of a home for noncommercial gatherings of family and friends, discussion groups, religious or political gatherings, or neighborhood meetings.

3. Maintenance

All structures shall be maintained structurally sound, free of deterioration, and shall be protected from the elements by periodic painting, staining, or other weatherproofing or surface protection.

D. Accessory Uses and Structures

1. Purpose

This chapter establishes minimum standards for accessory uses and structures that are incidental and subordinate to primary uses. These standards are intended to minimize adverse impacts on surrounding properties and the community.

2. Accessory Uses and Structures Allowed[101]

i. Accessory uses and structures specifically identified in this chapter shall be allowed pursuant to the general standards in this §30.03.01D and any applicable use-specific standards.

ii. Any primary use or structure allowed in a district per this chapter may be permitted as an accessory use in that district unless otherwise prohibited by this chapter.

iii. Any primary use or structure allowed in a district per this chapter shall be deemed to include those accessory uses, structures, and activities typically associated with that use, along with any standards, unless otherwise prohibited.

3. General Standards for All Accessory Uses and Structures[102]

i. Establishment

Unless otherwise permitted by this Title, accessory uses and structures shall only be permitted in conjunction with a primary use or structure and shall not be established prior to the establishment of the primary use or structure.

ii. Ownership

Accessory uses and structures shall be under the same ownership or owner/operator as the primary use or structure.

iii. Operation

(a) Accessory uses and structures shall be conducted and located on the same lot as the primary use or structure, except as follows:

(1) Within the Cooperative Management Agreement Area, accessory uses and structures shall only be permitted on lots deed-restricted by Clark County for nonresidential uses, where a primary use is established on the adjacent lot and both properties are under the same ownership.

(2) Accessory agricultural uses and structures may be located on undeveloped lots under common ownership with an adjacent developed single-family residential lot. Any other

[101] Consider adding that, where not otherwise specified, accessory uses may be requested through alternative compliance.

[102] Existing standards carried forward with new standards proposed.

undeveloped lot(s) shall be adjacent to and consecutive with each other. No lot under a different ownership shall be located between any of the commonly owned lots.

(b) Storage of commercial vehicles constitutes a commercial use of land and is prohibited in residential districts except as otherwise expressly permitted. However, parking a single automobile used for commercial purposes is not prohibited.

E. Temporary Uses and Structures

1. Purpose

This chapter allows certain uses and structures of a limited duration subject to specified standards and conditions. This section is intended to ensure that such uses or structures do not negatively impact surrounding properties and are discontinued upon the expiration of a set time period.

2. Temporary Uses and Structures Allowed

Temporary uses and structures that are specifically identified in this chapter shall be allowed pursuant to the standards in this section.

3. Approval Process for Temporary Uses and Structures[104]

The following temporary uses shall require review and approval of temporary use permits in accordance with §30.05.05G, *Temporary Use*:

i. Seasonal sales

ii. Special event

F. Classification of New and Unlisted Uses[105]

If a use is not specifically listed in this chapter, a request for interpretation may be made to the Director.[106] Such interpretation shall be made by the Director prior to the review any application associated with the use.

1. Director Determination of Appropriate Use Type

The Director shall determine the appropriate use type for the proposed use. In making such determination, the Director shall consider the typical operations and activities, employment characteristics, nuisances, requirements for public utilities, transportation impacts or needs, and the potential impacts of the proposed use including the nature of the use and whether it includes dwellings, sales, processing, or storage.

2. Uses and Use-Specific Standards Requiring a Code Amendment

In deciding on a new or unlisted use, the Director may determine that such new or unlisted use is intentionally omitted from this Chapter because the use is not permitted or if the use requires an amendment of this Title, including for additional use-specific standards to reduce potential impacts to surrounding properties or the community. Amendments shall follow the procedures in §30.05.04C, *Title 30 Text Amendment.*

3. Appeal of Director's Determination

An appeal of the Director's determination shall be made pursuant to the procedures in §30.05.03F.4, *Appeals.*

---

[104] This section reflects current practice, which is to only require temporary use permits for some temporary uses.

[105] This section is intended to address the process for dealing with a new/unlisted use that the Code does not address (e.g., hovercraft parking, spaceport, elephant sanctuary) and not uses that are prohibited. Updates are proposed to make this clear and clarify the process.

[106] This potential application process will be explored as part of the Administration and Procedures chapter.

30.03.02 CC Summary Table of Allowed Uses

Commentary

Organization. This chapter has been reorganized to move away from a single large table with use permissions and standards listed within the table. The proposed approach features a small use table for each use with standards listed below. A summary table of allowed uses is also included for quick reference.

Use Classifications. The chapter organizes land uses by category and type, with individual uses listed alphabetically within each use type. The broader and simpler use categories and additional subcategories are intended to make it easier to find uses in the table (a purely alphabetical listing requires all users to know the exact name of a use). The updated use classification system also will allow the County to make easier future decisions when dealing with new, unlisted uses based on the impacts and intensity of the broader use categories.

Use Permissions. As part of the review of this chapter, we reviewed each use and asked the following questions:

- *When combining similar uses with different use permissions, we would ask, "which of these use permissions is most appropriate?"*
- *For any prohibited permission, we would ask, "why is this use prohibited in this zoning district?" And "can a use-specific standard mitigate any concerns about this use, therefore making it acceptable in this zoning district?"*
- *For any special use permission, we would ask, "should this use be permitted without requiring a Special Use in this zoning district?" And "are there additional standards necessary to mitigate known issues with this use type?"*

Use Standards. Our general intention is to not require more standards than is necessary, so additional standards are only proposed where we see a gap. In general, the current code provides a great deal of regulation, which we generally carried forward, but could reduce based on feedback. At the same time, many standards include the clause: "This standard shall not be waived or varied," or similar. These statements have been maintained wherever that standard is carried forward but including these might actually highlight the many standards that can be waived or varied as opposed to stopping waivers of certain standards or conditions. Following changes to the procedures and applications (Installment 3), discussion will include removing these statements. Some codes will note up-front that standards cannot be waived or modified by a Special Use, but relief may be granted through the variance process. This is one way to cut down on waivers. Changes to the variance process and required standards for approval of a variance may similarly reduce the number of variances.

This is a working draft of the table and any mention of "existing districts" will be removed in the final adopted code.

Table 30.03-1: Summary Table of Allowed Uses

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE **A** = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

Districts																						
Existing District	**R-U**	**R-A**	**R-E**	**R-D**	**R-1**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**--**	**CRT/ C-P**	**C-1/ C-2**	**--**	**--**	**H-1**	**M-D**	**M-1**	**M-2**	**--**	**O-S**	**P-F**
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS[107]**	**PF**
RESIDENTIAL USES																						
Household Living																						
Accessory Dwelling	A	A	A	A	A	A	A	A								A				A	A	
Caretaker Unit	A	A	A	A	A	A	A	A	A	A	S	S	S	S	S	S	S	S	S	S	S	S
Dwelling, Live-Work											C	C	C	C	C		S	S				
Dwelling, Multi-Family							S	P	P	P			S	S	S	S						
Dwelling, Single-Family Attached					P	P	P	S	S	S												
Dwelling, Single-Family Detached	P	P	P	P	P	P	P													P		
Employee Housing	S	S	S																	A		
Family Daycare	A	A	A	A	A	A	A	A	A	A						A						
Garage Sale	A	A	A	A	A	A	A	A	A	A												
Home Occupation	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A				A		
Manufactured Home Park								S	S	S												
Model Residence	C	C	C	C	C	C	C	C	C	C			C	C	C	C						
Temporary Dwelling	C	C	C	C	C	C	C	C														
Group Living																						
Affordable Housing	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					S
Assisted Living	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					S

[107] The Open Space (OS) district now encompasses dedicated open space and state and federal public lands. The list of permitted uses has been updated to reflect this.

Table 30.03-1: Summary Table of Allowed Uses

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE **A** = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

Districts																						
Existing District	**R-U**	**R-A**	**R-E**	**R-D**	**R-1**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**--**	**CRT/ C-P**	**C-1/ C-2**	**--**	**--**	**H-1**	**M-D**	**M-1**	**M-2**	**--**	**O-S**	**P-F**
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS[107]**	**PF**
Childcare Home	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	S						S
Community Residence	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				C		
Congregate Care/Hospice	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S							
Dormitory	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					S
Rooming House										S				S	S							
Senior Housing								P	P	P	S		S	P	P	S						S
Supportive Housing								S	S	S			S	S	S	S						S
Transitional Living for Released Offenders	S	S	S	S	S	S	S	S	S	S		S	S	S	S		S	S		S		S
CIVIC AND INSTITUTIONAL USES																						
Community Facilities																						
Banquet Facility													S	C	C	C	S	S				
Cemetery	S	S	S	S	S	S	S	S	S	S		C	C			S	C	C				S
Convention Facility													S	S	S	C	S	S				
Crematory	S	S	S	S	S	S	S	S	S	S			C	C	C		C	C	C			P
Daycare	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	S	S		S		S
Food Pantry													P									
Funeral Home	S	S	S	S	S	S	S	S	S	S	S	S	C	S	S	S	C	C				S
Museum	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	S	S		S	S	P
Place of Worship	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S	S		S		
Union Hall													S	P	P		P	P	S			
Educational Facilities																						

Table 30.03-1: Summary Table of Allowed Uses

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE **A** = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

Districts																						
Existing District	**R-U**	**R-A**	**R-E**	**R-D**	**R-1**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**--**	**CRT/ C-P**	**C-1/ C-2**	**--**	**--**	**H-1**	**M-D**	**M-1**	**M-2**	**--**	**O-S**	**P-F**
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS[107]**	**PF**
Avocational or Vocational Training Facility	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	P	S		S		P
Instruction or Tutoring Facility											S	S	P	P	P	S	S	S				S
School	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S		P
Healthcare Facilities																						
Emergency Care	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S				S
Hospital	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S				S
COMMERCIAL USES																						
Adult																						
Adult Business																		C				
Agriculture and Animal-Related																						
Animal Care Project	C	C	C	C	C															C		
Animal Hospital	S	S									S	S	P	P	P		P	P				
Apiary	C	C	C																	C	C	C
Aquaculture	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Aviary	C	C	C	C	C	C														C	C	
Community Garden	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C
Exotic/Wild Animals	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C	S	S	S	S	S	S
Farm or Garden	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Guest Ranch	S	S																		S		
Hogs and Pigs	C	C																	C	C		

Table 30.03-1: Summary Table of Allowed Uses

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE **A** = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

Districts																						
Existing District	**R-U**	**R-A**	**R-E**	**R-D**	**R-1**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**--**	**CRT/ C-P**	**C-1/ C-2**	**--**	**--**	**H-1**	**M-D**	**M-1**	**M-2**	**--**	**O-S**	**P-F**
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS[107]**	**PF**
Household Pet	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Kennel											C	C	C	C			C	C		C		
Livestock, Large	C	C	C	C	C															C		
Livestock, Medium	C	C	C	C	C															C		
Livestock, Small	C	C	C	C	C												C	C	S	C		
Plant Nursery												S	P	S	S	S	P	P		P		
Stable, Commercial	S	S	S																	C	S	S
Stable, Residential	C	C	C																	C		
Automotive and Transportation																						
Aircraft Hangar	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A
Airport or Airstrip	S	S	S	S	S	S	S	S	S	S			S			S	S	S	S	S	S	C
Gas Station													C	S		S	C	C				
Heliport	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Monorail	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Parking Lot												S	P	S	S	S	P	P				P
Passenger Terminal	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	P
Tour Guide or Transportation Service													C	C	C	C	P	P				S
Truck Stop													S				C	C	S			
Vehicle and Equipment Rental or Sales													C	S	S	C	C	C				S
Vehicle and Equipment Repair	C	C	C	C	C								C			C	C	C	S			

Table 30.03-1: Summary Table of Allowed Uses

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE **A** = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

Districts																						
Existing District	**R-U**	**R-A**	**R-E**	**R-D**	**R-1**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**--**	**CRT/ C-P**	**C-1/ C-2**	**--**	**--**	**H-1**	**M-D**	**M-1**	**M-2**	**--**	**O-S**	**P-F**
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS[107]**	**PF**
Vehicle Hobby Repair and Restoration	A	A	A	A	A																	
Vehicle Wash														C		C	C	C				
Cannabis																						
Cannabis Consumption Lounge												S	~~S~~	S	S		S	S				
Cannabis Cultivation Facility																	S	S				
Cannabis Dispensary												S	S	S	S		S	S				
Cannabis Distribution												S	S	S	S		S	S				
Cannabis Independent Testing Laboratory												S	S				S	S				
Cannabis Retail Store												S	S	S	S		S	S				
Cannabis Production Facility																	S	S				
Food and Beverage																						
Catering													P	P	P	S	P	P		S		
Craft Brewery, Distillery, or Winery											S	S	C	C	C	C	C	C	S	S		
Mobile Food Vendor											C	C	C	C	C	C	C	C	C	C	C	C
Outside Dining, Drinking, and Cooking											C		C	C	C	C	S	S		S		
Restaurant and Related Facilities											P	C	P	P	P	P	S	S		S		C
Lodging																						
Bed and Breakfast	S	S									S									S		
Hotel or Motel											S		P	P	P	P	S					

Table 30.03-1: Summary Table of Allowed Uses

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE **A** = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

Districts																						
Existing District	**R-U**	**R-A**	**R-E**	**R-D**	**R-1**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**--**	**CRT/ C-P**	**C-1/ C-2**	**--**	**--**	**H-1**	**M-D**	**M-1**	**M-2**	**--**	**O-S**	**P-F**
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS[107]**	**PF**
Resort Hotel and Rural Resort Hotel																S						
Recreation and Entertainment																						
Campground	S	S																			S	S
Dayclub/Nightclub													S	S	S	C	S	S				
Instructional Wine-Making Facility													S	S	S		S	S		S		
Live Entertainment	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C	S	S	S	S	S	S
Recreational Facility	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	S	S	S	S	S	S
Recreational Vehicle Park								S	S	S			S			C				S	S	S
Retreat	S	S														C						
Special Event	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T	T	T
Retail and Services																						
Accessory Commercial	S	S	S	S	S	S	S	S	S	S						S						
Bathhouse																		S				
Escort Bureau													S	S	S	S	C	C				
Financial Services											S	P	P	P	P	C	S	S				
Massage	C	C									C	C	C	C	C	C	C	C				
Office											C	C	C	C	C	S	S	S				C
Office, Sales/Leasing	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				
Office, Temporary	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Outdoor Market	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S
Personal Services	S	S	S	S	S	S	S	S	S	S	P	C	P	C	C	C	C	C				

Table 30.03-1: Summary Table of Allowed Uses

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE **A** = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

Districts																						
Existing District	**R-U**	**R-A**	**R-E**	**R-D**	**R-1**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**--**	**CRT/ C-P**	**C-1/ C-2**	**--**	**--**	**H-1**	**M-D**	**M-1**	**M-2**	**--**	**O-S**	**P-F**
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS[107]**	**PF**
Retail											C	C	C	C	C	C	C	C		C		C
Seasonal Sales											T	T	T	T	T	T	T	T		T		
Wedding Chapel	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
INDUSTRIAL USES																						
Industrial Services																						
Auction													S			C	S	P	P			
Dry Cleaning Plant																	P	P	S			
Laboratory												S	S				P	P	S			
Manufacturing and Production																						
Alternative Fuels Processing																	P	P	P			
Animal Byproducts																			S			
Batch Plant	S																	S	S			
Batch Plant, Temporary	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S
Brewery, Distillery, or Bottling Plant																	P	P	S	S		
Food Processing		C											C			C	C	C		C		
Gunsmith													P				P	P				
Manufacturing, Artisan	S	S											C			P	P	P		P		
Manufacturing, Heavy																			S			
Manufacturing, Light																	C	C	C			
Manufacturing, Medium																		C	S			

Table 30.03-1: Summary Table of Allowed Uses

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE **A** = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

Districts																						
Existing District	**R-U**	**R-A**	**R-E**	**R-D**	**R-1**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**--**	**CRT/ C-P**	**C-1/ C-2**	**--**	**--**	**H-1**	**M-D**	**M-1**	**M-2**	**--**	**O-S**	**P-F**
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS[107]**	**PF**
Taxidermy																	P	P		P		
Natural Resources																						
Gravel Pit	S																		S			
Gravel Pit, Temporary	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S
Mining and Extraction	S																	S	S			
Rock Crushing	S																	S	S			
Warehousing and Storage																						
Fuel Storage																	S	S	S			
Hazardous Materials or Waste Storage																			S			
Mini-Warehouse													S				P	P				
Outdoor Storage and Display	S	S	S		S								C			C	C	C	C	C		C
Truck Staging																	S	S				S
Warehouse and Distribution																	C	C	S			S
Wholesale													C			C	P	P				
Waste and Salvage																						
Composting	S																	C	C	C		
Public Storage Bin Facility	S	S	S									S	S				S	S	S			S
Recyclable Collection											A	A	A	A	A	A	A	A	A			A
Recycling Center																		S	S			
Refuse Transfer Station																		S	S			

Table 30.03-1: Summary Table of Allowed Uses

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE **A** = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

Districts																						
Existing District	**R-U**	**R-A**	**R-E**	**R-D**	**R-1**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**--**	**CRT/ C-P**	**C-1/ C-2**	**--**	**--**	**H-1**	**M-D**	**M-1**	**M-2**	**--**	**O-S**	**P-F**
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS[107]**	**PF**
Salvage Yard																			S			
Sanitary Landfill																			S			

Table 30.03-1: Summary Table of Allowed Uses

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE **A** = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

Districts																						
Existing District	**R-U**	**R-A**	**R-E**	**R-D**	**R-1**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**--**	**CRT/ C-P**	**C-1/ C-2**	**--**	**--**	**H-1**	**M-D**	**M-1**	**M-2**	**--**	**O-S**	**P-F**
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS[107]**	**PF**
PUBLIC AND QUASI-PUBLIC USES																						
Government																						
Detention Facility																						S
Government Facility	S	S	S	S	S	S	S	S	S	S	S	S	C	C	C	S	S	S	S	S	S	C
Government Facility, Temporary	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Library	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	S		S	S	P
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities																						
Communication Antenna	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Communication Tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Communication Utility Building	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	P	P	S	S	S	S
Electric Generation, Large-Scale	S															C	S	S	S	A	S	S
Electric Generation, Small-Scale	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Public Utility Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Reclamation Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Wastewater Package Treatment Plant	S	S	S	S													S	S	S			S
Wastewater Treatment Plant	S																S	S	S			S

30.03.03 Residential Uses[108]

Commentary

This draft also includes small use tables for each use listed in the summary table, above. Like the summary table, the format and content of these tables will be updated in future drafts to remove reference to "existing districts," color coding, and the color key. For now, these features are intended to help readers understand where changes are being proposed during the drafting process.

The color key includes an explanation of color coding and symbols (color-vision-deficiency friendly) to indicate when a use is new, when the proposed use permission is made more or less permissive, and to show the previous use permission. Please note that a few existing districts are being consolidated and many existing uses are being consolidated in this process. Color coding is not used to indicate when a use was previously permitted differently in the two districts when the existing permission of one district is carried forward. Generally, this draft leans towards allowing uses more permissively when there is conflict between consolidated uses or districts to reduce nonconformities.

A. Household Living[109]

Uses characterized by residential occupancy of a dwelling unit by a "family." Specific use types include:

1. Accessory Dwelling[111]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Accessory Dwelling	A	A	A	A	A	A	A	A								A				A	A	

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Location and Access

(a) An Accessory Dwelling shall only be permitted in conjunction with a single-family residence. This standard shall not be waived or varied.

(b) No more than 1 Accessory Dwelling shall be permitted on any 1 lot or parcel.

ii. Layout and Design

[108] The general approach for residential uses is to expand housing options to support affordability and housing choice. New commercial districts (CN, CC, and CU) support mixed-use development and higher-density housing options.

[109] Household living (typically 1 family per unit) is differentiated from group living arrangements where there are individual rooms in a shared living space.

[111] Standards are updated to address typical concerns more clearly about this use without being overly restrictive.

(a) An Accessory Dwelling shall not be permitted on a lot that is less than the minimum area required by the zoning district unless the lot area was reduced by the approval of a planned unit development (PUD). In no case shall an Accessory Dwelling be permitted within a Manufactured Home Park or on a lot that is less than 4,000 square feet. This standard shall not be waived or varied.

(b) On a parcel or lot that is less than 10,000 square feet, an Accessory Dwelling shall not exceed 75% of the gross floor area of the habitable area of the primary dwelling. This standard shall not be waived or varied.[112]

(c) On a parcel or lot that is 10,000 square feet or greater, or on lots in the Nonurban Area, there is no maximum size for an Accessory Dwelling.[113]

(d) An Accessory Dwelling shall include a similar roofline, colors, and building materials as the primary dwelling.

(e) A recreational vehicle or travel trailer shall not be permitted as an Accessory Dwelling.

2. Caretaker Unit[114]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Caretaker Unit	A	A	A	A	A	A	A	A	A	A	S	S	S	S	S	S	S	S	S	S	S	S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

(a) A Caretaker Unit shall be clearly accessory and subordinate to a primary commercial or industrial use, or Manufactured Home Park or Recreational Vehicle Park.

(b) In the IL and IH districts, the unit shall be screened and not visible from any right-of-way.

(c) The Caretaker Unit shall not require compliance with the standards in §30.04.07, *Residential Adjacency*.

(d) A Caretaker Unit may only be permitted in a residential district with the following standards:

(1) The unit shall be located within an approved recreational vehicle and/or boat storage area within the residential subdivision or within a common area controlled by a homeowner's association.

(2) The unit shall be located on a parcel of 40,000 square feet or more.

[112] Proposed increase from 40% or 1000 sq ft.

[113] Proposed increase from 1500 sq ft.

[114] Updated use name to consolidate with similar accessory uses: "Manager's Unit" and "Watchman's Manufactured Home."

ii. Operation

The unit shall only be occupied by the owner, lessee, or employee of the owner or lessee, and shall not be subdivided, rented, or leased separately from the primary use. This standard shall not be waived or varied.

3. Dwelling, Live-Work[115]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Dwelling, Live-Work											C	C	C	C	C		S	S				

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

The nonresidential portion of the Live-Work Dwelling shall face the street. Residential areas shall be located on upper floors above nonresidential areas, or in the rear of the building behind nonresidential areas.

ii. Operation

Any nonresidential use shall be operated by a resident of the Live-Work Dwelling.

4. Dwelling, Multi-Family

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Dwelling, Multi-Family							S	P	P	P			S	S	S	S						

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Common Open Space

Multi-family developments outside of residential zoning districts shall provide common open space equal to at least 20% of the total site area. Acceptable forms of common open space are described in §30.04.06I.

[115] New.

5. Dwelling, Single-Family Attached

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Dwelling, Single-Family Attached					P	P	P	S	S	S												

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

6. Dwelling, Single-Family Detached

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Dwelling, Single-Family Detached	P	P	P	P	P	P	P													P	P	

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

7. Employee Housing[116]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Employee Housing	S	S	S																	A		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

[116] Formerly "Dwellings Employee Housing," but relocated here because it only occurs accessory to other uses.

In the RS80, RS40, and RS20 districts, Employee Housing shall only be permitted with approval of a Special Use Permit in conjunction with a commercial agricultural use that is at least 40 acres or in conjunction with a Commercial Boarding Stable. See §30.05.05D, *Special Use Permit*.

8. Family Daycare

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Family Daycare	A	A	A	A	A	A	A	A	A	A						A						

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

Family Daycare shall only be permitted accessory to a residential dwelling, and the residential appearance of the dwelling shall not reflect or indicate that a business is operated therein. This standard shall not be waived or varied.

9. Garage Sale[117]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Garage Sale	A	A	A	A	A	A	A	A	A	A												

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

(a) A Garage Sale shall be in conjunction with a residential use and limited to no more than 4 days per half calendar year.

(b) A Garage Sale is permitted outside.

[117] Changed from Accessory to Temporary use.

10. Home Occupation[118]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Home Occupation	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A				A		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

A Home Occupation shall be clearly accessory and subordinate to the primary residential use and may be permitted with the following standards:

i. Operation

(a) There shall be no receipt of products or materials, except normal delivery for the primary residential use. This standard shall not be waived or varied.

(b) No Home Occupation shall be conducted outside, nor shall any storage associated with a Home Occupation be located outside.

(c) No on-site clients or customers or nonresident employees shall be permitted, except as follows.

(1) One client or customer of a single-station salon/barbershop.

(2) No more than 1 student.

(3) In the Nonurban Area, employees, customers, or clients shall only be allowed with approval of a Zoning Compliance application, as described in §30.05.09G, which shall include letters of consent from all property owners with 300 feet of the property hosting the Home Occupation, prior to business license approval.

(d) The following commercial activities shall not be permitted as a Home Occupation:

(1) Adult Business;

(2) Escort bureau;

(3) Vehicle and Equipment Repair, except where permitted by this chapter;

(4) Businesses involving firearms, explosives, ammunition, gunpowder, or any other weapon as regulated by NRS §202.350, except for the training in the use of weapons at an approved off-site facility;

(5) Healthcare facilities;

(6) Parking of a Mobile Food Vendor vehicle, toed trailer, or mobile or movable stand; and

[118] See definitions for details on consolidation of many Home Occupation-type uses.

(7) Businesses involving smelting of metal.

11. Manufactured Home Park[119]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Manufactured Home Park								S	S	S												

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Location and Access

A Manufactured Home Park shall be located in a qualified opportunity zone or in an area subject to an approved redevelopment plan. This standard shall not be waived or varied.

ii. Layout and Design[120]

(a) At least 200 square feet of open space shall be provided per unit, exclusive of paved areas.

(b) A Manufactured Home Park shall provide at least 3 distinct amenities within the community which may consist of a community clubhouse, pool, playground, sports court (e.g., basketball, tennis, pickleball), dog park, or walking/exercise path. The cumulative area of community amenities shall not be less than 5% of the gross lot area.

(c) Manufactured home units shall be at least 400 square feet.

(d) Manufactured home lots shall be at least 750 square feet.

(e) Maximum density shall be no more than 25 dwelling units per acre.

(f) Manufactured homes shall be 5 feet from any drive aisle, 10 feet from any perimeter street, 5 feet from any side interior lot line, and 5 feet from any rear lot line, except that a rear lot line that abuts a perimeter street shall require a 25-foot setback.

(g) A balcony, deck, or patio cover shall be 3 feet from a side interior setback, 7 feet from a side street setback, 3 feet from a rear setback, and 10 feet from any setback that abuts a perimeter street.

iii. Operation[121]

(a) Permanently marked lot lines at each corner, which may be relocated subject to the total number of lots remaining the same.

[119] Currently, "Manufactured Home" is only permitted in the R-T district, which has been eliminated. In this draft, manufactured homes are permitted in RM districts.

[120] New.

[121] Further discussion about these existing provisions may be necessary because these regulations may be repeating similar information in NRS or another Title.

(b) Lot numbers shall be shown on each home.

(c) Park operator(s) shall provide a list of tenant addresses on January 15 and July 15 each year to the Director.

(d) All common areas shall be professionally maintained by a property management company or homeowners' association.

(e) Recreational vehicles or transient housing shall not be permitted.

(f) A Park with 5 or more units shall provide common open space of at least 15 % of the site area that meets the requirements of §30.04.06I.5, *Design Standards for Common Open Space*.

iv. Procedures

A Manufactured Home Park shall meet the following standards in addition to the other use-specific standards:

(a) Be an Affordable Housing project as certified by the Clark County Social Service Department, Division of Community Resources.

(b) Comply with manufactured home construction and safety standards per 24 CFR Part 3280 with year of construction 2022 or newer.

12. Model Residence[122]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Model Residence	C	C	C	C	C	C	C	C	C	C			C	C	C	C						

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

The following standards shall not be waived or varied:

i. Layout and Design

Prior to the recording of a subdivision map, the maximum number of Model Residences shall be:

(a) No more than 6 single-family Model Residences shall be permitted, except that developments 300 acres or greater shall permit no more than 20 Model Residences.

(b) No more than 8 multi-family or manufactured home Model Residences shall be permitted.

ii. Procedures

[122] Permissions expanded to generally allow Model Residences wherever household living uses are permitted, except in the CP district.

(a) Model residences shall be converted to a permanent residential dwelling within 30 days after the sale of the last unit within the development.[123] This time limit does not apply to models for multi-family apartment complexes or Manufactured Home Parks, if the residential character of the model is maintained, and all manufactured homes are properly installed.

(b) Model residences constructed prior to the recording of a subdivision map shall meet the following standards:

(1) A final map technical review shall be submitted and off-site improvement bonds posted for the residence location..

(2) The final map may not be revised after the permits for the models or units have been issued, except with approval of the Director.

(3) The models or lots within the proposed subdivision may not be sold separately until the final subdivision map has been recorded.

(4) The Model Residence shall meet the setbacks required by the district from the future lot lines to be established by the subdivision as required by this Title.

(c) Fencing may be installed and off-site improvements may be temporarily deferred for a public street with the following standards:

(1) Road closure shall be approved by the Director of Public Works;

(2) Bonding for full off-site improvements shall be posted.;

(3) Street area shall be covered with landscaping; and

(4) Upon sale of Model Residence(s), the street shall be improved to Clark County standards.

13. Temporary Dwelling[124]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Temporary Dwelling	C	C	C	C	C	C	C	C														

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

The following standards shall not be waived or varied:

i. Layout and Design

A Temporary Dwelling shall be a minimum of 5 feet from any lot line.

[123] 30-day standard included from Sales/Leasing Office.

[124] "Temporary Living Quarters" use is replaced by this use and not carried forward.

ii. Operation

(a) The dwelling is only permitted during the construction of dwelling or the reconstruction of a damaged or destroyed dwelling on the same property.

(b) A building permit for the new residence, or a permit to remodel or demolish the damaged or destroyed dwelling, has been issued.

(c) For recreational vehicles, and manufactured homes not meeting County standards for manufactured homes, occupancy and use shall be limited to 24 months from building permit issuance or 30 days after final inspection approval, whichever comes first.

B. Group Living

Uses characterized by residential occupancy of a structure by a group of people who do not meet the definition of "household living." Tenancy is arranged on a monthly or longer basis and the size of the group may be larger than a "family." Generally, group living structures have a common eating area for residents. Residents may receive care, training, or treatment, and caregivers may also reside at the site. Specific use types include:

1. Affordable Housing

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Affordable Housing	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

The maximum residential density may be increased as follows:

(a) In the RM18 and CG districts, 22 units per gross acre.

(b) In all other districts, 39 units per gross acre, unless otherwise permitted.

ii. Operation

The Clark County Social Service Department, Division of Community Resources shall authorize any proposal prior to submittal.

2. Assisted Living[125]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Assisted Living	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Location and Access

An Assisted Living facility shall be permitted when accessed from an arterial or collector street or a commercial complex.

ii. Layout and Design

(a) A facility within a residential development shall be designed with a residential appearance consistent with the neighborhood.

(b) Facilities shall meet the district standards for density. For districts without a density standard, density of the facility shall not exceed 25 dwelling units per acre. This standard shall not be waived or varied. The following shall be used for purposes of calculating the density of an Assisted Living facility:

(1) Each bedroom/unit less than 120 square feet shall be counted as ¼ of a dwelling unit except as specified in subsection (3), below.

(2) Each bedroom/unit over 120 square feet shall be counted as ½ of a dwelling unit except as specified in subsection (3), below.

(3) Where a portion of a bedroom/unit will not be used additional beds, but will be used as a seating area or similar purpose, density shall be calculated as follows:

(i) Each bedroom/unit 120 to 180 square feet shall be counted as ¼ of a dwelling unit; and

(ii) Each bedroom/unit 180 square feet or more shall be counted as ½ of a dwelling unit.

3. Childcare Home[126]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Childcare Home	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	S						S

[125] Consolidates "Assisted/Independent Living Facility," "Congregate Care," and "Hospice."

[126] Permissions expanded to allow in multi-family residential and mixed-use districts.

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

4. Community Residence

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Community Residence	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				C		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. General

The approval authority shall not deny an application or require any additional standards or conditions for approval of a Community Residence on any basis that discriminates against people with disabilities by treating a Community Residence differently than other forms of housing.

ii. Location and Access

(a) A minimum separation of 660 feet shall be maintained, measured door-to-door along the nearest pedestrian or vehicular route, whichever is shorter, from any other existing Community Residence. When there is a street, freeway, or drainage channel at least 100 feet wide between the proposed Community Residence and an existing Community Residence, no further separation is required. When the population of a proposed Community Residence is of such a nature that its location must be kept confidential for it to function successfully, such as for victims of domestic abuse, no separation shall be required.

(b) A Special Use Permit is required to locate within 660 feet of an existing Community Residence except when the proposed Community Residence qualifies for an exception specified in (a), above.

(1) For any application submitted to locate a Community Residence within 660 feet of an existing Community Residence, the approval authority shall approve the application unless it determines that 1 or more of the following conditions would occur:

(i) The building to be occupied would be established or modified in a manner that would make it inconsistent with the scale and architectural character of the neighborhood;

(ii) The proposed Community Residence, together with existing Community Residences, would alter the residential character of the neighborhood by creating an institutional atmosphere due to the concentration of Community Residences on a block or adjoining blocks; or

(iii) The location is unsuitable as a result of non-compliance with 30.03.03B.4.iii, below.

(2) When located in a nonresidential district, except the AG district, a Community Residence may be established only as part of a mixed-use development.

iii. Operation

The Community Residence shall not be made available to 1 or more individuals whose tenancy would constitute a direct threat to the health and safety of other individuals or whose tenancy would result in substantial physical damage to the property of others.

5. Congregate Care/Hospice

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Congregate Care/Hospice	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S							

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Location and Access

Facility shall be adjacent to and accessed from an arterial or collector street or a commercial complex.

ii. Layout and Design

A facility within a residential development shall be designed with a residential appearance consistent with the neighborhood.

6. Dormitory

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Dormitory[127]	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					S

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

[127] Permissions reduced in IL district and OS district to reflect potential impact and infrastructure needs of this use.

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

NEW | MORE PERMISSIVE | LESS PERMISSIVE

7. Rooming House[128]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Rooming House										S				S	S							S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW | MORE PERMISSIVE | LESS PERMISSIVE

i. Layout and Design

A Rooming Housing shall include no more than 50 guest rooms per acre.

8. Senior Housing

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Senior Housing								P	P	P			S	P	P	S						S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW | MORE PERMISSIVE | LESS PERMISSIVE

i. Layout and Design

The maximum residential density of the development may be increased as follows:

(a) In the RM18 and CG districts, the maximum may be increased to 22 units per gross acre.[129]

[128] Proposed new name for "Boarding House."

[129] Density increased from 18 units to 22 units as a result of consolidation of C-1 and C-2 districts.

(b) In all other districts, the maximum may be increased to 39 units per gross acre, unless otherwise permitted.

9. Supportive Housing[130]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Supportive Housing								S	S	S			S	S	S	S						S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

The following standards shall not be waived or varied:

i. Layout and Design

Density shall be permitted as follows:

(a) In the RM18 and CG districts, the maximum may be increased to 22 units per gross acre.[131]

(b) In all other districts the maximum may be increased to 39 units per gross acre, unless otherwise permitted.

ii. Operation

A Supportive Housing project shall not be approved without written verification from a certified professional engineer (or architect) that the project complies with all applicable HUD requirements for Supportive Housing.

10. Transitional Living for Released Offenders

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Transitional Living for Released Offenders	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S		S		S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

[130] Permissions increased to match Multi-Family Dwelling and comply with the Fair Housing Act. Housing should be permitted the same as for people with and without disabilities.

[131] Density increased from 18 units to 22 units as a result of consolidation of C-1 and C-2 districts.

30.03.04 Civic and Institutional Uses

A. Community Facilities

Uses in this category include buildings, structures, or facilities that provide a service to the public. Specific use types include:

1. Banquet Facility[132]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/C-P	C-1/C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Banquet Facility													S	C	C	C	S	S				

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Location and Access[133]

(a) A facility shall only be permitted when accessed from an arterial or collector street.

(b) A facility shall be 200 feet from any residential development.

2. Cemetery

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/C-P	C-1/C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Cemetery	S	S	S	S	S	S	S	S	S	S		C	C			S	C	C				S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Location and Access

A Cemetery shall only be permitted when accessed from an arterial or collector street.

ii. Layout and Design

[132] Consolidation and simplification of "Banquet Facilities."

[133] New access standard with standard for club setbacks carried forward here.

A Cemetery for the internment of pets shall at least 2.5 acres per NRS 452.670. This standard shall not be waived or varied.

iii. Operation

A Cemetery may be permitted outside.

3. Convention Facility

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Convention Facility													S	S	S	C	S	S				S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

In the CR district, an establishment shall only be permitted in conjunction with a Hotel or Motel, Resort Hotel, or Rural Resort Hotel.

4. Crematory

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Crematory	S	S	S	S	S	S	S	S	S	S			C	C	C		C	C	C			P

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

The following standards shall not be waived or varied:

i. Location

(a) In Residential districts, the use shall be located within the Nonurban Area per NRS 451.635.

(b) Per NRS 451.635 in Commercial and Industrial districts in the Urban Area, the use shall be setback at least 1,500 feet from any lot line shared with a lot subject to Residential Adjacency Standards, as described in §30.04.07, *Residential Adjacency*.

5. Daycare

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/C-P	C-1/C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Daycare	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	S	S		S		S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Location and Access

Daycare shall only be permitted when accessed from an arterial or collector street.

6. Food Pantry

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/C-P	C-1/C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Food Pantry	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S		S	S				S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

7. Funeral Home

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/C-P	C-1/C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Funeral Home	S	S	S	S	S	S	S	S	S	S	S	S	C	S	S	S	C	C				S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

Accessory use of Crematory is allowed only with use of alkaline hydrolysis per NRS 451.635. This standard cannot be waived or varied.

8. Museum[134]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/C-P	C-1/C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Museum	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	S	S		S	S	P

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

9. Place of Worship

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/C-P	C-1/C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Place of Worship	S	S	S	S	S	S	S	S	S	S	S	S	C	C	C	C	S	S		S		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

Where allowed with conditions, a Zoning Compliance certificate, as described in §30.05.09G, shall be required.

10. Union Hall

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/C-P	C-1/C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Union Hall													S	P	P		P	P	S			

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

[134] Permissions generally made less restrictive but reduced in IH district to limit impacts form heavy industry on community facilities.

B. Educational Facilities

Uses in this category include public and private institutions at the primary, secondary, or post-secondary level, or vocational or trade Schools. Specific use types include:

1. Avocational or Vocational Training Facility[135]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Avocational or Vocational Training Facility	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	P	S		S		P

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

2. Instruction or Tutoring Facility

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Instruction or Tutoring Facility											S	S	P	P	P	S	S	S				S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

3. School[136]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
School	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S		P

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

[135] Consolidates "Training Facility, Minor" and "Training Facility, Major" with more permissive allowances generally carried forward.

[136] Consolidates "School" with "College or University," which are permitted identically (except "College" was previously permitted in IH and now both are "C" in PF district).

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/C-P	C-1/C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

NEW | MORE PERMISSIVE | LESS PERMISSIVE

C. Healthcare Facilities[137]

Uses in this category include activities focusing on medical services, particularly licensed public or private institutions that provide preventative health care, primary health services, and medical or surgical care to persons suffering from illness, disease, injury, or other physical or mental conditions. Specific use types include:

1. Emergency Care[138]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/C-P	C-1/C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Emergency Care	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S				S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW | MORE PERMISSIVE | LESS PERMISSIVE

i. Location and Access

An Emergency Care facility shall only be permitted when accessed from an arterial or collector street or a commercial complex.

2. Hospital[139]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/C-P	C-1/C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Hospital	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S				S

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

[137] Hospice care is no longer as a separate use; often (though not exclusively) it is temporary and can occur within a dwelling use.

[138] New standards based on Hospital. Previously had no use-specific standards.

[139] Clinics are currently treated like offices, which may make sense to regulate differently pending further discussion.

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

NEW | MORE PERMISSIVE | LESS PERMISSIVE

i. Location and Access

A Hospital shall only be permitted when accessed from an arterial or collector street or a commercial complex.

ii. Operation

The primary use of the Hospital shall be specified in the Special Use Permit.

30.03.05 Commercial Uses

A. Adult

Uses in this category include entertainment that is distinguished or characterized by an emphasis on material depicting, describing, or relating to specified sexual activities or specified anatomical areas. Specific use types include:

1. Adult Business

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Adult Business																		C				

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Location and Access

An Adult Business shall only be permitted in compliance with the standards of §30.02.26A, *Adult Business Overlay (ABO).*

ii. Operation

The establishment or operation of a sex club is prohibited.

B. Agriculture and Animal-Related

This category includes agricultural and animal-related uses involving the care and boarding of animals, farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, animal husbandry, and the processing and selling of agricultural products. Regulations in Title 10 regarding care, treatment, protection, and shelter for animals shall apply. Specific use types, which may be outside, include:

1. Animal Care Project

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Animal Care Project	C	C	C	C	C															C		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

(a) Lots less than 10,000 square feet permit 2 domesticated animals, including hogs or pigs, with their offspring under 1 year of age. No individual animal or its offspring shall be kept for more than 6 months.

(b) Lots 10,000 square feet or larger permit 2 domesticated animals, including hogs or pigs, with their offspring under 1 year of age.

(c) An Animal Care Project may be permitted outside.

2. Animal Hospital

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Animal Hospital	S	S									S	S	P	P	P		P	P				

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

In the RS80 and RS40 districts, an animal Hospital shall only be permitted within the Nonurban Area. This standard shall not be waived or varied.

3. Apiary

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Apiary	C	C	C																	C	C	C

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

(a) An Apiary shall be 400 feet from any existing dwelling on another property unless written consent from the owner is obtained.

(b) An Apiary shall be 50 feet from any lot line.

ii. Operation

An Apiary may be permitted outside.

4. Aquaculture

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Aquaculture	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Location

(a) In all residential districts in the Nonurban Area, and in the RS80 and RS40 districts, Aquaculture is permitted as a principal or accessory use.

(b) In all other residential districts in the Urban Area, Aquaculture shall only be permitted as an accessory use.

ii. Operation

(a) Facilities are permitted to include sales of Aquaculture.

(b) Customers are permitted on the property.

(c) In residential districts in the Urban Area, customers shall only be permitted to the property with the approval of a Zoning Compliance per §30.05.09G, including letters of consent from property owners within a 300-foot radius.

(d) Facilities shall not include processing of Aquaculture, except flash freezing or similar preparation.

5. Aviary[140]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Aviary	C	C	C	C	C	C														C	C	

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

(a) In all Residential districts, an Aviary shall be accessory to a residential primary use.

(b) An Aviary shall not include chickens, turkeys, peacocks, ostriches, emus, rheas, or similar domesticated birds normally raised for consumption. See Livestock, Small.[141]

(c) An Aviary shall have no more than 20 birds over 6 months in age.

(d) Birds shall not be released when located within the Bird Air Strike Hazard Areas per Appendix G, Map 21A-G, or within 5,000 feet of any other airport. This standard shall not be waived or varied.

(e) An Aviary may be permitted outside, except that in the RS10, RS5.2, and RS3.3 districts a Special Use Permit is required for an Aviary to be located outside. See §30.05.05D, *Special Use Permit*.

6. Community Garden[142]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Community Garden	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

[140] Only one standard was different between those that applied to R-U, R-A, and R-E vs. R-D, R-1, and R-2 (Aviaries permitted by right vs. with SUP when located outside).

[141] New. Standard incorporates definition information from Agriculture, Accessory.

[142] Eliminated standard requiring a decorative roof. Eliminated standard allowing animals to be kept. Additional standards proposed.

i. Operation

(a) Customers are permitted on the property in the Nonurban area.

(b) Within the Urban area, customers are only allowed with the approval of a Zoning Compliance application per §30.05.09G, including letters of consent from property owners within a 300-foot radius.

(c) The sale of produce or plants shall only be incidental and shall only include those grown on-site.

(d) A Community Garden may be permitted outside.

7. Exotic/Wild Animals[143]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Exotic/Wild Animals	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C	S	S	S	S	S	S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

(a) In the CR district, Exotic/Wild Animals shall only be permitted in conjunction with a Resort Hotel.

(b) Exotic/Wild Animals may be permitted outside.

8. Farm or Garden[144]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Farm or Garden	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

(a) In all Residential districts in the Nonurban Area, and in the RS80 and RS40 districts, a Farm or Garden is permitted as a primary use.

[143] Consolidated with "Inherently Dangerous Exotic or Wild Animals," which have the same permissions and standards. Standards simplified (addressed by Title 10).

[144] Accessory structures associated with gardening will be addressed with the accessory uses and structures.

(b) In the Residential districts in the Urban area, customers are permitted on site with the approval of a Zoning Compliance application per §30.05.09G, including letters of consent from property owners within a 300-foot radius.

(c) In all Residential districts, the sale of farmed goods shall only include those goods farmed on-site.

(d) In IP and IL districts, sale of farmed goods is limited to Wholesale only.

(e) A Farm or Garden may be permitted outside.

9. Guest Ranch

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Guest Ranch	S	S																		S		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

A Guest Ranch shall be at least 40 contiguous acres.

ii. Location and Access

Shall only be permitted within the Nonurban Area.

iii. Operation

(a) Accessory uses, including Retail and dining for guests only, are permitted.

(b) A Guest Ranch, and associated activities, may be permitted outside.

10. Hogs and Pigs

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Hogs and Pigs	C	C																	C	C		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

Hogs and pigs may be permitted outside.

ii. RS80 and RS40 Districts

(a) Shall only be permitted in the Nonurban Area. This standard shall not be waived or varied.

(b) One hog or pig permitted per 20,000 square feet of lot area, not to exceed 2 animals.

iii. IH District

Hogs and pigs permitted in conjunction with a food scrap management program incidental to a Sanitary Landfill. This standard shall not be waived or varied.

11. Household Pet[145]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Household Pet	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

A Household Pet may be permitted outside.

ii. Dog and Cat

Any property with more than 6 dogs or 10 cats may be permitted with approval of a Special Use Permit, as described in §30.05.05D, *Special Use Permit*, and in compliance with Chapter 10.08 of the Clark County Code per the following conditions:

(a) Any dog(s) or cat(s) shall be in conjunction with residential development.

(b) Maximum number of dogs permitted does not apply to dogs used for security and law enforcement in conjunction with a Resort Hotel.

iii. Potbellied Pigs

Potbellied pigs are permitted subject to the following standards:

(a) Any potbellied pig shall be in conjunction with residential development.

(b) Potbellied pigs shall only be permitted for the owner or resident of the property.

[145] Permissions relaxed to only apply to more than 6 dogs, 10 cats, or any number of potbellied pigs and only then require a conditional use permit review. Future discussion may review the value of maintaining this use based on limited resources to review and enforce these standards.

(c) The maximum number of potbellied pigs shall be:

(1) One for lots less than 13,200 square feet;

(2) Two for lots between 13,200 and 20,000 square feet;

(3) Three for lots between 20,001 and 40,000 square feet; and

(4) Six for lots greater than 40,000 square feet.

12. Kennel

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Kennel											C	C	C	C			C	C		C		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

(a) Commercial Districts

A Kennel shall be permitted accessory to an Animal Hospital.

(b) IP, IL, and AG Districts

Outdoor Kennels and runs permitted if set back 500 feet from any residential development.

13. Livestock, Large

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Livestock, Large	C	C	C	C	C															C		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. General

(a) At least 120 square feet of stall or pen area shall be provided for each Large Livestock with 90 square feet protected from the elements.

(b) At least 1,200 square feet of pasture, turnout, or training or exercising area is required for each Large Livestock kept on premises. These areas may be permitted in the front yard with no additional setback if accessory structure and fencing requirements are met.

(c) A fence or wall enclosing all stables, paddocks, arenas, pastures, etc. shall be provided. Maximum height shall be determined by the zoning district standards.

(d) Raising and selling livestock is permitted.

(e) Customers are permitted on site in the RS80, RS40, RS20, and AG districts, and in the Nonurban Area.

(f) Customers may be permitted in other districts, and in the Urban Area, with the approval of a Zoning Compliance application per §30.05.09G, including letters of consent from all property owners within 300 feet.

(g) Large livestock may be permitted outside.

ii. Urban Area

(a) Large livestock only permitted in RS80, RS40, RS20, and AG districts.

(b) In the RS20 district, Large Livestock shall only be permitted in conjunction with a residential primary use.

(c) No more than 1 Large Livestock is permitted per every 7,500 square feet of lot area, not to exceed 25.

iii. Nonurban Area

The maximum number of Large Livestock permitted shall be as follows:

(a) One Large Livestock per 4,000 square feet on lots 80,000 square feet and less.

(b) 200 Large Livestock on lots greater than 80,000 square feet but less than 160,000 square feet.

(c) 400 Large Livestock on lots between 160,000 and 200,000 square feet.

(d) Any number of Large Livestock on lots 200,000 square feet and greater.

14. Livestock, Medium

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Livestock, Medium	C	C	C	C	C															C		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. General

(a) At least 120 square feet of stall or pen area shall be provided for every 2 Medium Livestock with 90 square feet protected from the elements.

(b) At least 1,200 square feet of pasture, turnout, or training or exercising area is required for every 2 Medium Livestock kept on premises. These areas may be permitted in the front yard with no additional setback if accessory structure and fencing requirements are met.

(c) A fence or wall enclosing all stables, paddocks, arenas, pastures, etc. shall be provided. Maximum height shall be determined by the zoning district standards.

(d) Raising and selling livestock is permitted.

(e) Customers are permitted on site in the RS80, RS40, RS20, and AG districts, and in the Nonurban Area.

(f) Customers may be permitted in other districts, and in the Urban Area, with the approval of a Zoning Compliance application per §30.05.09G, including letters of consent from all property owners within 300 feet.

(g) Medium livestock may be permitted outside.

ii. Urban Area

(a) Medium livestock shall only be permitted in the RS80, RS40, RS20, and AG districts.

(b) In the RS20 district, Medium Livestock shall only be permitted in conjunction with a residential primary use.

(c) No more than 2 medium animals are permitted per every 10,000 square feet of lot area, not to exceed 25.

iii. Nonurban Area

(a) RS80, RS40, RS20, and AG Districts

The maximum number of Medium Livestock permitted shall be as follows:

(1) 200 Medium Livestock on lots 80,000 square feet or less.

(2) 400 Medium Livestock on lots between 80,000 and 200,000 square feet.

(3) Any number of Medium Livestock on lots 200,000 square feet and greater.

(b) RS10 and RS5.2 Districts

(1) Medium livestock shall only be permitted in conjunction with a residential primary use.

(2) Shall have a lot size of at least 10,000 square feet.

(3) No more than 2 Medium Livestock are permitted per every 10,000 square feet of lot area, not to exceed 25.

15. Livestock, Small

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Livestock, Small	C	C	C	C	C												C	C	S	C		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. General

(a) Raising and selling livestock is permitted.

(b) On-premises pelting shall not be permitted in the residential districts.

(c) Small livestock may be permitted outside, unless otherwise stated by this Title.

ii. RS80 and AG Districts

(a) The maximum number of Small Livestock permitted in the RS80 and AG districts shall be as follows:

(1) In the Urban Area, 100 Small Livestock.

(2) In the Nonurban Area, 200 Small Livestock on lots up to 80,000 square feet.

(3) In the Nonurban Area, any number of Small Livestock on lots 80,000 square feet or larger.

(b) The maximum number of roosters permitted in the RS80 and AG districts shall be as follows:

(1) In the Nonurban Area, 5 roosters per breed over 3 months old, not to exceed 20 roosters.

(2) In the Urban Area, 3 roosters over 3 months old.

(c) Customers are permitted in the Nonurban Area.

(d) In the Urban Area, customers may be permitted with the approval of a Zoning Compliance application per §30.05.09G, including letters of consent from all property owners with 300 feet of the property.

iii. RS40 District

(a) In the RS40 district, the maximum number of Small Livestock permitted shall be as follows:

(1) 200 Small Livestock on lots up to 80,000 square feet.

(2) Any number of Small Livestock on lots 80,000 square feet or larger.

(b) Customers are permitted on site.

iv. RS20 District

In the RS20 district, Small Livestock shall only be permitted with the following standards:

(a) If located in the Urban Area, Small Livestock shall only be permitted in conjunction with a residential primary use.

(b) The maximum number of Small Livestock permitted in the RS20 district shall be as follows:

(1) 20 Small Livestock on lots up to 80,000 square feet.

(2) In the Nonurban Area, any number of Small Livestock on lots 80,000 square feet or larger.

(c) The maximum number of roosters permitted in the RS80 district shall be as follows:

(1) In the Nonurban Area, 5 roosters over 3 months old per breed, not to exceed 20 roosters.

(2) In the Urban Area, 3 roosters over 3 months old.

(d) Customers are permitted in the Nonurban Area.

(e) In the Urban Area, customers may be permitted with the approval of a Zoning Compliance application per §30.05.09G, including letters of consent from all property owners with 300 feet of the property.

v. RS10 and RS5.2 Districts

Small livestock shall only be permitted in the RS10 and RS5.2 districts within the Nonurban Area with the following standards:

(a) Small livestock shall only be permitted in conjunction with a residential primary use.

(b) Shall be on a lot of at least 10,000 square feet.

(c) No more than 10 Small Livestock are permitted per property, not to exceed 5 roosters per breed.

(d) Customers are permitted on site.

vi. IP, IL, and IH Districts

Small livestock shall only be permitted in the IP, IL, and IH districts if raised and kept indoors.

16. Plant Nursery

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Plant Nursery												S	P	S	S	S	P	P		P		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

A Plant Nursery may be permitted outside.

17. Stable, Commercial

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Stable, Commercial	S	S	S																	C	S	S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

(a) One animal may be kept per 4,000 square feet of lot area.

(b) At least 1,200 square feet of pasture, turnout, or area for the purpose of training or exercising animals shall be provided for each animal kept on premises. These areas may be permitted in the front yard with no additional setback, provided the requirements for accessory structures and fencing are satisfied.

(c) At least 120 square feet of stall or pen area shall be provided for each animal kept on premises with 90 square feet protected from the elements.

(d) Boarding stalls, corrals, pens, and paddocks for animals shall be considered structures, and shall:

(1) Be located in the side or rear yard;

(2) Maintain 5-foot side and rear setbacks; and

(3) At least 30 feet of separation is required from any existing dwelling on an adjacent lot.

(e) A wall or fence of at least 5 feet in height that encloses all stables, paddocks, arenas, pastures, etc. shall be provided. Maximum fence height shall be determined by the zoning district standards.

ii. Operation

A Commercial Stable may be permitted outside.

18. Stable, Residential

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Stable, Residential	C	C	C																	C		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

In addition to meeting the standards for a commercial stable, the following standards shall apply:

i. Operation

(a) No more than 25 animals shall be kept on-site.

(b) Only permitted in conjunction with a primary dwelling.

C. Automotive and Transportation

This category includes a broad range of uses for the operation, maintenance, storage, sale, or rental of vehicles, large equipment, aircraft, and watercraft, and related equipment. Specific use types include:

1. Aircraft Hangar

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Aircraft Hangar	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

An Aircraft Hangar shall only be permitted in conjunction with an Airport or Airstrip or residential dwelling. An Aircraft Hangar within a residential subdivision, which is oriented to, and takes service from an airstrip only, shall be subject to the same district standards as the primary building on the lot.

2. Airport or Airstrip[146]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Airport or Airstrip	S	S	S	S	S	S	S	S	S	S			S			S	S	S	S	S	S	C

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

(a) Accessory Commercial and industrial uses may be permitted in conjunction with the establishment including, but not limited to shops, snack bars, lounges, restaurants, aircraft fueling, aircraft repair, aircraft rental, Office, Light Manufacturing, warehousing, and Fuel Storage.

(b) Aircraft sale, maintenance, repair, and assembly shall only be permitted accessory to an airport.

3. Gas Station

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Gas Station													C	S		S	C	C				

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

(a) Canopies and fuel pumps shall be 30 feet from the right-of-way line of any section line street and 20 feet from the right-of-way line of any non-section line street.

(b) In the Urban area, canopies and fuel pumps shall be at least 200 feet from any residential development.

[146] "Aircraft Sale, Maintenance, Repair, Assembly, and Fuel Storage" is consolidated here since it only occurs alongside an Airport or Airstrip. Aircraft Hangars are listed as an accessory use.

4. Heliport

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Heliport	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

Approval of the air space and air traffic of the proposed operation shall be approved by the FAA. This standard shall not be waived or varied.

5. Monorail

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Monorail	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

Site development standards, including but not limited to, yard setbacks, building separation, and wall and structure height may be approved per plans on file.

ii. Processing

Any Special Use Permit for a private Monorail shall only be approved by the Board after receipt of the recommendation of the Commission and concurrent with the approval of a franchise agreement as provided under Chapter 5.04, Franchised Monorail Transportation Systems, of the Clark County Code. See §30.05.05D, *Special Use Permit*.

6. Parking Lot[148]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/C-P	C-1/C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Parking Lot												S	P	S	S	S	P	P				P

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

7. Passenger Terminal

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/C-P	C-1/C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Passenger Terminal	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	P

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

8. Tour Guide or Transportation Service[149]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/C-P	C-1/C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Transportation or Tour Guide Service													C	C	C	C	P	P				S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

(a) In the CG, CC, and CU districts, no more than 5 automobiles shall be inspected, staged, or parked onsite.

(b) In the IP and IL districts, no more than 5 automobiles shall be inspected, staged, or parked onsite if parking is shared with another use.

[148] Consolidated with "Park and Ride." SUP required in most urban districts to ensure standalone parking is not prioritized over more walkable development.

[149] Additional standards and permissions may be discussed to address impacts of Transportation Network Companies (TNCs) like Uber and Lyft.

(c) In the CR district, the use shall only be permitted in conjunction with a Hotel or Motel, or Resort Hotel or Rural Resort Hotel.

9. Truck Stop

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Truck Stop													S				C	C	S			

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

(a) In the Urban area, a facility shall be 200 feet from any residential development. This standard shall not be waived or varied.

10. Vehicle and Equipment Rental or Sales[150]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Vehicle and Equipment Rental or Sales													C	S	S	C	C	C	S			S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

(a) Establishments may display up to 5 vehicles or pieces of equipment for rental or sale when parking is shared with another use. Additional vehicles may be permitted per §30.05.06C, *Minor Deviation*, following review of an applicant-provided parking analysis and site plan that is prepared by a qualified professional.

(1) In the CR district, the number of vehicles is not limited when in conjunction with a hotel, motel, resort hotel, or rural resort hotel.

(b) In the CC, CU, and PF districts, all equipment rental or sales is not permitted. This standard shall not be waived or varied.

(c) In the CG, the rental or sale of heavy equipment is not permitted. This standard shall not be waived or varied.

(d) In the CR district, shall only be permitted in conjunction with a hotel, motel, resort hotel, or rural resort hotel.

[150] Consolidates and revises the standards for "Vehicle Rental" and "Vehicle Sales."

(e) In the PF district, vehicle rental is only permitted. Vehicle sales is only permitted when in conjunction with an airport when conducted through a vehicle rental business. This standard shall not be waived or varied.

11. Vehicle and Equipment Repair[151]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Vehicle and Equipment Repair	C	C	C	C	C								C			C	C	C	S			

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

(a) In the nonresidential districts, a facility and all activities, including the parking of vehicles and equipment to be serviced, shall be 200 feet from any residential development unless separated by an arterial or collector street or buffered from the residential development by a building.

(b) Outside smog check activities may occur outside if related equipment is stored within an enclosed building.

ii. Operation

(a) In addition to required parking, facilities that store vehicles overnight awaiting repair shall have a designated on-site parking area for those vehicles with at least 1 overnight storage parking space per service bay.

(b) In the CR district, vehicle/equipment repair shall only be in conjunction with vehicle/equipment sales. This standard shall not be waived or varied.

(c) In the CG district, a vehicle maintenance facility is allowed for the following services:

(1) Principal/Accessory = tune ups, oil changes, lubrication, smog check, window repair or replacement or similar maintenance.

(2) Accessory only = Muffler, tire, and brake repair.

(d) In the CG and IP districts, a vehicle minor paint/body shop is allowed. A vehicle paint/body shop is only allowed in conjunction with vehicle/equipment sales.Heavy equipment service is only allowed in the IL and IH districts.

[151] Consolidates standards for "Automobile Minor Paint/Body Shop," "Tire Sales and Installation," "Vehicle Maintenance," "Vehicle Paint/Body Shop," "Vehicle Repair," and "Equipment and Heavy Equipment Service."

(e) In the residential districts, vehicle repair and maintenance services are only allowed in compliance with the following standards in accordance with an approved Zoning Compliance, which shall not be waived or varied:[153]

(1) Use shall be in the Nonurban area and outside the Red Rock Overlay (RRO) district;

(2) Use shall be in conjunction with residential development;

(3) Located on a lot that is 20,000 square feet or greater;

(4) Shall be limited to work on no more than 2 vehicles at any time not owned by the resident or closely held corporation of the resident;

(5) Shall be set back from the front lot line 50 feet or 40% of the lot depth, measured from the front lot line;

(6) All repair, maintenance, and restoration activities must be conducted on an impervious surface and in the side or rear yards only;

(7) Paint and body work is prohibited; and

(8) Subject to approval of a Zoning Compliance per §30.05.09G, including letters of consent from property owners within a 300-foot radius.

12. Vehicle Hobby Repair and Restoration[154]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Vehicle Hobby Repair and Restoration	A	A	A	A	A																	

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Location, Layout, and Design

(a) Use shall be conducted on lot measuring 20,000 square feett or greater and be in conjunction with residential development.

(b) In the RS10 and RS5.2 districts, the use shall be in the Nonurban Area and outside the Red Rock Overlay (RRO) district. This standard shall not be waived or varied.

[153] Standards for "Vehicle Repair" and "Automobile Hobby Repair and Restoration" are consolidated here. Where standards conflict, standards are made to be easier to enforce and interpret. This may not be necessary if vehicle repair permissions are removed from the RS80 – RS5.2 districts in a future draft.

[154] This use may be removed or consolidated into another accessory use type in a future draft. The allowances for where waivers are allowed for this use may require further refinement.

ii. Operation

(a) Use may be permitted outside, unless otherwise stated by this Title.

The number of unlicensed or inoperable automobiles, as defined by NRS 487.290, stored outside of an enclosed building shall not exceed 2 for the first 20,000 square feet of lot area, plus 1 additional automobile for every 10,000 square feet of lot area thereafter.

(b) The following standards may be waived when the property located in the Nonurban Area and outside the Red Rock Overlay (RRO) district:

(1) When conducted outside, the use shall be:

(i) Restricted to side and rear yards only.

(ii) Enclosed with a 6-foot block wall. When located outside the Red Rock Overlay (RRO) district in the Nonurban Area, screening may be provided in lieu of block wall.

(iii) Setback 100 feet from the front lot line. When located outside the Red Rock Overlay (RRO) district in the Nonurban Area, the setback may be reduced to 50 feet or 40% of lot depth, whichever is greater.

(2) Nothing shall be stacked or piled above the height of the block wall or screening or otherwise constitute a dangerous structure or condition per to Title 11 of the Clark County Code.

(3) The repair, restoration, or storage of commercial vehicles, or automobiles not owned by a resident or closely held corporation of the resident of subject property, is prohibited. Proof of ownership of automobiles shall be available upon inspection. When located in the Nonurban Area, this provision may be waived or varied.

13. Vehicle Wash

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Vehicle Wash													C		C	C	C	C				

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW | MORE PERMISSIVE | LESS PERMISSIVE

i. Layout and Design

(a) A facility for the service of automobiles and off-highway vehicles shall be 200 feet from any residential development.

(b) A facility for the service of commercial vehicles, trailers, recreational vehicles, and watercraft shall require approval of a Special Use and be 750 feet from any residential development.

(c) Vehicle Wash is permitted as an accessory use when in conjunction with a primary use and not open to the public.

(d) In the CR district, use permitted when in conjunction with a Hotel or Motel, Resort Hotel, or Rural Resort Hotel.

ii. Operation

Vehicle Wash may be permitted outside, unless otherwise stated by this Title.

D. Cannabis[156]

This category includes uses that are engaged in the consumption, cultivation, processing, manufacturing, testing, and sale of medical and/or retail cannabis per NRS 678A through 678D. Specific use types include:

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Cannabis Consumption Lounge												S	S	S	S		S	S				
Cannabis Cultivation Facility																	S	S				
Cannabis Dispensary												S	S	S	S		S	S				
Cannabis Distributor												S	S	S	S		S	S				
Cannabis Independent Testing Laboratory												S	S				S	S				
Cannabis Retail Store												S	S	S	S		S	S				
Cannabis Production Facility																	S	S				

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Location and Access

[156] Updated use permissions to eliminate conditional approval in the narrow case of redesignating an establishment to not differentiate between medical and adult use. SUP required for all districts. Conflicting permissions from the consolidation of CRT and C-P districts into CP district and C-1 and C-2 districts into CG district is resolved with the less permissive standard carried forward (except for Independent Cannabis Testing Lab being permitted by SUP in CP district). Standards for conversion between medical and recreational cannabis are not carried forward.

The following standards apply to all cannabis-related uses and shall not be waived or varied, unless otherwise stated:

(a) The facility shall maintain the following minimum separations, as measured from the front door of the proposed establishment to the nearest lot line of the respective use, as certified by a professional land surveyor licensed in the State of Nevada:

(1) 1,000 feet from a School for pre-school through grade 12 except that cannabis consumption lounges shall maintain a minimum separation of 1,500 feet. A waiver to reduce the cannabis consumption lounge separation may be requested to the minimum distance established pursuant to NRS 678B.

(2) 300 feet from a community facility except that cannabis consumption lounges shall maintain a minimum separation of 1,500 feet.A waiver to reduce the cannabis consumption lounge separation may be requested to the minimum distance established pursuant to NRS 678B.

(3) 1,500 feet from a nonrestricted gaming property. A waiver to reduce the cannabis consumption lounge separation may be requested for Retail Cannabis Consumption Lounges as defined by NRS 678A to the minimum distance established pursuant to NRS 678B.

(4) In addition to the above requirements:

(i) Cannabis cultivation and production facilities shall maintain a minimum separation of 660 feet from a residential development, unless waived.

(ii) Cannabis consumption lounges with outside consumption must have a minimum separation of 1,500 feet from any residential use unless separated by an arterial or collector street or buffered from the residential use by a building, unless waived.

(b) The facility shall not be located within the Las Vegas Boulevard Gaming Corridor.

E. Food and Beverage

This category includes establishments involved in serving prepared food or beverages for consumption on or off the premises. Accessory uses may include food preparation areas, Offices, and parking. Specific use types include:

1. Catering

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Catering													P	P	P	S	P	P		S		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

2. Craft Brewery, Distillery, or Winery[157]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Craft Brewery, Distillery, or Winery											S	S	C	C	C	C	C	C	S	S		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

In the CR district, an establishment shall be permitted in conjunction with a Hotel or Motel, a resort hotel, or a rural resort hotel.

3. Mobile Food Vendor[158]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Mobile Food Vendor											C	C	C	C	C	C	C	C	C	C	C	C

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Location and Access

(a) One establishment shall be permitted per lot.

(b) The establishment shall be 100 feet from any residential development.

(c) The establishment shall be on a developed lot with an established primary use.

ii. Operation

The establishment, and all patron queuing and seating, shall be located to avoid obstructions to pedestrian, bicycle, and vehicle access or passage.[159]

[157] Existing standards for "Craft Distillery" carried forward and modified.

[158] Replaces "Food Cart/Booth," which was undefined. This use may be relocated to Temporary uses. New standards proposed.

[159] Standards to address parking needs are provided in the Development Standards.

4. Outside Dining, Drinking, and Cooking

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Outside Dining, Drinking, and Cooking											C		C	C	C	C	S	S		S		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

An establishment shall be 200 feet from any residential development, unless separated by an arterial or collector street, or buffered from the residential development by a building.

ii. Operation

In all districts, the use shall be in conjunction with a primary eating and drinking establishment.

5. Restaurant and Related Facilities

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Restaurant											P	C	P	P	P	P	S	S		S		C

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

In the CP, IP, IL, AG, and PF districts, an establishment shall only be permitted as an accessory use.[160]

F. Lodging

This category includes establishments that provide lodging services for a defined period of time with incidental food, drink, and other sales and services for the convenience of guests. Specific use types include:

1. Bed and Breakfast[161]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Bed and Breakfast	S	S									S									S		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

An establishment shall not feature on-site facilities for parking, waiting, or queuing for buses, limousines, or taxis.

ii. Location and Access

An establishment shall only be permitted within the Nonurban Area.

iii. Operation

[160] Expanded this standard to apply in more than just the CP district.

[161] Updated standards to not require direct access to collector or arterial, 3-car garage and no on-street parking, and not require commercial building standards.

(a) An establishment shall have no more than 4 guest rooms.

(b) Any property on which the establishment is located shall be occupied by the property owner or a resident manager.[162]

2. Hotel or Motel[163]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Hotel or Motel											S		P	P	P	P	S					

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

A Special Use Permit shall be required to allow a mixture of transient and non-transient uses. See §30.05.05D, *Special Use Permit*.

3. Resort Hotel or Rural Resort Hotel[165]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Resort Hotel or Rural Resort Hotel																S						

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE
BLANK = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

An establishment shall only be permitted within the Gaming Enterprise District (GED). This standard shall not be waived or varied.

[162] New.

[163] Consolidates "Hotel, Including Condominium Hotel" and "Motel, Including Condominium Motel."

[165] Consolidates standards from "Resort Condominium" and "Resort Hotel, Rural Resort Hotel."

ii. Layout and Design[166]

Resort hotels and rural resort hotels are expected to conform to the development and design standards of this Title. Except for the regulations below, alternatives may be established per the approved plans on file.

(a) §30.02.26B, *Airport Airspace Overlay (AAO);*

(b) §30.02.26C, *Airport Environs Overlay (AEO)*;

(c) §30.05.11, *Permits and Licenses;*

(d) §30.04.09, *Public Works Development Standards*; and

(e) The establishment shall not be located within 10 feet of any street, except:

(1) Pedestrian walkway covers or structures within the setback (not including pedestrian overpass bridges); and

(2) Structures that connect to a County-required pedestrian overpass bridge adjacent to the property.

iii. Neighborhood Casinos

In addition to the standards for resort hotels and rural resort hotels, neighborhood casinos shall conform to the following standards:

(a) The establishment shall be no greater than 100 feet in height.

(b) The establishment shall protect adjacent properties from light and glare by using backlighting and uplighting, limiting the use of reflective building materials, and ensuring light does not trespass onto adjacent properties.[167]

(c) All existing safe routes to School and future School sites for pre-school through grade 12 shall be identified on the plan, and related safety concerns shall be addressed at time of Design Review.

(d) The establishment shall consider the following:

(1) Traffic impact mitigation;

(2) Separation distance from existing and future School sites located within 2,500 linear feet of the proposed project;

(3) Height, size, brilliance, and animation of signs; and

(4) Access through non-gaming areas for community recreational uses that invite or welcome minors.

G. Recreation and Entertainment[168]

This category includes indoor and outdoor recreation and entertainment activities. Specific use types include:

[166] This standard has been relocated from the districts chapter in the prior draft.

[167] Modified to be clearer and more compulsory.

[168] Uses generally consolidated by type (indoor vs. outdoor) with some exceptions that have unique impacts and standards.

1. Campground[169]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Campground	S	S																			S	S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

Accessory Commercial uses may be permitted in conjunction with the establishment including, but not limited to shops, snack bars, lounges, and restaurants.

2. Dayclub/Nightclub

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Dayclub/Nightclub													S	S	S	C	S	S				

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

The following standards shall not be waived or varied:

i. Location and Access

The establishment shall be 500 feet from any residential development.

ii. Operation

In the CR district, an establishment shall only be permitted in conjunction with a resort hotel.

[169] Consolidates standards for "Campground" and "Nudist Camp."

3. Instructional Wine-Making Facility

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Instructional Wine-Making Facility													S	S	S		S	S		S		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

Per NRS 597.245, the following standards shall not be waived or varied:

i. Operation

(a) The establishment shall not package or sell wine Wholesale or Retail.

(b) The establishment shall only distribute wine to an individual who participated directly in the process of wine making on the premises of the facility for the person's own household or personal use.

4. Live Entertainment

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Live Entertainment	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C	S	S	S	S	S	S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Location and Access

The use shall be 500 feet from any residential development when entertainment is conducted outdoors.

ii. Operation

In the CR district, Live Entertainment shall only be permitted in conjunction with a Hotel or Motel, or a Resort Hotel or Rural Resort Hotel.

5. Recreational Facility[170]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Recreational Facility	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	S	S	S	S	S	S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

(a) Recreation establishments may be permitted outside, unless otherwise stated by this Title.

(b) In Commercial districts, this use shall be limited to indoor-only recreation.

(c) In the CR district, an establishment shall be in conjunction with a Hotel or Motel, a Resort Hotel, or a Rural Resort Hotel.

6. Recreational Vehicle Park[171]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Recreational Vehicle Park								S	S	S			S			C				S	S	S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

(a) In the CR district, an establishment shall be accessory to a resort hotel. This standard shall not be waived or varied.

(b) A Park with 5 or more units shall provide common open space of at least 15 % of the site area that meets the requirements of §30.04.06I.5, *Design Standards for Common Open Space*.

[170] For outdoor recreation, this consolidates "Fairground," "Racetrack," and Drive-In Movie Theater" but would also apply to facilities like go-carts, golf courses, driving ranges, and other outdoor amusement and recreation. For indoor recreation, this consolidates Arcade, Billiard Hall, Theater.

[171] Currently, this use is limited to the RVP district that has been retired. The accessory version of this use (solely permitted in the CR district) has been removed to be addressed here.

7. Retreat[172]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Retreat	S	S														C						

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Location and Access

Shall not be located in the Urban Area.

ii. Operation

Sleeping accommodations shall be incidental to Retreat-related services only and shall not be rented independently of other services provided.

8. Special Event

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Special Event	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T	T	T

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

The following standards shall not be waived or varied.

i. Layout and Design

(a) When located within a Parking Lot, 30% of the required parking may be reduced.

(b) All activities, structures, signs, and fencing shall be 10 feet from any lot line, unless a greater separation is required by the Fire Code.

(c) All activities, structures, signs, and fencing shall be 200 feet from any residential development.

(d) Live Entertainment or any other activity with amplified sound shall be 500 feet from any residential development. Live Entertainment is not allowed in the CN or CP districts.

[172] Permissions for CR updated from "P" to ensure standards are still met.

ii. Location and Access

Pedestrian and vehicular access controls shall be provided to ensure rights-of-way, including detached sidewalks, are not obstructed.

iii. Operation

(a) The applicant proposing the Special Event shall 1) hold a business license for an operating establishment on the property, 2) be in conjunction with a Model Residence, or 3) be in conjunction with a special use. A Special Event shall not be permitted as part of an Accessory Commercial use or Home Occupation.

(b) The application shall indicate maximum occupancy of the event and include a parking plan. A transportation plan shall allow be provided, if the event will be providing transportation to and from the event.

(c) If an adult use is approved in combination with any other adult use, interior access is required throughout the entire establishment.

(d) A Special Event is exempt from these regulations when in conjunction with the following:

(1) Existing parks and Schools in the Public Facilities (PF) district;

(2) One-day private parties in residential neighborhoods;

(3) Motion picture and television production; and

(4) Groundbreaking ceremonies for approved uses.

(e) A Special Event shall be permitted for a maximum of 10 consecutive days each month, including 7 days for operation set-up and 7 additional days for operation removal. Six Special Events per calendar year are permitted on the same property or in association with the licensed business, with the following exceptions:

(1) A Resort Hotel is not limited in the number of Special Events that can be held each calendar year, and

(2) A Special Event associated with Model Residences in a residential development are limited to no more than 1 event per calendar month.

(f) Adult Businesses shall not be permitted as a Special Event.

(g) Live Entertainment or any other activity with amplified sound shall be limited to daytime hours, unless associated with a Resort Hotel.

(h) Temporary amusement rides may exceed the maximum height limit of the zoning district.

(i) A Special Event is permitted within the AE-65 and AE-70 subdistricts of the Airport Environs Overlay (AEO) district and need not comply with Table 30.02-7: Land Use Compatibility in the AEO District.

H. Retail and Services

This category includes establishments involving the sale, lease, or rent of new or used products directly to the final consumer, but not specifically or exclusively for the purpose of resale; establishments that provide executive, management, administrative, governmental, or professional services; and services related to personal needs directly to customers at the site of the business, or that receive goods from or return goods to the customer, which have been treated or processed at that location or another location. Specific use types include:

1. Accessory Commercial[173]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Accessory Commercial	S	S	S	S	S	S	S	S	S	S						S						

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

The following standards shall not be waived or varied.

i. Location and Access

Accessory Commercial activity shall be subordinate to the primary residential use of the development and shall not be designed or operated to have an independent commercial appearance or operation.

ii. Operation

Accessory Commercial activities shall be designed to minimize any impact on surrounding areas.

2. Bathhouse

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Bathhouse																		S				

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

Massage use is prohibited.

[173] Future discussions may consider a new name for this use to distinguish it from Home Occupations and other types of accessory commercial activity.

3. Escort Bureau

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Escort Bureau													S	S	S	S	C	C				

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE
BLANK = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIE

The following standards shall not be waived or varied:

i. Location and Access

(a) An establishment shall be separated by 1,500 feet from any residential development, public Library, public Park or playground, Daycare facility for children, School for pre-school through grade 12, or Place of Worship, as measured radially in all directions from the lot line of the establishment to the nearest lot line of listed uses.

(b) The applicant shall provide evidence certified by a professional land surveyor licensed in the State of Nevada that demonstrates conformity with the separation requirements.

4. Financial Services[175]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Financial Services											S	P	P	P	P	C	S	S				

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

In the CR district, an establishment shall be established in conjunction with a Hotel or Motel, or Resort Hotel or Rural Resort Hotel.

[175] The standards for "Financial Services, Specified" are not carried forward. All such establishments shall meet the standards for "Financial Services."

5. Massage[176]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Massage	C	C									C	C	C	C	C	C	C	C				

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Primary Use

In the CG and CR districts, Massage as a primary use shall require a Special Use Permit, as described in §30.05.05D, and compliance with the following standards that shall not be waived or varied:

(a) At least 200 feet from any residential development.

(b) At least 1,000 feet from another Massage establishment.

ii. Accessory Use

In the RS80, RS40, CN, CP, CC, CU, CR, IP, and IL districts, Massage shall only be permitted as an accessory use with the following standards that shall not be waived or varied:

(1) In the CR district, the establishment shall only be permitted when accessory to a Resort Hotel or Rural Resort Hotel.

(2) The establishment shall not be permitted in conjunction with an Adult Business.

(3) The establishment may be operated in conjunction with a state licensed healthcare provider per NRS §629.031 or a massage school per NAC §394.

(4) Operating in conjunction with a health club, country club, golf course and accompanying club house, or Retreat, no more than 25% of public floor area shall be used for Massage.

(5) Operating in conjunction with a beauty salon or day spa providing a minimum of 3 beauty salon/day spa services, no more than 25% of public floor area shall be used for Massage.

[176] Existing standards generally carried forward. Permissions reduced in RS80 and RS40 since these accessory uses are likely covered by Home Occupation.

6. Office[177]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Office											C	C	C	C	C	S	S	S				C
Office, Sales/Leasing	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				
Office, Temporary	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Office

In the CP and Industrial districts, a medical or dental office may include a pharmacy, but no other Retail sales shall be permitted. This standard shall not be waived or varied.

ii. Sales/Leasing Office

(a) Layout and Design

The Office shall be 10 feet from any front, side, or rear lot line.

(b) Location and Access

If applicable, the Office shall be on the property included on the approved tentative map or approved land use application, or within 330 feet of such property.[179]

(c) Operation

(1) Within 30 days after the sale of the last unit or issuance of Certificate of Occupancy or Completion for the final building, the temporary sales office shall be removed.

(2) Sales offices shall not be established prior to the recording of a subdivision map and posting of off-site improvement bonds for the first phase of the subdivision.

iii. Temporary Office

[177] Professional services like Print Shop and Recording Studio are consolidated as "Office" to reflect the similar permissions, level of impact, and use standards. Over time, technology and remote work make these types of uses become less impactful and less important to regulate separately.

[179] Maximum distance allowed reflects Temporary Sales/Leasing Office (330 ft.), not Temporary Office, Commercial (1,320 ft.).

These standards may not be waived or varied.

(a) Limited to the projected duration of the project or until a damaged or destroyed Office is reconstructed per building permit issuance for construction or reconstruction.

(b) Need not be on the same lot as the construction project, but shall be located within ¼ of a mile of the site for which it is operating.

7. Outdoor Market

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Outdoor Market	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

8. Personal Services[180]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Personal Services	S	S	S	S	S	S	S	S	S	S	P	C	P	C	C	C	C	C				

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

(a) In the CR district, the use shall be in conjunction with a shopping center, Hotel or Motel, or Resort Hotel or Rural Resort Hotel.

(b) In the CP, IP, and IL districts, Personal Services establishments like fitness gyms and health clubs are only permitted when accessory to an Office complex or business park for the exclusive use of employees.

[180] Consolidates many Personal Services with use permissions updated to reflect more common location of these establishments in commercial areas. Home occupations related to Personal Services are regulated as accessory uses. Consolidation of standards has led to the application of standards for "Reflexology" to apply more broadly.

9. Retail

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/C-P	C-1/C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Retail											C	C	C	C	C	C	C	C		C		C

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

(a) In the CP, IP, IL, AG, and PF districts, Retail is only permitted as an accessory use to the primary business.

(b) Retail sales of firearms and ammunition is only permitted in the CG, IP, and IL districts.

10. Seasonal Sales

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/C-P	C-1/C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Seasonal Sales											T	T	T	T	T	T	T	T		T		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

The following standards cannot be waived or varied.

i. Layout and Design

(a) When operating in a Parking Lot, 30% of the required parking may be reduced.

(b) All activities, structures, signs, and fencing shall be 10 feet from any lot line, unless a greater separation is required by the Fire Code.

(c) All activities, structures, signs, and fencing shall be 200 feet from any residential development.

ii. Location and Access

Pedestrian and vehicular access controls shall be provided to ensure rights-of-way, including detached sidewalks, are not obstructed.

iii. Operation

(a) A seasonal sale shall be permitted 14 days prior to the associated holiday, including set-up, and 1 additional day following the holiday for removal, except:

(1) Halloween and Christmas sales shall be permitted 30 days prior to the holiday, plus 7 days for set-up and 7 days after the holiday for removal.

(2) Adult Businesses shall not be permitted as a seasonal sale use.

(3) Live Entertainment shall not be permitted, except for haunted houses preceding the Halloween season.

(4) Temporary amusement rides may exceed the maximum height limit of the zoning district.

(5) A seasonal sale is permitted within the AE-65 and AE-70 subdistricts of the Airport Environs Overlay (AEO) district and need not comply with Table 30.02-7: Land Use Compatibility in the AEO District.

11. Wedding Chapel[181]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Wedding Chapel	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

A Wedding Chapel shall only be permitted in conjunction with a Resort Hotel or Rural Resort Hotel, Banquet Facility, or Recreational Facility. This standard shall not be waived or varied.

[181] Updated to include rural resort hotel and new use names.

30.03.06 Industrial Uses

A. Industrial Services

This category includes facilities for the repair or servicing of agricultural, industrial, business, or consumer machinery, equipment, products, or by-products. Contractors and similar uses perform services off-site. Few customers come to the site. Specific use types include:

1. Auction

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Auction													S			C	S	P	P			

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

In the CR district, Auctions shall only be permitted in conjunction with a Resort Hotel or a Rural Resort Hotel.

2. Dry Cleaning Plant

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Dry Cleaning Plant																	P	P	S			

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

3. Laboratory[182]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Laboratory												S	S				P	P	S			

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

B. Manufacturing and Production[183]

This category includes the excavation, transporting, manufacture, fabrication, processing, reduction, destruction, or any other treatment of any article, substance, or commodity, in order to change its form, character, or appearance. Accessory uses may include Retail sales, Offices, storage, cafeterias, employee amenities, parking, warehousing, and repair facilities. Specific use types include:

1. Alternative Fuels Processing

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Alternative Fuels Processing																	P	P	P			

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

2. Animal Byproducts

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Animal Byproducts																			S			

[182] New use to consolidate "Laboratory, Medical/Dental" and "Laboratory, Experimental," which are undefined. Currently the County only allows medical and dental labs in CP and CG districts. All other labs are a special use in the industrial districts.

[183] Manufacturing and Production uses are significantly consolidated to reflect the similar impacts (scale, impacts, traffic, noise, etc.) of many uses. With some exceptions (which can be further consolidated; facilities are instead categorized by impact (artisan, light, medium, and heavy).

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

The following standards shall not be waived or varied:

i. Location and Access

(a) Facilities shall be 4,000 feet from any nonindustrial use.

(b) Facilities shall be 200 feet from any other industrial use except accessory uses.

3. Batch Plant

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Batch Plant	S																	S	S			
Batch Plant, Temporary	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Batch Plant

Facilities and activities shall be 1,000 feet from any residential development.

ii. Temporary Batch Plant[184]

Temporary Batch Plants shall only be permitted in conjunction with a temporary construction project or public project and are subject to the following standards:

(a) Batch Plants in conjunction with specified temporary construction projects on a site other than the construction site shall be approved for no more than 2 years, or the time required to complete the construction project, whichever is less.

(b) Batch Plants in conjunction with a public project initiated and funded by any governmental entity shall be approved for no more than 5 years, or the time required to complete the construction project, whichever is less.

[184] Standards applicable to major projects are not carried forward.

(c) Batch plants and related construction equipment in conjunction with an on-site temporary construction project shall only be permitted if there is an active building permit for the property.

4. Brewery, Distillery, or Bottling Plant[185]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Brewery, Distillery, or Bottling Plant																	P	P	S	S		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

5. Food Processing

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Food Processing		C											C			C	C	C		C		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. RS40 and AG Districts[186]

Food processing shall be limited to food grown on premises only. This standard shall not be waived or varied.

ii. CG and CR Districts

(a) Food Processing shall only be permitted in conjunction with a restaurant or Retail sales.

(b) In the CR district, Food Processing shall also be permitted in conjunction with a Hotel or Motel, or Resort Hotel or Rural Resort Hotel.

[185] Consolidates standards for "Brewery" and "Distillery" with some standardization to allow samples of any beverage.

[186] Carried forward standards for R-A district, except prohibition of meat processing and packaging is not carried forward.

6. Gunsmith

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Gunsmith													P				P	P				

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

7. Manufacturing, Artisan

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Manufacturing, Artisan	S	S											C			P	P	P		P		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

In the CG district, allowed only in conjunction with a Retail establishment.

8. Manufacturing, Heavy

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Manufacturing, Heavy																			S			

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Location and Access

(a) Manufacturing activities shall be 1,000 feet from any nonindustrial use.

(b) Manufacturing activities shall be 200 feet from any other industrial use except accessory uses.

9. Manufacturing, Light[187]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Manufacturing, Light																	C	C	C			

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

The following standards shall not be waived or varied:

i. Location and Operation

(a) In the IP district, manufacturing shall occur within an enclosed building.

(b) In the IL and IH districts, manufacturing may be conducted outside when:

(1) 200 feet from any nonindustrial use; and

(2) 600 feet from any residential development or 200 feet if buffered by an existing building.

10. Manufacturing, Medium[188]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Manufacturing, Medium																		C	S			

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Location and Access

Manufacturing activities shall be 600 feet from any nonindustrial use.

[187] Consolidates standards for "Appliance Repair," "Furniture Repair," and "Watch/Small Clock Repair."

[188] Consolidates standards for "Manufacturing, Medium," "Manufacturing, Pharmaceutical," and "Manufactured Home Assembly/Repair."

11. Taxidermy

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Taxidermy																	P	P		P		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

C. Natural Resources[189]

This category includes activities relating to the mining or removal of materials from the natural environment including mining rocks, soils, minerals, and other similar materials. Specific use types may be outside and include:

1. Gravel Pit

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Gravel Pit	S																		S			
Gravel Pit, Temporary	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Gravel Pit

(a) All equipment shall be 1,000 feet from an existing occupied residential dwelling on any other property.

(b) A time limit for the use to be discontinued shall be determined by the Commission or Board.

(c) In the IH district, a Gravel Pit shall be located outside of the Las Vegas Valley BLM Land Disposal Boundary and designated Industrial Employment within an adopted land use plan. This standard shall not be waived or varied.

[189] "Gravel Pit," "Mines/Mining," and "Rock Crushing" are carried forward separately. Standards and permissions for each are almost identical and may be consolidated in a future draft pending further discussion.

ii. Temporary Gravel Pit[190]

(a) Temporary construction storage and/or concrete/asphaltic Batch Plants in conjunction with the Gravel Pit/Batch Plant shall be included in the Special Ue Permit, as described in §30.05.05D, and are subject to the same standards.

(b) Gravel pits in conjunction with a specified temporary construction project on a site other than the construction site shall be approved for no more than 2 years, or the time required to complete the construction project, whichever is less.

(c) Gravel pits in conjunction with a specified temporary construction project may be permitted to sell excess gravel if the applicant demonstrates that such sale would decrease the overall impact of traffic on developed areas of the community.

(d) Gravel pits in conjunction with a public project initiated and funded by any governmental entity shall only use excess gravel generated in the course of grading for the public project.

2. Mining and Extraction[191]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Mining and Extraction	S																	S	S			

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

Any equipment shall be 1,000 feet from an existing occupied residential dwelling on any other property.

ii. Operation

(a) A time limit for the use to be discontinued shall be determined by the Commission or Board.

(b) In the IL and IH districts, Mining and Extraction shall be located outside of the Las Vegas Valley BLM Land Disposal Boundary and designated Industrial Employment within an adopted land use plan. This standard shall not be waived or varied.

[190] Standards applicable to major projects are not carried forward.

[191] Consolidates "Mines/Mining" and "Oil Well (outside)."

3. Rock Crushing

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Rock Crushing	S																	S	S			

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

Any equipment shall be 1,000 feet from an existing occupied residential dwelling on any other property.

ii. Operation

A time limit for the use to be discontinued shall be determined by the Commission or Board.

D. Warehousing and Storage

This category includes facilities for the storage or movement of goods for themselves or other businesses. Goods are generally delivered to other businesses or the final consumer, except for some will-call pickups. There are typically few customers present. Specific use types include:

1. Fuel Storage

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Fuel Storage																	S	S	S			

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

(a) Fuel Storage shall be 1,000 feet from any non-industrial use.

(b) Fuel Storage shall be 200 feet from any other industrial use except accessory uses.

ii. Operation

Fuel Storge may be permitted outside.

2. Hazardous Materials or Waste Storage

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/C-P	C-1/C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Hazardous Materials or Waste Storage																			S			

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

Hazardous materials and waste storage may be permitted outside.

3. Mini-Warehouse

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/C-P	C-1/C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Mini-Warehouse													S				P	P				

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

4. Outdoor Storage and Display

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/C-P	C-1/C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Outdoor Storage and Display	S	S	S		S								C			C	C	C	C	C		C

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Nonresidential Districts Excluding the AG District

(a) Outdoor Storage and Display shall meet the zoning district setback requirements of Chapter 30.02, *Zoning Districts.*

(b) Outdoor Storage and Display shall be screened from any right-of-way and from any adjacent nonindustrial use with a screened fence or wall.

(c) No Outdoor Storage or Display shall be stacked or piled above the height of the screened fence or wall. This standard shall not be waived or varied.

(d) In CG and IP districts, shall be accessory to an indoor primary use, located behind the front face of primary building, and shall not obstruct any pedestrian walkways.

(e) In the CG district, limited to display only.

(f) In the CR district, shall be accessory to a resort hotel, rural resort hotel, and neighborhood casino.

ii. RS80, RS40, RS20, RS5.2, and AG Districts [192]

In the Nonurban Area, and outside the Red Rock Overlay (RRO) district, the following standards shall apply:

(a) Outdoor Storage and Display shall only be permitted accessory to a single-family residential primary use or special use. This standard shall not be waived or varied.

(b) One commercial vehicle may be kept on site if:

(1) The vehicle is related to a voluntary public service including but not limited to, fire, ambulance, road maintenance/repair; and

(2) The vehicle is parked for no more than 72 hours without being moved.

(c) Scrap and salvage from metal, wood, or other materials suitable for reuse may be stored subject to approval of a Special Use and the following standards:

(1) The lot is at least 40,000 square feet.

(2) Up to 20% of the lot area may be used for outdoor storage.

(3) All outdoor storage shall be screened.

(4) Explosives, bottles, cans, paper, rags, plastic, and refuse shall not be stored outside. This standard shall not be waived or varied.

(d) Storage of more than 3 recreation vehicles or travel trailers is prohibited.

(e) Accessory vehicle and watercraft storage may be permitted outside.

[192] New AG district included in these standards.

5. Truck Staging[193]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Truck Staging																	S	S				S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

6. Warehouse and Distribution[194]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Warehouse and Distribution																	C	C	S			S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

7. Wholesale

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Wholesale													C			C	P	P				

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

[193] Existing use table does not allow in PF district but includes standards for allowing in PF district. This draft includes PF with a special use approval requirement. Current regs allow Truck Staging in PF with a SU and then it states the conditions could be waived with a SU.

[194] Consolidates "Freight Terminal," "Distribution Center," and "Warehousing," which have similar operational characteristics and permissions.

In the CG and CR districts, Wholesale establishments shall only be permitted as an accessory use in conjunction with a primary Retail business. This standard shall not be waived or varied.

E. Waste and Salvage

This category includes facilities that receive solid or liquid wastes from others for on-site disposal or for transfer to another location, including but not limited to, the collection of sanitary waste, organic material, scrap, recyclables, or other waste. Uses that manufacture or produce goods or energy from the decomposition, incineration, or processing of waste material, and facilities that receive hazardous wastes from others are included. Specific use types include:

1. Composting

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Composting	S																	C	C	C		

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

The facility shall be 200 feet from any residential development.

ii. Operation

(a) In the RS80 district, a Composting facility shall only be permitted in conjunction with a Batch Plant. This standard shall not be waived or varied.

(b) Composting may be permitted outside.

2. Public Storage Bin Facility

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Public Storage Bin Facility	S	S	S									S	S				S	S	S			S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Location and Access

A Public Storage Bin Facility shall only be permitted in the Nonurban Area.

3. Recyclable Collection[195]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Recyclable Collection											A	A	A	A	A	A	A	A	A			A

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

(a) Recyclable Collection may occur accessory to any commercial or industrial use.

(b) Recyclable Collection may be permitted outside.

4. Recycling Center[196]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Recycling Center																		S	S			

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

The following standards shall not be waived or varied:[197]

i. Layout and Design

Any facility or activity shall be 600 feet from any nonindustrial use.

ii. Operation and Ownership

(a) Materials received shall be outside for no more than 24 hours.

[195] Consolidated with primary version of this use.

[196] Consolidates standards for "Recycling Center," "Document Destruction and Recycling," and "Materials Recovery Facility."

[197] The majority of standards cannot be waived or varied currently. This is expanded to apply to all standards.

(b) Processed recyclable material shall not be stored outside more than 3 months and shall not exceed 3,000 cubic yards at any time.

(c) Recyclable material shall be baled sufficiently secure to ensure no material is separated from the bale by adverse weather conditions.

5. Refuse Transfer Station

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Refuse Transfer Station																		S	S			

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Location and Access

A facility shall only be accessed from an arterial or collector street.

ii. Layout and Design

(a) A lot shall be at least 10 gross acres.

(b) Any building utilized for refuse transfer shall be 400 feet from an existing occupied dwelling on any other property.

(c) A 20-foot wide dense landscape buffer is required along any right-of-way or nonindustrial use.

(d) A decorative wall is required around the entire parcel and shall allow a sufficient setback area for landscaping along a street.

iii. Operation and Ownership

All activities, except for parking, refueling facilities, and traffic control stations, shall be conducted within an enclosed structure.

6. Salvage Yard[198]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Salvage Yard																			S			

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

[198] Consolidates standards for "Salvage Yard" and "Vehicle Dismantling Yard."

i. Layout and Design

Activities shall be 600 feet from any nonindustrial use.

ii. Operation

(a) A Salvage Yard shall not be permitted in conjunction with vehicle sales.

(b) A Salvage Yard may be permitted outside.

7. Sanitary Landfill

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Sanitary Landfill																			S			

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = USE PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

(a) Facilities shall be 1,000 feet from any nonindustrial use.

(b) Facilities shall be 200 feet from any other industrial use except accessory uses.

ii. Operation

A Sanitary Landfill may be permitted outside.

30.03.07 Public and Quasi-Public Uses

A. Government

Uses in this category include publicly owned buildings, structures, or facilities that provide a service. Specific use types include:

1. Detention Facility

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Detention Facility																						S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

The type of facility (e.g., forensic facility, jail, maximum security prison, prison) shall be specified in the Special Use.

2. Government Facility

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Government Facility	S	S	S	S	S	S	S	S	S	S	S	S	C	C	C	S	S	S	S	S	S	C
Government Facility, Temporary	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Temporary Government Facility

The facility shall be limited to a period of time commensurate with the projected duration of the project.

3. Library

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Library	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	S		S	S	P

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

4. Park

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

B. Utilities

This category includes antennas, towers, transmission devices, lines, buildings, easements, passageways, or structures used or intended to be used by any public or private communications and broadcasting operation or utility related to the provision, distribution, collection, transmission, or disposal of power, oil, gas, water, sanitary sewage, communication signals, or other similar public services at a local level. Specific use types include:

1. Communication Antenna

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Communication Antenna	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Stealth Antenna

A stealth antenna located on an existing building or structure and is either not visible or designed to match the architecture of the existing building shall not be required to meet any other development standards, including but not limited to, separation, collocation, and setbacks.

ii. Antenna on an Existing Structure

An antenna located on an existing structure shall meet the following:

(a) The antenna shall be designed to have exterior colors and building materials that are similar to and compatible with the structure.

(b) The antenna height shall not exceed 8 feet above the structure if the structure is 35 feet or less, or 12 feet above the structure if the structure is greater than 35 feet.

iii. Collocated Antenna

An antenna collocated on an existing or reconstructed tower shall meet the following:

(a) The height of the existing tower shall be increased by no more than 10% of the initial approved height.

(b) The original tower shall be removed within 60 days of the new tower being operational if the tower is reconstructed.

iv. Accessory Antenna

One radio transmission and receiving mast tower is permitted as an accessory use to a single-family dwelling that is occupied by a Federal Communication Commission (FCC) licensed amateur radio operator, under the following standards:

(a) The overall structure height shall not exceed 60 feet unless otherwise restricted by the Airport Airspace Overlay (AAO) district.

(b) The structure shall be at least 15 feet from any side or rear lot line.

(c) The structure shall be designed and operated to comply with all FCC regulations.

(d) The structure shall be removed when no longer in use.

2. Communication Tower

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Communication Tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

(a) Any tower shall be designed to accommodate more than 1 antenna array, and any tower taller than 80 feet shall be designed to accommodate at least 3 antenna arrays.

(b) Any facility that does not have permanent staff assigned to it shall meet the following standards:

(1) Landscaping and screening shall be required for any facility that exceeds 40,000 square feet.

(2) Ground-level equipment, buildings, and the tower or antenna base shall be screened to prevent visibility from any right-of-way and any residential development.

(c) Any tower shall be painted with a color generally matching the surroundings or background to minimize its visibility; however, a different color may be used if required by the FCC or FAA.

(d) No tower shall be more than 80 feet in height unless located within a public utility substation, in which case the maximum height shall be 20 feet above the highest structure within the substation.

(e) Any tower shall meet the following setbacks:

(1) When located within a public utility substation, towers shall be 10 feet from any right-of-way and 20 feet from any residential development.

(2) Any tower not located within a public utility substation shall be 40 feet from any street.

(3) Any tower not located within a public utility substation shall be set back from any residential development on a separate property as follows:

(i) If the subject lot or parcel is less than 2.5 acres, the tower shall be 200% of the height of the tower.

(ii) If the subject lot or parcel is 2.5 acres or greater, the tower shall be 300% of the height of the tower.

(iii) However, the setback distance shall never be equal to or more than 75% of the width of the lot, measured from the lot line that abuts or is closest to the residential development to the lot line on the opposite side of the lot.

(4) Any tower shall maintain a minimum separation of 600 feet from another communications tower, except that towers may not be required to meet this separation distance if designed to be stealth or located within a cluster of other towers.

ii. Performance Bond

(a) A performance bond shall be required for all new towers, including relocated towers where a previous bond has not been accepted, in a form acceptable to the Director, or a cash deposit in lieu of the bond, in an amount sufficient to provide for removal, storage or disposal of the tower plus an additional 15% contingency and to restore the site including stabilization and re-vegetation as necessary.

(1) An estimate of the removal cost from a Clark County licensed company experienced in contracting for removal of standard components shall accompany the bond.

(b) Unless the tower is located on property owned by a governmental entity where a guarantee is in place for removal of the tower when no longer in use, a separate bond will be required for each tower regardless of owner(s) or location.

(c) All bonds shall provide for the County to collect the full amount of the guarantee if the applicant fails to maintain the guarantee. Any government entity or public utility company shall be exempt from this requirement.

(d) If no bond is in place, or if the County cannot collect on a bond issued pursuant to this section, then the following procedure shall apply:

(1) Any abandoned or unused tower, and the associated components of the facility shall be removed within 12 months of the cessation of operations of the tower.

(2) In the event that timely removal is not performed, the County may remove or cause the removal of the tower and associated components, assess the costs of removal against the property, after notice and opportunity to be heard is provided.

(i) Before taking such action, the County shall mail to the property owner a notice of the County's intent to do so.

(ii) The property owner served with such notice shall have 30 days from the date the notice is mailed to respond in writing to request a hearing before the Board to show cause why the abandoned tower and associated components should not be removed from the property at the property owner's expense.

(iii) The failure to request a hearing within 30 days shall be deemed a waiver of the right to be heard and the County may immediately cause the removal of the tower and any associated components, and may assess the costs of removal, storage, and disposal against the property.

3. Communication Utility Building

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Communications Utility Building	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	P	P	S	S	S	S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

4. Electric Generation, Large-Scale

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Electric Generation, Large-Scale	S															C	S	S	S	A	S	S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

(a) In the RS80 district, activities shall be set back 2,000 feet from any nonindustrial use. This standard shall not be waived or varied.

(b) In the CR district, large-scale energy generation shall only be permitted in conjunction with a Hotel or Motel, or Resort Hotel or Rural Resort Hotel.

(c) In the IH district, the following standards shall not be waived or varied:

(1) The use shall be 1,000 feet from any nonindustrial use.

(2) The use shall be 200 feet from any industrial use, except an accessory uses that is located on the same lot or parcel as the primary industrial use.

ii. Operation

(a) Emergency electric generation may be permitted outside.

(b) Except in the RS80 and IH districts, energy shall only be generated from renewable resources, including but not limited to, wind or solar.

(c) Any project generating 50 megawatts or more of electricity and impacts more than 1 jurisdiction may be required to follow the Southern Nevada Regional Planning Coalition's (SNRPC) procedures for Regional Infrastructure Projects. This standard shall not be waived or varied.

5. Electric Generation, Small-Scale

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Electric Generation, Small-Scale	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Operation

(a) Small-Scale Electric Generation may be permitted outside.

(b) Small-Scale Electric Generation may be permitted as an accessory use, with the following standards:

(1) Equipment and facilities exceeding the size of mechanical equipment typically found with the primary use shall be screened from any street or adjacent property.

(2) Small-Scale Electric Generation units established in conjunction with a single-family dwelling(s) shall not exceed 500 kilowatts in capacity.

6. Public Utility Structure[200]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Public Utility Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Aboveground Utility Lines

Aboveground lines carrying 200 kilovolts or greater voltage shall be located within an aboveground transmission line corridor designated in the Clark County Master Plan following administrative Design Review and shall not require approval of a Special Use Permit.

ii. Utility Poles

(a) The height of a utility pole may be increased, or poles may be replaced on a 1 for 1 basis, if the height does not exceed the height of the original pole by more than 20 feet.

(b) If more than 20 feet in height is added, a utility pole shall be set back 300% of the height of the pole from any residential development.

(c) Additional poles may be added to existing utility corridors with approval of an administrative Minor Deviation. Letters of consent are not required from publicly owned property.

iii. Public Utility Buildings and Structures

(a) In the CG and industrial districts, public utility buildings and structures shall:

(1) Not be visible from streets or residential development

(2) Be screened with enhanced walls and landscaping, and

(3) Located 200 feet from a residential development.

(b) The following projects which impact more than 1 jurisdiction may be required to follow the Southern Nevada Regional Planning Coalition's (SNRPC) procedures for Projects of Regional Significance:

[200] Formerly "Electric Generating Station." Permissions expanded to accommodate infrastructure like substations in all districts.

(1) A transmission line that carries 60 kilovolts or more;

(2) A facility that generates 50 megawatts or more of electricity;

(3) Natural gas storage and peak shaving facilities; and

(4) Gas regulator stations and mains that operate over 200 pounds per square inch.

7. Reclamation Facility

Existing District		R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District		**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Reclamation Facility		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = USE PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

8. Wastewater Package Treatment Plant

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Wastewater Package Treatment Plant	S	S	S	S													S	S	S			S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = USE PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

The following standards shall not be waived or varied:

i. All Districts

(a) The plant shall demonstrate compliance with Chapter 24.28 prior to land use application submittal.

(b) The plant shall be located outside the local water reclamation district service area.

ii. Residential Districts

(a) The plant shall be covered and off air treated for odor control prior to release into the atmosphere, and the applicant demonstrates that odor from the plant will not adversely impact adjacent properties.

(b) Covenants, conditions, and restrictions for the maintenance of the plant shall be submitted prior to issuance of permits.

(c) Reclaimed water from the plant shall not be used on any food crops, although use for landscaping is permitted.

iii. Industrial Districts

(a) The plant shall be 1,000 feet from any nonindustrial use.

(b) The plant shall be 200 feet from any industrial use, except an accessory use that is located on the same lot or parcel as the primary industrial use.

9. Wastewater Treatment Plant[201]

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/ C-P	C-1/ C-2	--	--	H-1	M-D	M-1	M-2	--	O-S	P-F
Proposed District	**RS 80**	**RS 40**	**RS 20**	**RS 10**	**RS 5.2**	**RS 3.3**	**RS 2**	**RM 18**	**RM 25**	**RM 50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Wastewater Treatment Plant	S																S	S	S			S

P = PERMITTED **C** = PERMITTED WITH CONDITIONS **S** = SPECIAL USE
A = ACCESSORY USE **T** = TEMPORARY USE **BLANK** = USE PROHIBITED

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)
NEW MORE PERMISSIVE LESS PERMISSIVE

i. Layout and Design

(a) In the RS80 district, a facility to serve a development outside the service area of the local sanitation district is subject to the approval of the Water Reclamation District. This standard shall not be waived or varied.

(b) The facility shall be 1,000 feet from any nonindustrial use.

(c) The facility shall be 200 feet from any industrial use, except an accessory use that is located on the same lot or parcel as the primary industrial use.

[201] Formerly called "Sewage Treatment Plant" with existing permissions and standards carried forward.

Chapter 30.04 Development Standards

Commentary

This chapter includes standards that regulate the physical layout and design of development within Clark County to ensure the protection of the health, safety, welfare, and quality of life. These standards address the relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment to ensure development will contribute to the overall attractiveness of the County and not negatively impact the use and enjoyment of surrounding property.

For some topics, this draft builds on current regulations and modifies them for broader application and/or added flexibility. This proposed draft also contains new material based on the Assessment Report and follow-up discussions with community stakeholders.

30.04.01 LANDSCAPING

Commentary

This new draft section is intended to replace the current §30.64.030 and §30.64.060 and consolidated all landscaping standards that apply to a project site—separate from screening, buffering, and landscaping required in the right-of-way.

Feedback indicates that the current landscaping standards work fairly well, but there is a need for clearer use classifications, less vague language, and prioritizing higher quality landscaping in areas where it is most impactful instead of trying to enforce backyard landscaping requirements. In addition to updated terminology for use classifications, other proposed updates in this draft include standardization of landscaping terms to better align with the Southern Nevada Regional Water Authority Plant List (Regional Plant List) and clearer standards on plant characteristics (e.g., how to measure tree size). A new tree preservation subsection is proposed to support implementation of the Master Plan and the County's Sustainability and Climate Action Plan.

This section is organized to consolidate all standards that apply to all development first (under "general standards"). Standards that only apply to a specific development type (e.g., nonresidential development) or modify general standards for a specific development type are listed in subsequent sections. Landscaping standards for parking areas and in association with buffering and screening are addressed separately.

A. Purpose[202]

The purpose of this section is to:

1. Enhance community character and the appearance of development and streetscapes using low-water, climate-appropriate plant materials;
2. Reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort;
3. Create streets that are safe and enjoyable for people walking, biking, taking transit, or driving;
4. Protect the environment by providing for permanent stormwater controls per Section 1500 of the Regional Flood Control District's, Hydrologic Criteria and Drainage Design Manual, and mitigating air quality;
5. Conserve natural resources, including water, in coordination with the Southern Nevada Water Authority's Water Conservation Plan; and

[202] Source: Section 30.64.010 with edits proposed to organize purpose statements by aesthetics/economy, health impacts, environmental impacts, and water conservation.

6. Limit negative impacts of differing adjacent uses and zoning districts by providing for screening and buffering between those uses and zoning districts.

B. Applicability

1. Except as otherwise provided, the standards in this section shall apply to all development.
2. Any development located outside of the service area of the nearest water provider may replace any required live landscaping with permanent xeriscape landscaping that supports the purpose and intent of this Chapter.
3. Variations from the standards of this §30.04.01 may be permitted with an Alternative Landscape Plan, as described in §30.04.01E.1. Where an Alternative Landscape Plan does not apply, requests to vary from these standards may be considered as a waiver.

C. Administration

1. Landscape Plan[205]

i. A landscape plan shall be submitted as required by the submittal requirements established for each application type.

ii. A landscape plan may be combined with other required application materials if compliance with this section can be demonstrated in the combined materials.

iii. The landscape plan shall show, at minimum:

(a) Existing trees drawn to scale;

(b) Significant trees to be preserved on-site;

(c) Any trees to be removed;

(d) All trees and vegetation required to be installed by this §30.04.01;

(e) Adequate spatial considerations for the anticipated size and spread of plant materials at maturity in conformance with §30.04.01D.2, Plant Materials; and

(f) Sight zones.

iv. A landscape plan is not required for attached sidewalks along private streets or internal streets within a subdivision.

D. Landscaping Standards

1. On-Site Landscaping Required

i. All disturbed areas of a developed property not occupied by permitted outside activity areas, storage areas, structures, parking, driveways, drive aisles, bus turnouts, and sidewalks shall be landscaped. Exceptions to this standard are as follows:

(a) Any yard area behind established screen walls or fencing located in side or rear yards of a single-family dwelling;

(b) Accessory agriculture and animal-related uses in conjunction with a principal use;

(c) Natural resources;

(d) Temporary uses identified in Table 30.03-1: Summary Table of Allowed Uses; and

(e) Areas designated for future development in a phased project.

[205] Existing Section 30.64.030.b., *Landscape Design Objectives*, is updated here to clarify the need for a landscape plan and the contents of such a plan.

ii. Areas required to be landscaped shall not be used for parking of vehicles, display of merchandise, or other uses detrimental to the landscaping.

2. Plant Materials[210]

i. Permitted

Required landscaping shall consist of:

(a) Any cactus or annual or perennial flowers.

(b) Recommended plants selected from the Southern Nevada Regional Water Authority Plant List (Regional Plant List).

ii. Prohibited

(a) Palm trees and any plant listed on the Nevada State Department of Agriculture's noxious weed list per NAC §555.010.

(b) Trees with invasive root systems.[211]

iii. Higher-Elevation Requirements

For property at elevations of 4,000 feet or more above sea level, natural and endemic plants should be preserved and incorporated into any required landscaping area.[212]

iv. Artificial Plants

Durable, high-quality artificial plants or features designed to look like plants that support the purpose and intent of this chapter may be used to meet the requirements of this §30.04.01.[213]

v. Ground Covering

Any portion of the landscaped area that is not planted shall be covered by a 2-inch-minimum layer of air- and water-permeable decorative rock, bark, or mulch to reduce dust and evaporation. Living groundcovers qualify as mulch provided the individual plants are installed at sufficient density to assure 100% ground coverage at maturity.

3. Turf[214]

These restrictions cannot be waived or varied.

i. Permitted Uses

Turf shall only be allowed in conjunction with cemeteries, parks, and Schools.

ii. Slope

The maximum slope of a turf area shall not exceed 25%.[215]

iii. Location

Turf areas shall not be located within 10 feet of a street, curb, paved surface, or sidewalk if adjacent to a paved surface.

iv. Minimum Dimensions

(a) No area of turf shall have a width or depth less than 30 feet in any dimension.

---

[210] Section 30.64.030.e. are reflected in (a)-(c), below.

[211] Existing standard for buffering (commonly applied to street trees) is applied to all landscaping.

[212] Section 30.64.030.c.

[213] New. Similar standard used in Henderson to allow for quality artificial turf.

[214] Standards updated to reflect latest regulations from SNWA.

[215] Reduced from 33% to 25% to reflect new ordinance.

(b) Turf area must be no less than 1,500 contiguous square feet.

v. Species

Turf species may include varieties of Bermuda Grass, Fescue, Zoysia, Rye, St. Augustine, or Bentgrass, or as otherwise recommended by the Southern Nevada Water Authority (SNWA).

4. Required Minimum Plant Specifications[216]

All required plants and vegetation shall meet the following minimum specifications:

Table 30.04-1: Minimum Plant Specifications

Plant Type	Size at Planting, Min. [1]	Tree Canopy at Maturity, Min. [2]
Deciduous trees (small)	1.5-inch caliper	Less than 134 sq ft
Deciduous trees (medium)	2.5-inch caliper	134 sq feet or greater
Deciduous trees (large)	3-inch caliper	More than 235 sq ft; 40 ft tall min.
Evergreen or semi-evergreen trees	7 feet tall	--
Shrubs	5 gallons	--
Groundcover, ornamental grasses, annuals, and perennials	1 gallon	--

NOTES

[1] Caliper shall be measured 4.5 feet above ground level at time of planting.
[2] Tree canopy coverage at maturity is established per the SNWA/SNRPC Regional Plant List.

5. Tree Preservation[218]

i. Significant and Drought-Tolerant Trees

(a) Any significant tree defined as drought-tolerant by the Southern Nevada Water Authority shall be preserved during construction and maintained on the property.

(b) Any existing drought-tolerant tree should be preserved and maintained where possible.

ii. Protection[219]

Any tree being preserved during the construction or site development process shall have a root protection zone of 1 foot in diameter for every 1 inch in tree diameter, measured 4.5 feet above the ground. No construction activity or storage of materials, debris, equipment, or site amenities shall occur within the root protection zone.

iii. Mitigation[220]

(a) Where the loss of a significant tree(s) cannot be avoided, the impact shall be mitigated through whichever approach below yields the greatest combined caliper of replacement trees:

(1) Three large drought-tolerant trees per each significant tree lost; or

(2) Drought-tolerant trees of an equal or greater combined caliper to the lost significant tree(s) shall be provided. For example, the loss of one 12-inch caliper tree may be replaced by three, 4-inch caliper trees.

[216] New. Proposed to provide clear expectations of what constitutes acceptable landscaping. This section may be further modified pending implementation of the fee-in-lieu alternative that could alter how trees are measured.

[218] Existing Section 30.64.030.c.4. is expanded with stronger emphasis on tree preservation (benefits to air quality, heat island effect, and urban design). Definitions for “significant tree” and “drought-tolerant tree” are now included in definitions.

[219] New.

[220] Updated to require tree replacement that more quickly replaces the tree canopy lost.

(b) Where the loss of a significant tree cannot be avoided and mitigation cannot be provided, the Director may approve a fee-in-lieu per §30.04.01E.1.iv.

6. Street Landscaping[221]

Landscaping shall be provided adjacent to any public street as follows:

i. Detached Sidewalk

Where there is a detached sidewalk, a minimum 15-foot area, as measured from the back of the curb and including any required setback, shall be provided adjacent to any street. The landscaped area shall consist of 2 landscaping strips of 5 feet on each side of the 5-foot-wide sidewalk. Meandering sidewalks shall comply with applicable Public Works design standards per §30.04.09D.2.ii(d)(2), *Meandering Sidewalks.*

ii. Attached Sidewalk

Where there is an attached sidewalk, a 6-foot minimum landscaping strip shall be provided. When an attached sidewalk is allowed to remain where a detached sidewalk is otherwise required, a 10-foot minimum landscape strip shall be provided. Width of landscape area shall be measured from back of sidewalk.

iii. Landscape Design

One large tree and 3 shrubs, meeting the specifications of §30.04.01D.4, *Required Minimum Plant Specifications*, shall be provided for every 30 linear feet of street frontage. If approved under an Alternative Landscape Plan, medium and small trees shall be provided for every 20 and 10 linear feet of street frontage, respectively.

(a) Sidewalk

Trees on opposite sides of the sidewalk, as described in provision i above, shall be offset from one another.

(b) Shrub Location

Where possible, required shrubs shall be planted outside of the tree canopy area at maturity. [222]

iv. Prohibited Location

No tree shall be planted within 10 feet of any streetlight, as measured from the middle of the tree trunk at time of planting.[223] No tree shall be planted within any required sight zone per §30.04.09D.2.v.

v. Exemptions

A landscape area is not required adjacent to a dedicated bus turnout or adjacent to a right-turn deceleration lane.

7. Parking Area Landscaping[224]

i. Layout and Design

[221] New section to consolidated landscaping standards that were previously required under screening and buffering. These standards may need to be tailored to reflect different contexts (Urban vs Nonurban but also places like Maryland Parkway vs residential streets).

[222] This standard replaces §30.64.030.k and the variety of tree planting options.

[223] Replaces existing standard that doesn't allow trees within 10 feet of streetlight without defining how measured.

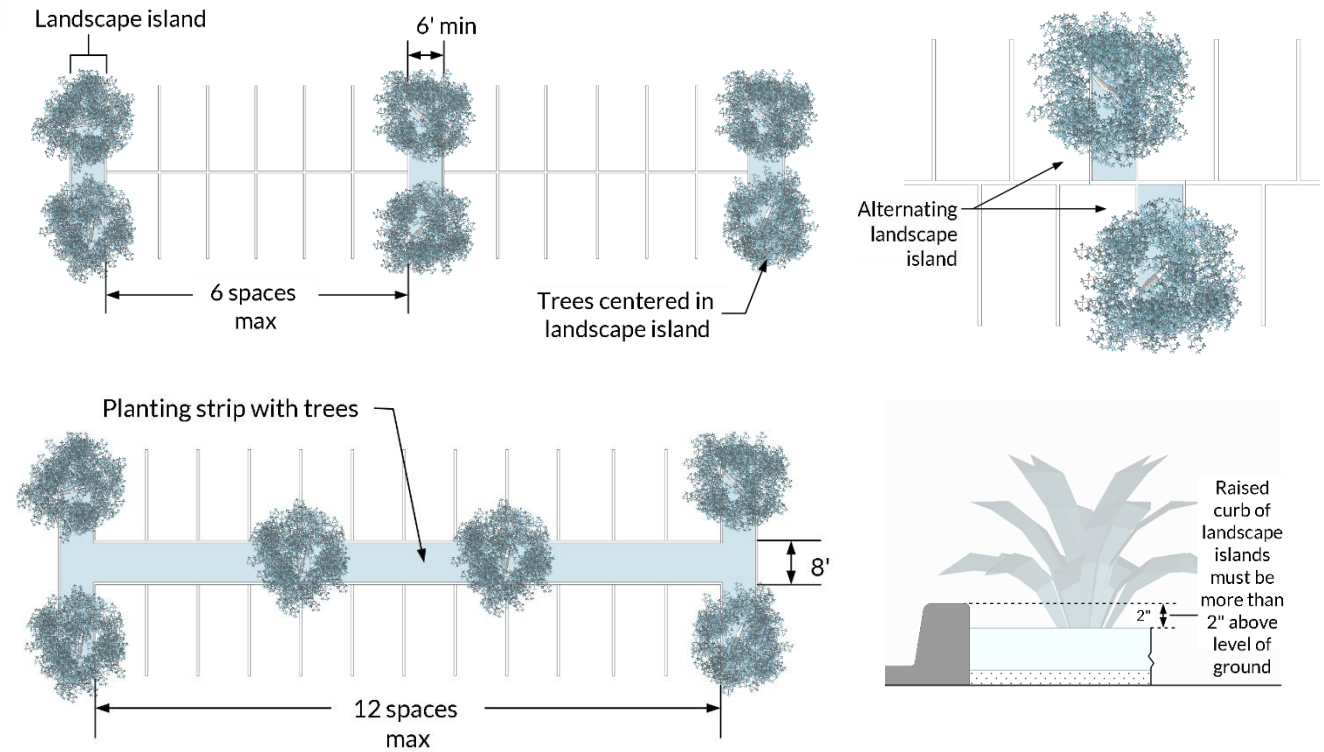
[224] Standards embedded in Figure 30.64-14 are included as code language to make standards clearer to readers and allow amendment over time.

Landscape islands, planting strips, or walkways shall be provided per one of the two options below. Any landscape island or planting strip with a raised curb shall be no less than 2 inches above the level of ground cover in the landscape area to prevent water runoff.

(a) Option 1: Parking Landscape Island[225]

A landscape island shall be provided every 6 parking spaces and at the end of each row of parking. A landscape island shall be no less than 6 feet wide measured from the inside curb, and the length of the adjacent parking space(s). See Figure 30.04-B: Parking Lot Landscaping.

Figure 30.04-B: Parking Lot Landscaping



(b) Option 2: Parking Planting Strip or Walkway

As an alternative to (a) above, a planting strip may be proposed between facing parking rows, with landscape islands provided for every 12 parking spaces at the end of each row of parking. A planting strip installed to meet this requirement shall be no less than 8 feet wide, measured from the inside curb, with a raised curb along both outer edges. Vehicles are permitted a maximum 2-foot overhang into the planting strip.

ii. Trees and Landscaping

(a) Number Required

One large or medium tree is required every 6 parking spaces.

[225] Existing standards from Figure 30.64-14 are carried forward with minor edits to improve clarity and organization. Standard allowing perimeter landscaping to count towards tree ratio of landscape islands is removed (it is not very clear).

(b) Placement

Trees in planting strips shall be planted in alignment with parking lane stripes to prevent damage from overhanging vehicles.

(c) Adjacent to Required Street or Buffer Landscaping

When parking is adjacent to any required on-site street or buffer landscaping, trees within 20 feet of the outer edge of the nearest parking space, as measured from the middle of the tree trunk at time of planting, may be counted toward the minimum tree requirements for parking area landscaping.

(d) Preservation Credit

Each existing significant tree that is preserved may be credited as 2 required large trees or 4 medium trees.[226]

(e) Damage Control

Trees and landscaping, and any walls or fences used to screen parking areas, shall be adequately protected from damage by vehicles with curb stops, bollards, and other protective barriers.[227]

iii. Exceptions

(a) Covered Parking[228]

Covered parking spaces do not require landscape islands, planting strips, or interior parking area trees. This exception shall not apply to any required perimeter trees or landscaping.

E. Alternative Landscaping Standards

1. Alternative Landscape Plan[229]

Commentary

To respond to requests for additional flexibility, this new section allows applicants to propose innovative alternatives to the standard regulations. This could also be an opportunity to allow for landscaping that responds to climate and sustainability concerns. It is optional rather than mandatory, but provides a defined means of proposing landscaping alternatives, beyond reliance on waiver requests.

i. Purpose

The purpose of this section is to provide an opportunity for the proposal of innovative alternatives that meet or exceed the quality and/or quantity of the landscaping that would otherwise be provided pursuant to §30.04.01.

ii. Applicability

(1) An alternative landscape plan may be approved when the proposed landscape design does not meet the regulations of §30.04.01, but proposes innovative, high-quality alternatives that enhance the physical environment of the site and the surrounding area to a greater extent than could otherwise be achieved by these standards.

[226] Existing tree preservation standard allowed 1 tree per 8 spaces ratio if existing mature trees are preserved. This leaves a lot of uncertainty about how many trees need to be preserved to meet that standard.

[227] Updated from existing 30.60.050.C.8 to apply broadly.

[228] New.

[229] New. This provision is proposed to allow for defined instances where greater flexibility in meeting the intent of the landscaping standards is permitted. Consider using this section in lieu of listing specific exceptions to the standards so the exceptions are less prominent (e.g., Sec. 30.64.030.c.2 – allows utility companies to reduce landscaping).

(2) The alternative landscape plan shall not be used to alleviate inconveniences, financial burdens, or self-imposed hardships.

iii. Allowable Alternatives

Alternatives from the landscaping standards in §30.04.01 that may be considered for approval in an alternative landscape plan include, but are not limited to, the following:

(a) Variation from Standards to Enhance Water Conservation

A variation from the application of the standards of this section may be approved by the Director if the alternative enables enhanced water conservation or shading.

(b) Modified Planting Rates due to Existing Public Utilities and Infrastructure[230]

A modification in the number, configuration, or location of required trees or shrubs may be considered when the public utility provides written notice that the required landscaping would negatively impact the operation of overhead and underground public utilities or create a public safety hazard.

(c) Reduction in Standards for Significant Tree Protection

A reduction in the number or spacing of required trees may be approved by the Director in exchange for protection of existing significant trees that provide canopy coverage comparable to what would otherwise be achieved through required landscaping.

iv. Submittal and Review

Alternative landscape plans proposals shall be prepared and submitted by a registered landscape architect licensed by the State of Nevada, to be reviewed and approved as the landscape plan component of the Design Review approval. Documentation necessary to support the alternative shall be submittd with the alternative landscape plan.

2. Fee-In-Lieu

Commentary

This new subsection establishes a program to allow a fee to be paid in lieu of meeting landscaping standards (or to ensure fee payment for any shortfall in required landscaping). This could exclude properties that provide an alternative landscape plan but is proposed to include those applicants pending additional discussion. The fee schedule should be established in an administrative manual (like the Tree List) outside of this Title to allow for easier modification over time.

i. Where a development is unable to satisfy all or part of the required landscaping plan and standards of §30.04.01, including where the required number of trees are reduced by an alternative landscape plan per §30.04.01E.1, a fee-in-lieu shall be provided.

ii. The fee-in-lieu shall be an amount set by the Board and calculated based on the square footage of shortfall of the total required trees, to offset the impacts of the loss of a significant tree, or some other reasonably related metric as deemed appropriate by the Board.

iii. The fee-in-lieu shall be paid to the County Tree Fund to finance the planting of trees.

[230] Consider this allowance as a way to deal with the existing exception for utilities in a more standardized way (i.e., have a maximum deviation as opposed to waiving outright).

F. Phasing, Maintenance, and Replacement

1. Landscaping Phasing[231]

If full off-site improvements (curb, gutter, sidewalk, streetlights, street paving) are deferred, any required landscaping need not be provided until the off-site improvements are installed.

2. Landscaping Maintenance and Replacement[232]

i. Maintenance Generally

(a) Landscaped areas (including plant materials, irrigation system, and hardscape features) shall be maintained in a clean and orderly condition.

(b) Trees may overhang a sidewalk and street, provided the overhang is a minimum height of 10 feet above any sidewalk or 16 feet and 4 inches above any street, and the overhanging foliage does not impose a danger to the public.

Maintenance of landscaping shall include trimming, modifying, or removing any plant materials within required landscape areas that cause or constitute an imminent safety hazard to the traveling public, including but not limited to obstructing the visibility of traffic control signs and devices, obstructing sight zones, or not providing adequate clearance for pedestrians and vehicles.

ii. Damaged/Dead Landscaping

Any required plant material that dies or sustains severe damage shall be replaced within 90 days.

iii. Detached Sidewalk Maintenance

When detached sidewalks are installed, the property owner(s), homeowners' association, or landscape maintenance association shall maintain the landscaping between the sidewalk and street in conformance with the requirements of this Title. Such maintenance shall include trimming, modifying, or removing any plant materials within required landscape areas that cause or constitute an imminent safety hazard to the traveling public, including but not limited to obstructing the visibility of traffic control signs and devices, obstructing sight zones, or not providing adequate clearance for pedestrians and vehicles. Noncompliance with such maintenance requirements shall cause the County to provide notice to the property owner(s), homeowners association, or landscape maintenance association of the County's intent to perform the required maintenance and collect payment accordingly for the work performed.

iv. Street Landscaping

Landscaping required outside decorative fences and walls shall be maintained by the property owner(s), homeowners' association, or landscape maintenance association, whichever is applicable. Whenever a landscaping area is an easement or is located within a common lot, the easement or common lot shall be shown on any major or minor subdivision map. All areas specifically intended for landscaping purposes shall be shown on required improvement plans.

v. Public Improvement Removal or Relocation

Removal or relocation of any private property owners' landscaping in County rights-of-way or easements to accommodate a public improvement, including roadways and pavements, sidewalks, curbs and gutters, landscaping, street lights, foundations, poles and traffic signal conduits, water mains, sanitary and storm sewers, tunnels, subways, people movers, viaducts, bridges,

[231] From footnote 1 of Table 30.64-1, which applies to the Rural, Suburban, and Compact residential uses, plus Rural Estates PUD. These standards are now applied to all development.

[232] Existing standards from 30.64.030.d. are modified for clarity. Standard for fences and walls moved to §30.04.03F and standard for sidewalks moved to §30.04.01G.

underpasses, and overpasses, or other public facilities across, along, over or under any street or streets, or other such improvements that are to be used by the general public, shall be the responsibility and at the expense of the property owner. The County (or other entity governed ex officio by the Board (i.e., Las Vegas Valley Water District, Kyle Canyon Water District, Big Bend Water District or Clark County Water Reclamation District, singly the "County Entity"), shall issue to a property owner 30 days written notice of a need to remove or relocate any of the property owner's landscaping that may be in conflict with installation, maintenance, or use of the public improvement. The property owner shall, within 30 days after receiving such written notice from the County Entity, remove or relocate its said landscaping. If the property owner fails to remove or relocate its landscaping as required by this section within the required time period, the County Entity may remove or relocate said landscaping and charge the cost of removal or relocation to the property owner. The County will not be held liable for any losses or damages due to removal or relocation of such landscaping.

30.04.02 BUFFERING AND SCREENING

Commentary

This draft section would replace existing standards in §30.64.040, which are complex and fairly rigid (the design of fencing and screening varies depending on whether it is required or proposed, depending on zoning district or use, and the street frontage). After that, the design requirements are prescriptive and based on a series of figures that detail dimensions.

Standards related to sidewalks that are part of specific buffer diagrams in the current code have been relocated to §30.04.01, *Landscaping*, to avoid having duplicate information in multiple locations. Standards for provided (optional) fences are included a separate section §30.04.03, *Fences and Walls*.

A. Purpose

Buffering and screening shall be provided as required by this section to enhance the visual appearance of the community, reduce impacts of uses and activities on neighboring properties, reduce heat island effect, and mitigate stormwater runoff.

B. Applicability[233]

Buffering and screening shall be provided in the following situations:

1. When adjacent to a developed property in a less intense zoning district as follows:
   - **i.** An RM district adjacent to an RS or PF district;
   - **ii.** A commercial district adjacent to a residential or PF district; or
   - **iii.** An industrial district adjacent to a commercial, residential, or PF district.
2. When adjacent to a freeway in the Urban Area.
3. When the adjacent property is vacant, the need for buffering under this section shall be based on the Clark County Master Plan planned land use category of the vacant property.

[233] New.

C. Buffering Standards[234]

1. Buffering Standards

i. Required

Buffering and screening shall consist of a 15-foot landscape buffer with an 8-foot decorative buffer wall. Industrial zoning districts may increase wall height to 10 feet maximum.

ii. Redundant Fence/Wall

A required wall adjacent to an existing fence or wall shall not be required when the adjacent property owner provides a notarized letter of consent agreeing that the existing fence or wall is sufficient and, if applicable, will serve as an adequate buffer, even if the existing fence or wall is less than the required wall buffer height.

iii. Modifications

In any district, any adjacency buffer and screening requirement may be modified with approval of an administrative Minor Deviation.

iv. Nonurban Area

Screen walls do not need to be decorative and a fence may be installed in place of a required wall.

v. Freeway Walls

In residential zoning districts, noise attenuation shall be per NDOT standards.

2. Buffer Landscaping Standards

Landscaping within the landscape buffer shall be provided as follows:

i. Trees shall be evergreen.

ii. Buffers require a double row of evergreen trees planted offset from one another. In each row, trees shall be planted 20 feet apart on center.

30.04.03 FENCES AND WALLS[236]

Commentary

This section consolidates many of the "if proposed" standards for buffering and screening, which generally applied to what fences and walls should look like. Overall, this section is intended to improve the look and feel of neighborhoods and roadways in the county. Public feedback during the Master Plan process indicated a desire to see more walkable neighborhoods and less of a "canyon of walls" effect along roadways. Many design standards and requirements for fences and walls are removed to complement subdivision standards that enhance connectivity, improve aesthetics, and prioritize the safety and comfort of pedestrians.

This section does not prevent the establishment of fences or walls, but does not require them in so many places, so it will be left to the applicant in more situations.

[234] This section replaces the variety of specific buffer types (and detailed drawings) and instead establishes minimum dimensions and landscaping requirements based on zoning district and context (adjacency to less intense districts or a street frontage). The "if proposed" standards that apply to situations where a fence, wall, or buffer are not required have been consolidated in the fences and wall section.

[236] Existing 30.64.020, *Fences and Walls*, is carried forward here. Standards are generally simplified to eliminate different standards for required fences/walls versus permitted. Standards are also eased to not require fences along so many roads (leading to poor aesthetics and less pedestrian-oriented streets). Any non-required fences should be built to County standards if proposed.

Title 30 currently addresses fencing (and walls) in §30.64.020 and §30.64.040. The proposed new organization will consolidate all fence and wall standards here for reference from the screening and buffering standards when applicable.

A. Applicability

The standards of this section shall apply to any fence or wall, including retaining walls, that are not required but proposed.

B. General Standards

1. Fence and Wall Height

If proposed, the maximum height of a fence or wall shall be limited as follows, unless otherwise permitted by this Title.

i. Front Setback

Fences or walls proposed within the front setback shall be limited in height as follows:

(a) Residential districts: 3-foot maximum decorative fence.

(b) Commercial and Industrial districts: 3-foot maximum

ii. Side/Rear Setback

Fences or walls proposed within the side or rear setback shall be limited in height as follows:

(a) Residential zoning districts: 6 foot maximum

(b) Commercial zoning districts: 8 foot maximum

(c) Industrial zoning districts: 10 foot maximum

(d) Special zoning districts: 8 foot maximum

iii. Fence and Wall Height Measurement

Fence and wall height shall be measured from the high side of the finished grade to the highest point of the fence, wall, or hedge.

iv. Outside Setback Area

Fences or walls proposed outside of a setback area shall be limited to primary structure or accesory structure height, whichever is less.

v. Lighting and/or Decorative Features

The height of a fence or wall may exceed the maximum allowable height by no more than 1 foot to accommodate lighting and/or decorative features on top of columns or fence posts.

vi. Finished Grade Below Abutting Lot or Street

Where the finished grade of a lot is above or below the finished grade of an abutting lot or street, the finished grade shall be the point on the high side, except within the front yard of single-family residences, which shall be measured from the top of curb.

2. Design and Materials[237]

i. Materials

Fences and walls shall be made of high-quality durable materials that require low maintenance, including but not limited to the following:

(a) Brick, stone, stucco, and decorative concrete masonry unit (CMU);

(b) Wrought iron and metal picket;

[237] New. Intended to establish minimum level of design and material quality.

(c) Pre-cast, naturally colored concrete that convincingly replicates the appearance of brick, stone, stucco, and CMU fence;

(d) Closed style wood or stockade fencing;

(e) Omega (welded wire);

(f) Wood or concrete 3-rail or split rail;

(g) Composite wood;

(h) Durable vinyl; and

(i) Durable aluminum.

(j) For vacant or developing lots, chain link with or without weather-resistant color coating).

(k) In the Nonurban Area, traditional farm fencing (i.e., smooth wire mounted on posts) or alternative fencing used to confine domestic animals, provided that all fencing is compatible with the rural character of the immediate area.

ii. Prohibited Materials

In the Urban Area, the following fence materials are prohibited:

(a) Electrically charged fences;

(b) Barbed wire fences, except for security fencing per §30.04.03D, *Security Fencing*;

(c) Concertina wire fences or similar, except for security fencing per §30.04.03D; and

(d) Fences constructed of chicken wire, corrugated metal, fabric, rope, fiberboardor, plywood, and or other non-traditional fencing materials.

3. Vacant or Developing Lots

i. Walls within a major residential subdivision may be constructed per the requirements for walls within the district if shown on an approved grading permit.

ii. Temporary fences may be constructed in order to provide security, control access and dust, and to prevent the dumping of refuse. Temporary fence heights are subject to the height restrictions above unless the Building Official requires a greater height.

C. Retaining Walls[238]

1. Design and Materials

Retaining walls shall be designed to reduce visual impact and conform to the topography of the site using native materials, decorative walls, and wall colors that match the soils and rocks on the site.

2. Maximum Wall Height

i. Retaining walls shall be no more than 3 feet in height, as measured above finished grade of the street or sidewalk or adjacent property, except when in conformance with the below.

ii. Tiered retaining walls may be used to an unlimited height when a landscaped 3-foot horizontal offset is provided between each 3 feet of vertical height.

iii. Retaining walls may be increased to 6-feet as follows:

(a) The fence located on top of the retaining wall is 85% open.

(b) Subdivision walls not otherwise required along a residential local or private street shall provide a minimum 6-foot landscape strip between the wall and any sidewalk or street.

[238] This section has been rewritten to be less prescriptive and easier to administer.

(c) Interior subdivision walls between residential lots with initial development may be increased without additional landscaping requirements.

(d) Proposed walls adjacent to existing developed properties where the finished grade of the developing property is lower or higher than the finished grade of the developed property shall only be permitted with approval of a Minor Deviation application, as described in §30.05.06C. Additional landscaping shall not be required.

iv. A fence or wall up to the maximum heights permitted within this section may be allowed on top of any retaining wall.

D. Security Fencing

1. Security fencing shall be no greater than 10 feet in height, or the maximum fence or wall height allowed in that district, whichever is less.

2. Security wire shall be no less than 8 feet above ground and shall not extend beyond the lot line at any point.

3. Security fencing is permitted in conjunction with any use in an industrial district.

4. Security fencing is permitted in conjunction with the following uses in any zoning district:

i. Airport or Airstrip;

ii. Batch Plant, Permanent or Temporary;

iii. Communication Tower;

iv. Electric Generation, Large-Scale;

v. Electric Generation, Small-Scale;

vi. Government Facility, Permanent or Temporary;

vii. Gravel Pit, Permanent or Temporary;

viii. Heliport;

ix. Passenger Terminal;

x. Public Utility Structures; and

xi. Rock Crushing.

E. Access Gates[240]

Access gates may be permitted as established by this §30.04.03E and §30.04.09, *Public Works Development Standards*. Where standards conflict, the more restrictive standards shall apply.[241]

1. Single-Family Residence

A single-family dwelling may restrict access with an access gate. If access to the dwelling is from an arterial or collector street, the access gate shall be set back at least 20 feet from the lip of the gutter.

2. Gated Development

Developments with interior private streets or drives may restrict access to the development with an access gate as follows:

[240] Consolidates standards for Gated Communities (30.64.020.5) and Access Gates (30.64.020.6 and .7).

[241] New. Included to ensure that Public Works standards on access gates are met.

i. Access gates shall be set back no less than 50 feet from the lip of the gutter of the intersecting street.

ii. Egress gates shall be set back no less than 20 feet from the lip of the gutter of the intersecting street.

iii. Guard enclosures and/or related equipment shall be set back no less than 50 feet from the right-of-way line of the intersecting street, but need not conform to any other setback, and may be located within the private street.

iv. An access gate and portions of the perimeter fence or wall immediately connecting to the access gate shall not exceed 8 feet in height and shall include decorative features. All other portions of perimeter fencing and walls shall meet the standards of §30.04.03.

v. Gate access codes shall be provided to the Metropolitan Police Department and the Clark County Fire Department.

3. Individual Properties

Individual properties with uses other than single-family residences may restrict access with an access gate provided that, if access gates are open during business hours, the gates shall be set back no less than 18 feet from the property line. Otherwise, the access gates shall be set back no less than 50 feet from the property line.

F. Exception

The Director of Public Works and/or the Director of Building may determine that a fence, wall, or retaining wall is required to protect property or improve public safety and may require an alternative height and design of such a wall, including those within flood control facilities, without necessitating a land use application to waive or vary any height standard.

G. Maintenance and Replacement[242]

Fences, walls, and retaining walls shall be maintained in functional condition and shall not be allowed to obstruct, block, or in any way impede vehicular or pedestrian travel along the sidewalk or street or the view of any traffic signal, sign, directional device, or sight zone.

30.04.04 SUSTAINABILITY[243]

Commentary

This section establishes a model for how sustainability could be integrated into the new Title 30 as a freestanding section. The proposed incentives and point values will likely be adjusted following discussion and feedback received during review of this Public Draft. Depending on how those discussions go and the reception of these ideas, these standards could be woven into other parts of this development standards chapter rather than remaining a freestanding section, if that approach is preferred.

A. Purpose

This section is intended to support implementation of the Clark County Sustainability and Climate Action Plan by ensuring that landscaping and screening are designed, installed, and maintained to conserve water and energy resources, improve air quality, reduce urban heat island effect, and help Clark County adapt to future climate challenges.

[242] Existing standard from 30.64.030.d. is modified for clarity.

[243] New.

B. Applicability

In addition to demonstrating compliance with the standards of this Title, new development shall achieve a greater level of sustainability by complying with a minimum number of the options set forth in this section.

1. Minimum Requirements Per Development Type

This section shall apply based on development type:

i. Multi-Family Residential

Multi-family residential development shall be required to achieve at least 5 points from the sustainability measures outlined in this section.

ii. Nonresidential

Nonresidential development shall be required to achieve at least 7 points from the sustainability measures outlined in this section.

2. Entire Project

Compliance with this section shall be evaluated for the entire project area included in the initial development, not individual lots or buildings, and also for any additions or modifications to a development.

3. Exemptions

Affordable Housing and Supportive Housing projects are exempt from this §30.04.04.

4. Incentives

If additional sustainability measures are implemented beyond the minimum required, the Director may approve no more than one of the following incentives:

i. Reduction of required parking by up to 10%;

ii. This reduction may be combined with a reduction of up to 10% received under §30.04.05F.1.i, for a possible cumulative reduction of 20%;

iii. Any maximum parking requirement for the property shall be based on this cumulative reduction.

(a) Reduction of 1 required side or rear setback by no more than 10%, except as required by Building Code, Fire Code, or when Residential Adjacency applies, as described in §30.04.07, *Residential Adjacency*.

iv. Increase in density of up to 10%.

v. Increase in building height of up to 10%.

C. Plants and Landscaping Sustainability Options

1. Trees

One point may be awarded for a project that provides trees in an amount that exceeds the base requirements of §30.04.01, *Landscaping*, by a minimum of 10%.

2. Water-Efficient Landscaping

One point may be awarded for a project that provides 95% or more of all required landscaping with plants that have very low or low water needs per §30.04.01, *Landscaping*.

3. Buffer

i. One-half point may be awarded for a project that, where required, provides a landscaped buffer that exceeds the base width requirements of this section, by 1 foot or 10%, whichever is greater.

ii. The reduction of buffer incentive shall not be awarded for any project that meets this standard.

4. Parking Canopy in Parking Areas

i. One point may be awarded for projects that expand the size and number of canopy trees provided in parking areas to ensure that the shade provided by trees at maturity covers no less than 50% of the paved parking area.

ii. Two points may be awarded for projects that cover 50% or more of the paved parking area with solar installations or shade structures with roof elements to provide power for site lighting. One point may be awarded for projects that cover at least 25% but less than 50% of the paved parking area with such features.

5. Mojave Native Plants

i. One point may be awarded for the protection of existing natural areas with Mojave native landscaping, as defined by the Regional Plant List, from construction activities and development, in an area equal to or greater than 5% of the development footprint.

ii. Wherever construction activities disturb native landscaping, one-half point may be awarded for the restoration of pre-development native habitat on the project site with Mojave native plants, as defined by the Regional Plant List, in an area equal to or greater than the disturbed area.

6. Landscaping for Energy Conservation and Solar Gains

For nonresidential projects, one-half point may be awarded for the selection and orientation of plant material on the south and west sides of buildings to promote energy conservation and solar gains by shading the structure without impacting any proposed or potential rooftop solar installation.

D. Building and Site Design Sustainability Options

1. Cool Roof

One point may be awarded for any nonresidential structure over 50,000 square feet that provides a cool roof, as defined by roofing materials that have a solar reflectance index (SRI) equal to or greater than 78 for low-sloped roofs (<2:12) or 29 for steep-sloped roofs (>2:12), for a minimum of 37,500 square feet of the roof surfaces within the project.

2. Siting and Structure Design Efficiency[244]

i. Building Orientation

One point may be awarded for a development with all roof surfaces oriented within 30 degrees of a true east-west direction and either flat or sloped in a southern direction.

ii. Shade Structures

(a) One point may be awarded for a development that provides shade structures over at least 50% of the south- and west-facing windows and doors for all buildings, with 1 additional point granted for each additional 25% of windows and doors shaded. Structures may include awnings, louvers, architectural features, or similar devices.

(b) One-half point may be awarded for developments that provide shade structures such as awnings or arcades for sidewalks or building adjacent amenity zones.

iii. Building Features

(a) One point may be awarded for a development that provides shaded walkways along a minimum of 60% of all building facades adjacent to or facing streets, drive aisles, outdoor gathering spaces, or parking areas. One additional point granted for each additional 10% provided.

[244] Building features are based on the standards required by the City of Henderson (Code updated April 2022).

(b) One-half point may be awarded for a development that demonstrates daylighting strategies are incorporated into the design of the project to minimize the use of artificial lighting.

(c) One-half point may be awarded for residential developments with a floor-to-ceiling height of 9 feet on all floors to facilitate natural ventilation. To receive this credit, this feature shall be included in all models in the proposed development, and not as an option only available by choice or as an added feature.

(d) One-half point may be awarded for nonresidential developments with a floor-to-ceiling height of 11 feet on all floors to facilitate natural ventilation.

(e) One-half point may be awarded for the use of Solar Ban glass on all south- and west-facing windows to minimize heat transfer.

(f) One-half point may be awarded for developments that provide a shade device such as an awning or portico above all building entrances and ADA ramps.

3. Alternative Energy

Two points may be awarded for projects that achieve one of the following metrics:

i. On-site solar panels are installed in an area equal to 70% of the total roof area;

ii. For nonresidential development, on-site solar panels are installed to generate 100% of the project's estimated annual electricity use; or

iii. Battery backup that can run critical loads or provide power to offset peak grid demand.

E. Alternative Compliance

Individual developments may devise measures to meet sustainability goals that differ from those specified above, but nevertheless achieve the same objective. The Board or Commission may consider such alternative compliance proposals beneficial to achieving the land development policies of the County, the Board or Commission may approve alternative sustainability measures by approving a Design Review per §30.05.05B, subject to finding that the alternative standards will:

1. Result in development that is as sustainable or as low in impact as development in strict compliance with the requirements of this section would be.

2. Recognize and encourage new and innovative sustainability measures with an outcome similar or superior to that anticipated by the requirements of this Chapter.

3. The alternative standards will result in a development or a building that meets or exceeds all other requirements of this Title.

30.04.05 Off-Street Parking

Commentary

This section addresses how much off-street parking and loading is required for new development, and the layout and design of parking areas. This section is intended to substantially replace current Section 30.60.

New Organization. The current parking regulations are fragmented and poorly organized. This draft section proposes a new organization that groups like materials and should be easier to use.

Overall Parking Reductions Proposed. In 2015 and 2017, the County commissioned parking studies that concluded that parking is often being required in amounts greater than needed. In numerous cases, the requirement was not only too high, but developers were providing parking beyond the minimum, further contributing to under-utilization. Building on those reports, this section emphasizes three areas to better align provision of parking with demand:

1. Establish maximum parking standards for some uses;

2. Reduce minimum parking requirements; and

3. Allow more options for flexibility and adjustments to required parking.

There are many reasons to pursue reductions in parking. These include climate concerns, both from the perspective of reliance on private automobiles, but also because vast lots of paved asphalt are powerful heat generators. Also, inefficient use of large areas of land contributes to sprawl.

EV Charging stations: Standards and requirements for EV charging stations throughout the County are currently under discussion. Once resolved, information on those requirements will be incorporated into later installments of this code.

A. Purpose[245]

The section establishes regulations for the provision of safe and efficient parking and loading facilities in amounts sufficient to meet the needs of existing and/or proposed land uses, while also protecting the public health, safety, and general welfare. These regulations are intended to:

1. Avoid and mitigate traffic congestion;
2. Avoid and mitigate the adverse visual impact of large concentrations of exposed parking;
3. Reduce the heat island effect generated by large expanses of pavement, improve water quality, and minimize dust pollution;
4. Provide necessary access for service and emergency vehicles;
5. Provide for safe and convenient interaction between vehicles and pedestrians;
6. Provide for safe interaction between vehicles within a Parking Lot; and
7. Provide flexible methods of responding to the transportation and access demands of various land uses in different areas of the county.

B. Applicability

This section shall apply to all new development. If a change of use in existing development involves no increase in parking demand, compliance with the current standards is not required. However, if a change of use in existing development increases the parking demand, the new use shall comply with the requirements of this section.[246]

C. Calculation of Parking and Loading Requirements

1. Area Measurement

All square footage-based parking and loading requirements shall be computed on the basis of gross floor area of the subject use, unless otherwise stated. Structured parking within a building shall not be counted in such computation.

2. Fractions[247]

i. When measurements of the number of required vehicle parking spaces result in a fractional number, any fraction of 0.5 or larger shall be rounded up to the next higher whole number.

ii. When calculating parking requirements for a combination of uses, individual fractional numbers are not subject to rounding. Only the cumulative total of the combined uses is subject to rounding.

[245] Expanded purpose statement identifies additional reasons why regulation of parking is important to public safety, sustainability, and other County goals.

[246] Edited Applicability statement to address instances where changing uses will need to comply.

[247] 30.60.030.c. The current provision requires that any fraction be rounded up; we are proposing that only those fractions above 0.5 be rounded up. Provision ii. is no change from the current requirement.

3. Parking for Multiple Uses[248]

i. Calculation

For sites with multiple uses, the required parking shall be the sum of the required parking for each of the uses on the site.

ii. Exclusion

Provision i above does not apply to shopping centers, where parking is calculated using a standard ratio in Table 30.04-2: *Minimum Required Off-Street Parking and Stacking Spaces,* regardless of the various individual uses that comprise the complex.[249]

4. Outdoor Uses[250]

Unless otherwise specified in Table 30.04-2: *Minimum Required Off-Street Parking and Stacking Spaces*, outdoor uses that have no principal building shall provide 1 parking space per 2,000 square feet of lot area.

5. Authority to Ensure Adequate Parking

i. Evaluation During Design Review

For all uses, including those with no buildings or structures on-site and any that do not specify minimum required parking, applications will be reviewed under §30.05.05B, *Design Review,* and §30.05.05A, *Administrative Design Review,* to ensure that adequate parking and stacking spaces are provided for all users accessing the site, including customers, employees, delivery vehicles, and/or fleet vehicles.[251]

ii. Property Owner Responsibility

The property owner shall be responsible for ensuring that adequate parking is provided for resident, guest, customer, employee, delivery vehicle parking, and/or company vehicle parking if additional spaces are necessary in excess of the minimum requirements.

iii. Unlisted Uses

For any uses not expressly listed in Table 30.04-2: *Minimum Required Off-Street Parking and Stacking Spaces,* the Director shall have the authority to make the following determinations in conjunction with a Design Review application:

(a) Apply the minimum off-street parking space requirement specified in Table 30.04-2: *Minimum Required Off-Street Parking and Stacking Spaces*, for the listed use that is deemed most similar to the proposed use (based on operating characteristics, the most similar related occupancy classification, or other factors determined by the Director); or

(b) Establish the minimum off-street parking space requirement by reference to standards in parking resources published by the National Parking Association, American Planning Association, Institute of Transportation Engineers (ITE) Parking Generation Manual, or other acceptable sources of parking data.

---

[248] This provision regarding multiple uses and the following provision regarding unlisted uses are intended to replace §30.60.030.b.

[249] New. Added for clarification, pursuant to restoring Shopping Center as a use in this table.

[250] New. Added to address uses that have no primary structure.

[251] From 30.60.020.b, "Excess Parking," carried forward with edits. The focus is still to make sure adequate parking is provided, but it would now apply in instances -- particularly ag-related ones -- where parking isn't required, but some spaces may be needed to accommodate site visitors, employees, etc.

D. Off-Street Vehicle Parking and Stacking Requirements

1. Minimum Off-Street Parking Requirements

Unless otherwise specified by this section, each development or land use as listed in Table 30.04-2: *Minimum Required Off-Street Parking and Stacking Spaces*, shall provide the minimum required off-street parking and stacking spaces in compliance with the schedule specified in Table 30.04-2.

Commentary

The parking table is intended to mirror the land use table delivered in Installment 1 of the draft Code. A base standard is proposed for each use. The uses here will be refined as necessary based on any adjustments to the master use table.

The current parking requirement for each use is listed (if one exists) in the second column. If the use is new or does not correlate with existing uses in Title 30, that column is greyed out. Proposed new requirements are in the third column of the table. The existing requirement column will be removed prior to the adoption draft but is included here for ease of comparison.

The proposed minimums for each use were derived by comparing current standards with recommended standards in the Institute of Traffic Engineers (ITE) parking demand manual, our library of parking standards for cities across the nation, and professional best practices.

With the conclusions of the 2015 and 2017 parking studies in mind, this draft proposes small reductions to the requirements for many uses. Our general approach was to be conservative with proposed changes to the minimum number of parking spaces required in the table, and to be more aggressive with the allowable parking adjustments, allowing a greater degree of flexibility.

This draft also:

- Eliminates the use of number of beds in a facility as the basis for determining parking requirements, replacing it with design capacity. Alternately, this could be stated in terms of square footage as well.

- Adds a requirement for uses without buildings, based on lot square footage.

Table 30.04-2: Minimum Required Off-Street Parking and Stacking Spaces

SQ FT = GROSS FLOOR AREA MEASURED IN SQ FT, UNLESS OTHERWISE INDICATED
DESIGN CAPACITY = MAXIMUM OCCUPANCY PER BUILDING OR FIRE CODES, WHICHEVER IS GREATER

	Existing	Proposed
RESIDENTIAL USES		
Household Living		
Dwelling, Accessory	1 per unit	1 per unit
Dwelling, Live-Work	1 per unit	2 per unit[253]
Dwelling, Multi-Family	1 BR = 1.25 spaces 2 BR = 1.75 spaces 3 BR & up = 2 spaces **Visitor Parking** 1 per 5 DU. If required resident parking spaces are enclosed, an additional 1 space is required for every 5 enclosed spaces.	Studio and 1 BR = 1 per unit 2 BR & up = 1.75 per unit **Visitor Parking** 1 per 5 unit

[253] No additional requirement currently drafted for customers/guests. Communities often keep minimum parking requirements low to encourage these units.

Table 30.04-2: Minimum Required Off-Street Parking and Stacking Spaces

SQ FT = GROSS FLOOR AREA MEASURED IN SQ FT, UNLESS OTHERWISE INDICATED
DESIGN CAPACITY = MAXIMUM OCCUPANCY PER BUILDING OR FIRE CODES, WHICHEVER IS GREATER

	Existing	Proposed
Dwelling, Single-Family Attached or Detached	2 per unit **Visitor Parking** 1 per 5 DU. If required resident parking spaces are enclosed, an additional 1 space is required for every 5 enclosed spaces.	2 per unit **Visitor Parking** 1 per 5 unit
Dwelling, Temporary		None beyond requirement for dwelling
Employee Housing		1 per unit
Family Daycare		None beyond requirement for dwelling
Garage Sale		None required
Home Occupation		As required for dwelling, plus additional as determined per Special Use request[254]
Manufactured Home Park	2 per unit **Age-Restricted Parking** 1 per unit **Visitor Parking** 1 space per 15 dwelling units	2 per unit **Age-Restricted Parking** 1 per unit **Visitor Parking** 1 per 15 unit
Model Residence, Temporary		None required
Group Living		
Assisted Living	1 per 3 beds + 1 per employee Congregate Care: 1 per 6 beds + 1 per employee	1 per 2 persons of design capacity
Childcare Home		1 per 3 persons of design capacity
Community Residence		None beyond requirement for dwelling
Dormitory	0.5 per room, or per 120 sq ft, whichever is greater	1 per 3 persons of design capacity
Rooming House	1 per 120 sq ft	1 per guest room
Senior Housing	1 per DU	1 per DU
Supportive Housing	1 per unit, with 40% being mobility impaired accessible	1 per 4 persons of design capacity
Transitional Living for Released Offenders		1 per 4 persons of design capacity
CIVIC AND INSTITUTIONAL USES		
Community and Cultural Facilities		
Banquet Facility	4 per 1,000 sq ft	1 per 250 sq ft
Cemetery		As shown on site plan
Convention Facility	2 per 1,000 sq ft	1 per 500 sq ft

[254] If customers or employees are coming to the location, parking requirement will be reviewed as part of special use application.

Table 30.04-2: Minimum Required Off-Street Parking and Stacking Spaces

SQ FT = GROSS FLOOR AREA MEASURED IN SQ FT, UNLESS OTHERWISE INDICATED
DESIGN CAPACITY = MAXIMUM OCCUPANCY PER BUILDING OR FIRE CODES, WHICHEVER IS GREATER

	Existing	Proposed
Crematory		1 per 500 sq ft
Daycare	1 per 400 sq ft of classroom and office area	1 per 400 sq ft
Funeral Home	10 per 1,000 sq ft	1 per 250 sq ft
Museum	3.3 per 1,000 sq ft	1 per 400 sq ft
Place of Worship	10 per 1,000 sq ft, except for living quarters, 0.5: bedroom; however, facilities for the use of a cloistered religious community (monastery, etc.) need only provide required bedroom parking	1 per 250 sq ft plus 1 per 2 bedrooms if on-site living quarters are present
Union Hall	10 per 10,000 sq ft	1 per 400 sq ft
Educational Facilities		
School	Varies by grade level: Elementary & Middle Schools 1 per classroom + 4 per 1,000 sq ft of Office space High Schools 7 per classroom + 4 per 1,000 sq ft of Office space OR 1 per 90 sq ft of gymnasium/auditorium, whichever is greater	**Elementary & Middle Schools:** 1 per classroom plus 1 per 400 sq ft of Office area **High Schools:** 7 per classroom plus 1 per 400 sq ft of Office area
Avocational or Vocational Training	2 per 1,000 sq. ft. classroom area + 4 : 1,000 sq. ft. of Office	1 per 400 sq ft
Instruction or Tutoring	2 per 1,000 sq. ft. classroom area + 4 : 1,000 sq. ft. of Office	1 per 400 sq ft
Healthcare Facilities		
Emergency Care		1 per 300 sq ft
Hospital	1.5 per bed	1 per 400 sq ft
COMMERCIAL USES		
Adult		
Adult Business	**Bookstores & Sex Novelty Shops** 3 per 1,000 sq ft **Adult Cabarets & Theaters** 10 per 1,000 sq ft but not less than 15	**Bookstores & Sex Novelty Shops** 3 per 1,000 sq ft **Adult Cabarets & Theaters** 10 per 1,000 sq ft but not less than 15
Agriculture and Animal-Related		
All uses in category, unless listed separately below		None required
Animal Hospital		1 per 400 sq ft
Aquaculture		1 per 400 sq ft
Community Garden		1 per every 2 garden plots

Table 30.04-2: Minimum Required Off-Street Parking and Stacking Spaces

SQ FT = GROSS FLOOR AREA MEASURED IN SQ FT, UNLESS OTHERWISE INDICATED
DESIGN CAPACITY = MAXIMUM OCCUPANCY PER BUILDING OR FIRE CODES, WHICHEVER IS GREATER

	Existing	Proposed
Guest Ranch		1 per guest room
Plant Nursery	2 per 1,000 sq ft + 1 per 2,500 sq ft of outdoor display	1 per 550 sq ft of indoor area, plus 1 per 2,500 sq ft of outdoor area
Stable, Commercial or Residential	1 per 3 boarding stalls or corrals	1 per 3 boarding stalls or corrals
Automotive and Transportation		
Aircraft Hangar		1 per 1,000 sq ft of indoor area up to 20,000 sq ft, plus 1 per 2,000 sq ft of indoor area over 20,000 sq ft
Airport or Airstrip		1 per 1,000 sq ft up to 10,000 sq ft, plus 1 per 2,500 sq ft over 10,000 sq ft
Gas Station[255]	3 per service bay + 4 per 1,000 sq ft accessory retail sales	1 per 250 sq ft of indoor area
Heliport		None required
Monorail		None required
Parking Lot		N/A
Passenger Terminal		1 per 1,000 sq ft up to 10,000 sq ft, plus 1 per 2,500 sq ft over 10,000 sq ft
Transportation or Tour Service		1 per 400 sq ft of Office space
Truck Stop		1 per 250 sq ft of indoor area, plus 1 per 500 sq ft of lot area
Vehicle and Equipment Rental or Sales	2 per 1,000 sq ft + 1 per 20 vehicle display spaces provided	1 per 500 sq ft of sales floor area. Vehicles on display for sale or rental may not be parked in the required spaces.
Vehicle and Equipment Repair	5.5 per 1,000 sq ft, but not less than 5	1 per 500 sq ft of indoor area
Vehicle and Watercraft Storage, Accessory		None required
Vehicle Wash	Principal use: 2, plus 1 per employee Self-service: none Accessory: Only stacking space requirements apply.	**Principal use:** 2 spaces, plus 1 space per employee **Self-service:** 2 stacking spaces per automated wash bay
Cannabis		
Cannabis Consumption Lounge		1 per 150 sq ft[256]
Cannabis Cultivation Facility	1 per employee on largest shift	1 per employee on largest shift
Cannabis Dispensary	4 per 1,000 sq ft	1 per 350 sq ft
Cannabis Distribution		None required

[255] Current regulations combine Gas Station with vehicle maintenance. Going forward, we propose that Vehicle Maintenance be covered by the Vehicle Repair use, with Gas Station remaining a separate use that encompasses the accessory retail sales (convenience store) that often accompany fuel sales.

[256] New use. Suggested requirement is same as restaurant.

Table 30.04-2: Minimum Required Off-Street Parking and Stacking Spaces

SQ FT = GROSS FLOOR AREA MEASURED IN SQ FT, UNLESS OTHERWISE INDICATED
DESIGN CAPACITY = MAXIMUM OCCUPANCY PER BUILDING OR FIRE CODES, WHICHEVER IS GREATER

	Existing	Proposed
Cannabis Independent Testing Laboratory	1 per employee on largest shift	1 per employee on largest shift
Cannabis Retail Store	4 per 1,000 sq ft	1 per 350 sq ft
Cannabis Production Facility	1 per employee on largest shift	1 per employee on largest shift
Food and Beverage		
Catering		1 per 500 sq ft
Craft Brewery, Distillery, or Winery		1 per 150 sq ft
Mobile Food Vendor		None required
Outside Dining, Drinking, and Cooking		1 per 250 sq ft
Restaurant and Related Facilities	10 per 1,000 sq. ft. Plus 4 per 1,000 sq. ft. for Outside Drinking, Dining and Cooking	1 per 150 sq ft
Lodging		
Bed and Breakfast	1 per guest room + 2	1 per guest room
Hotel or Motel	Up to 500 rooms = 1 per guest room 501 to 1,000 rooms = 1 per 2 guest rooms 1,001 rooms and up = 1 per 4 guest rooms Plus 10 per 1,000 sq. ft. for restaurants on the same premises	0.7 per guest room, up to 500 rooms; 0.7 per 2 guest rooms, between 501 and 1,000 guest rooms; and 0.7 per 5 guest rooms, over 1,000 guest rooms. Plus 1 per 200 sq ft for restaurants on the same premises
Long-/Short-Term Lodging		1 per guest room
Resort Hotel and Rural Resort Hotel[258]	(Requirement includes areas accessing rooms) 0.7: guestroom up to 500 + 0.7: 2 guestrooms over 500 up to 1,000 + 0.7: 4 guestrooms over 1,000 + 4.2: 1,000 sq. ft. all areas accessible to the public except convention facilities 0.7: 1,000 sq. ft. for convention facilities and areas not accessible to the public	0.7 per guest room, up to 500 rooms; 0.7 per 2 guest rooms, between 501 and 1,000 guest rooms; and 0.7 per 4 guest rooms, over 1,000 guest rooms. Plus 1 per 250 sq ft all areas accessible to the public except convention facilities 0.7 per 1,000 sq ft for convention facilities and areas not accessible to the public
Recreation and Entertainment		
Campground		2 spaces in addition to those provided for users of the facility
Dayclub/Nightclub		1 per 250 sq ft
Instructional Wine-Making Facility		1 per 400 sq ft
Live Entertainment		None required

[258] This draft largely carries forward the requirements from the 2017 ordinance amendment: the room requirement has not changed, but we have amended the number of spaces required for accessory uses such as restaurant.

Table 30.04-2: Minimum Required Off-Street Parking and Stacking Spaces

SQ FT = GROSS FLOOR AREA MEASURED IN SQ FT, UNLESS OTHERWISE INDICATED
DESIGN CAPACITY = MAXIMUM OCCUPANCY PER BUILDING OR FIRE CODES, WHICHEVER IS GREATER

	Existing	Proposed
Recreation	Billiard Halls, Dance, Halls, and Skating Rinks: 10 per 1,000 sq ft Bowling Alley: 4.5 per lane Convention Facilities (not in conjunction with a Resort Hotel): 2 per 1,000 sq ft Theatre: 1 per every 4 seats Shooting Range: 1 per bay plus 4 per 1,000 sq ft (excluding bays and range) Stadiums and Arenas: 1 per 4 seats, or 8 ft of bench length Tennis Club: 3 per court	**Bowling alley:** 2 per lane **Shooting Range:** 1 per firing lane, plus 1 per 300 sq ft of accessory classroom or retail sales area **Stadium, Theatre, Arena, Athletic Fields (indoor or outdoor):** 1 per 4 seats **Tennis Court:** 2 per court **All other indoor:** 1 per 300 sq ft of publicly accessible indoor area **All other outdoor:** If seating is not provided, 1 per 1,000 sq ft of site area
Recreational Vehicle Park	1 per 5 spaces	1 per 5 spaces
Retreat		1 per guest room
Special Event		Per parking study submitted with temporary use permit application
Retail and Services		
Accessory Commercial		None required
Bathhouse		1 per 300 sq ft
Caretaker Unit		1 per unit
Escort Bureau		1 per 500 sq ft
Financial Services	4 per 1,000 sq ft	1 per 400 sq ft
Office Office, Sales/Leasing Office, Temporary	4 per 1,000 sq ft	1 per 400 sq ft
Outdoor Market		1 per 500 sq ft of market area
Personal Services	Varies by use type: Fitness: 5 per 1,000 sq ft General: 4 per 1,000 sq ft	1 per 300 sq ft
Retail	4 per 1,000 sq ft	Up to 25,000 sq ft: 1 per 350 sq ft 25,000 sq ft and greater: See Shopping Center
Seasonal Sales		Per parking study submitted with temporary use permit application
Shopping Center	5 per 1,000 sq. ft. for 25,000 to 50,000 sq. ft. of GFA 4 per 1,000 sq. ft. for over 50,000 sq. ft. of GFA	1 per 350 sq ft for 25,000 to 50,000 sq ft, plus 1 per 500 sq ft over 50,000 sq ft
Wedding Chapel		None beyond that required for the primary use

Table 30.04-2: Minimum Required Off-Street Parking and Stacking Spaces

SQ FT = GROSS FLOOR AREA MEASURED IN SQ FT, UNLESS OTHERWISE INDICATED
DESIGN CAPACITY = MAXIMUM OCCUPANCY PER BUILDING OR FIRE CODES, WHICHEVER IS GREATER

	Existing	Proposed
INDUSTRIAL USES[259]		
Industrial Services		
Auction	4 per 1,000 sq ft Vehicle auction: 2 per 1,000 sq ft plus 1 per 20 vehicles	1 per 350 sq ft of indoor area, plus 1 per 1000 sq ft outdoor area
Dry Cleaning Plant		1 per 1,000 sq ft up to 10,000 sq ft, plus 1 per 2,500 sq ft over 10,000 sq ft
Laboratory		1 per 400 sq ft
Manufacturing and Production		
All uses in category, unless listed separately below		1 per 1,000 sq ft up to 10,000 sq ft, plus 1 per 2,500 sq ft over 10,000 sq ft
Alternative Fuels Processing		1 per 1,000 sq ft of indoor area up to 20,000 sq ft plus 1 per 2,000 sq ft of indoor area over 20,000 sq ft
Animal Byproducts	1.5 per 1,000 sq. ft. (including incidental uses such as Office uses)	1 per 1,000 sq ft up to 10,000 sq ft, plus 1 per 2,500 sq ft over 10,000 sq ft
Batch Plant, Permanent or Temporary		1 per 500 sq ft of Office, trailer, or other indoor area. For no indoor area: Lots up to 1 acre: 1 per 1,000 sq ft of lot area;
Natural Resources and Extraction		
All uses in category		1 per 500 sq ft of Office, trailer, or other indoor area. For no indoor area: Lots up to 1 acre: 1 per 1,000 sq ft of lot area; Lots greater than 1 acre: Must meet Clark County Air Quality standards.
Warehousing and Storage		
Fuel Storage		None required
Hazardous Materials or Waste Storage		None required
Mini-Warehouse	5 spaces in the vicinity of the leasing Office + 27 foot minimum drive aisles adjacent to all storage unit doors	1 space per 20 storage units; plus 1 space per 400 sq ft of Office area

[259] The current requirement applicable to several industrial uses is 1.5 spaces per 1,000 sq ft. Because the parking study demonstrated that industrial parking was being required at a rate higher (sometimes significantly) than utilization we are generally proposing a reduction in that rate to 1 per 1,000 sq ft, and not including an additional calculation for office space.

Table 30.04-2: Minimum Required Off-Street Parking and Stacking Spaces

SQ FT = GROSS FLOOR AREA MEASURED IN SQ FT, UNLESS OTHERWISE INDICATED
DESIGN CAPACITY = MAXIMUM OCCUPANCY PER BUILDING OR FIRE CODES, WHICHEVER IS GREATER

	Existing	Proposed
Outdoor Storage and Display	1 per 7,000 sq ft up to 42,000 sq + 1 per every additional 42,000 sq, but no less than 3 spaces, in addition to spaces required for Offices	1 per 500 sq ft of Office, trailer, or other indoor area. For no indoor area: Lots up to 1 acre: 1 per 1,000 sq ft of lot area County Air Quality standards.
Petroleum Product Storage		None required
Truck Staging		None required
Warehouse and Distribution	1.5 per 1,000 sq ft (including incidental uses such as Office uses)	1 per 1,000 sq ft up to 100,000 sq ft, plus 1 per 5,000 sq ft over 100,000 sq ft
Wholesale	1.5 per 1,000 sq ft (including incidental uses such as Office uses)	1 per 1,000 sq ft up to 100,000 sq ft, plus 1 per 5,000 sq ft over 100,000 sq ft
Waste and Salvage		
All uses in category, unless listed separately below		1 per 500 sq ft of Office, trailer, or other indoor area. For no indoor area: Lots up to 1 acre: 1 per 500 sq ft of lot area
Public Storage Bin Facility		None required
PUBLIC AND QUASI-PUBLIC USES		
Government		
All uses in category		As shown on site plan
Utilities		
All uses in category		None required

2. Maximum Parking

Commentary

The proposed maximum parking standards are intended to help reduce inefficient use of land devoted to often under-utilized parking areas, and minimize negative impacts associated with large expanses of vacant parking areas, such as heat generation and stormwater runoff. The maximum parking standards allow developers to build up to 15% more parking than the minimum required, with some exceptions to allow more.

In reviewing this section, reviewers should consider:

While 15% is proposed as a starting point for discussion, some communities set higher maximums (e.g., 25%).

The limit could also be applied to certain districts (e.g., commercial and mixed-use) rather than nonresidential development.

The Director is proposed as the decision-maker for requests to add additional parking beyond the maximum. An administrative decision would be the most efficient means of handling such requests (applicants could appeal). As an alternative, such requests could be referred to a higher authority, like the Planning Commission, for decision after a public hearing.

The County could also consider a tiered decision-making responsibility, such that the Director can decide a request to provide 15-25% more parking than the maximum, but any request to provide greater than 25% over the maximum goes to a public hearing (Board or Commission).

Nonresidential development shall not exceed the minimum parking required in Table 30.04-2: *Minimum Required Off-Street Parking and Stacking Spaces*, by more than 15% unless:

(a) A parking demand study is submitted per §30.04.05F.1.ii, *Sustainability Incentives Parking Reduction*, and receives approval from the Director; and

(b) Parking lot landscaping meeting the requirements of this Title is provided for the additional parking area.

ii. For calculation purposes, the following types of parking spaces shall not count against the maximum parking requirement:

(a) On-street parking adjacent to the lot or lots on which the parking is located;

(b) Accessible parking;

(c) Vanpool and carpool parking;

(d) EV charging parking;

(e) Fleet vehicle parking;

(f) Merchandise delivery and loading spaces not available to the general public for parking; and

(g) Structured parking, underground parking, and parking within, above, or beneath the building(s) it serves.

E. Use-Related Parking Regulations

1. Visitor Parking

Visitor parking shall be readily available and dispersed throughout the site.

2. Cart Collection Areas[260]

Cart collection areas in Parking Lots shall be separate from and not occupy any of the required parking spaces.

3. Uses with Drive-Through

Any use with a drive-through shall comply with the standards described in §30.04.06G.4, *Access, Ingress/Egress, and Parking,* in addition to all applicable regulations in §30.04.07, *Residential Adjacency*.

F. Parking Alternatives[261]

Commentary

This subsection proposes various options to allow greater flexibility in reducing or increasing the minimum number of off-street parking spaces required. In some communities where there is a reluctance to make general, across-the-board reductions in required parking, offering these kinds of options that can be more targeted to use and context can be effective.

1. Generally

i. Maximum Cumulative Reduction

[260] 30.60.030.g.

[261] The procedure for requesting adjustments differs from the current process described in §30.60.040.1 (not carried forward), which relies upon waiver requests. Instead, this draft proposes that these adjustments be reviewed and approved by the Director, up to the NRS limit of 10%.

The maximum reduction of required off-street parking spaces by any single parking alternative or combination of parking alternatives in this section shall be 20%.

ii. Sustainability Incentives Parking Reduction

Apart from this §30.04.05F, a separate reduction in parking may be achieved by providing additional sustainability measures beyond the minimum required per §30.04.04B.1, *Minimum Requirements Per Development Type*. Any parking reduction achieved under that section may be combined with a reduction received under this §30.04.05F for a possible cumulative reduction of 30%. Any maximum parking requirement for the property shall be based on this cumulative reduction.

2. Parking Demand Study[262]

A parking demand study may be submitted to demonstrate the need for a higher or lower quantity of off-street parking than required by Table 30.04-2: Minimum Required Off-Street Parking and Stacking Spaces

i. The parking demand study shall be prepared by a traffic engineer and shall estimate parking demand for the proposed use based on the recommendations of the Institute of Traffic Engineers (ITE), Urban Land Institute, the American Planning Association, or other acceptable source of parking demand data for uses and/or combinations of uses of comparable activities, scale, bulk, area, and location.

ii. If a parking demand study states anticipated off-street parking demand will be less than or greater than that required in Table 30.04-2: Minimum Required Off-Street Parking and Stacking Spaces, and the Director determines the study accurately reflects anticipated off-street parking demand, the Director may authorize a reduction or increase in required off-street parking spaces based on that study.

3. Motorcycle Spaces

Up to 1% of the required vehicular spaces may be provided as motorcycle spaces.

4. On-Street Parking[263]

On-street parking may be counted toward the minimum number of required vehicle parking spaces on a 1-to-1 basis, subject to the following standards:

i. Generally

(a) Each on-street parking space may only be counted once toward the meeting the minimum parking requirements of the adjacent lot, regardless of the number of individual buildings or tenants on the lot.

(b) No development or use approved with an on-street parking credit shall be considered legal nonconforming if the on-street parking is later removed by County action and the remaining off-street parking does not meet the minimum off-street parking requirements of this section.

ii. Private Streets or Gated Developments

Except for single- and two-family dwellings, legal on-street parking spaces adjacent to the lot line of the subject development may be used to satisfy the required parking spaces.

iii. Local and Collector Public Streets

[262] Current Section 30.60.040.1.D discusses the use of a parking study to reduce the number of required spaces. The concept is no different, but we are proposing to expand the instances in which such a study can be submitted. In particular, provision A specifies it applies both to requests to reduce parking provided, but also to exceed the new proposed maximums.

[263] This content replaces the limited circumstances in which on-street parking could be counted towards requirements, as described in 30.60.020.l.

Where parking spaces are available on a local public street adjacent to a use or development, 1 legal on-street space may be substituted for an on-site space for every 20 linear feet of street frontage, up to 50% of the required parking. This reduction may not be used for single-family dwellings (attached or detached).

iv. Availability of Spaces

On-street parking spaces used to meet required parking minimums shall be available for general public use at all times. On-street parking that is subject to residential parking permit restrictions, or time restrictions (for example, metered parking, sign-posted hour limitations on spaces or no overnight parking) except occasional street-cleaning, shall not be used to meet any off-street minimum parking requirements for any use.

5. Shared and/or Off-Site Parking Spaces[264]

The Director may approve requests to use shared Parking Lots, and/or off-site parking spaces, to meet the requirements described in Table 30.04-2: *Minimum Required Off-Street Parking and Stacking Spaces*, through approval by means of an Alternative Parking Plan.

i. The Alternative Parking Plan shall demonstrate that no shared lot or off-site space is more than 150 feet, measured along a legal pedestrian route, from the subject property, and that no arterial street separates the parking from the requesting use, unless a pedestrian bridge exists.

ii. Shared parking shall provide formal documentation of the agreement between property owners for the lot to be shared, and off-site proposals must submit documentation that verifies permission for the off-site spaces to be used.

6. Proximity to a Transit Stop[265]

i. Generally

Except for single-family dwellings (attached or detached), the minimum vehicle parking required for development within 1,000 feet, measured along a legal pedestrian route, of a fixed transit stop may be reduced by 10% from the requirements in Table 30.04-2: Minimum Required Off-Street Parking and Stacking Spaces. For reductions in the Maryland Parkway Overlay, see provision ii. below.

ii. Maryland Parkway

Any residential or nonresidential use within 1,000 feet of a fixed transit stop, measured along a legal pedestrian route, along the Maryland Parkway corridor between Sahara Avenue and Russell Road may reduce the parking required by Table 30.04-2: *Minimum Required Off-Street Parking and Stacking Spaces*, as follows:

(a) Single-family residential uses may provide 1 parking space per dwelling unit.

(b) Multi-family residential uses may reduce the number of spaces required by 50%.

(c) Nonresidential uses may reduce required off-street parking by up to 25%.

7. Affordable Housing

The minimum parking requirement for residential development may be reduced by 25% if at least 25% of the dwelling units are income-restricted for a period of at least 30 years to households earning 80% or less of the Department of Housing and Urban Development Area Median Income for Clark County, Nevada.[266]

[264] This change is included on the basis of feedback suggesting these requests be processed by an Alternative Parking Plan.

[265] New.

[266] Regulations pertaining to Affordable Housing are currently under review by the County.

8. Existing Parking Area Retrofit[267]

A previously approved parking area that is retrofitted to meet the standards of §30.04.01, *Landscaping*, shall qualify for a 10% reduction in the minimum parking requirement.

G. Limitations on Required Off-Street Parking Areas[268]

1. No required off-street parking or loading space shall be used for any purpose other than the parking of vehicles, unless otherwise allowed by this Title. Off-street parking spaces provided in excess of the number required may be used for any other purpose allowed within the respective zoning district. If a required off-street parking space is converted to another use or can no longer be used for off-street parking, it shall be deemed a violation of this Title.
2. Parking and drive-through stacking is prohibited in aisle ways, fire lanes, or similar areas not officially designated for parking or stacking purposes.
3. Required parking spaces and areas shall not be used for the sale or display of goods and services unless otherwise authorized in accordance with this Title.
4. Required off-street parking shall not be located within a dedicated state right-of-way unless approved by the Nevada Department of Transportation.
5. Parking for fleet vehicles shall be provided on-site; however, required parking spaces shall not be used for the parking of fleet vehicles during any time.
6. The storage of unlicensed, unregistered, or inoperable vehicles is prohibited within required parking spaces.
7. No motor vehicle repair work shall be permitted in required parking areas, except for emergency repairs only.
8. The total number of required spaces must be met at all times.[269]

H. Design and Maintenance of Required Off-Street Parking Areas

1. General Parking Area Design[270]

i. Pavement

(a) Unless otherwise specified, all parking, drive aisle, and other areas subject to vehicular access or used for the parking and maneuvering shall be paved and striped. Areas used for storing motor vehicles, equipment, or materials, shall be paved but do not need to be striped.

(b) Parking within unimproved or landscaped areas is prohibited.

(c) Stables do not require paving of outside areas used for parking, maneuvering, or storing motor vehicles, equipment, or materials; however, all applicable Clark County Air Quality Regulations, including dust mitigation, must be met and cannot be waived.

(d) Paved parking for Special Events and Seasonal Sales temporary outdoor activities is not required; however, compliance with all applicable Clark County Air Quality Regulations, including dust mitigation, is required and cannot be waived.

(e) Paving, alternative paving, and dust control measures are required in accordance with the Clark County Air Quality Regulations and cannot be waived.

---

[267] Existing exception carried forward.

[268] New subsection, but includes some provisions that are in the "general standards" from the current ordinance.

[269] Source: 30.60.030.

[270] Source: 30.60.050.c. Carried forward with edits to improve organization. Provisions .050.c.8 and .9, related to walls, fences, and parking lot landscaping, are addressed in Parking Lot Landscaping.

ii. Urban Areas

(a) Driveways must be distinct from landscaping and yard.

(b) Within Hydrographic Basin 212, driveway and parking areas for a 1-lot single-family development shall also be paved with either concrete, asphalt, rubberized asphalt or asphaltic concrete, except where Nonurban street standards apply, or for agricultural uses.

iii. Nonurban Areas

In areas outside Hydrographic Basin 212, driveway and parking areas for development need not be paved, but are subject to dust control requirements in compliance with Clark County Air Quality Regulations. Driveways must be distinct from landscaping and yard.

iv. Interior Configuration

(a) Parking lot circulation shall avoid vehicular conflicts at points of ingress/egress; drive-through entries, stacking lanes, and exits; and crossing drive aisles. Clear visibility for all interior drive aisles shall be maintained to avoid pedestrian/vehicular conflicts.

(b) Parking lots with 500 or more spaces shall be divided into smaller subareas that each contain 250 or fewer spaces. Buildings, pedestrian walkways, private drives, or landscape areas with a minimum width of 15 feet shall be used to delineate the subareas.[271]

(c) Parking aisle length shall not exceed 400 feet without a break for circulation.

(d) To separate buildings from pavement for parking aisles or spaces, a minimum 5-foot-wide sidewalk, or a minimum 7-foot-wide buffer consisting of a minimum 5-foot wide sidewalk with a 2-foot wide landscape strip, shall be used, except for the side and rear of nonresidential buildings when not visible from the right-of-way.

(e) Dead-end parking areas exceeding 20 spaces (10 per side of a drive aisle) shall provide a standard size parking space (or equivalent area), striped and assigned "No Parking," for a turnaround.

v. Access

(a) Except for single-family dwellings exiting onto local or private streets, the parking space or lot shall be designed so that exiting vehicles will not be required to back out across any sidewalk and onto a street.

(b) All off-street parking facilities shall have access to a street through a system of drive aisles and/or easements.

vi. Lighting

Parking lot lighting shall meet all applicable requirements as described in §30.04.08B, *Exterior Lighting.*

2. Pedestrian Walkways

Pedestrian walkways within Parking Lots are required as described in §30.04.06D.2.ii, *On-Site Pedestrian Connections.*

3. Minimum Parking Lot Layout Dimensions[272]

Parking lots shall be designed to meet the minimum dimensions in Table 30.04-3.

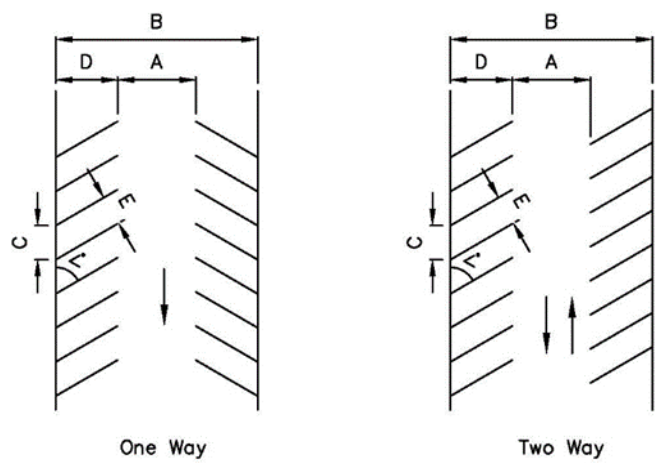
[271] Source: 30.60.050.c.13 through 17.

[272] Source: Table 30.60-4.

Table 30.04-3: Automobile Parking Layout

Parking Angle (<°)	Aisle Width (A) One way / Two way	Bay Width (B) One way / Two way	Curb Length (C)	Minimum Stall Depth (D)	Stall Width (E)
0° (parallel)	12 ft / 20 ft	N/A	21 ft	9 ft	9 ft
30°	11 ft / 20 ft	46 ft / 55 ft	18 ft	17.5 ft	9 ft
45°	13 ft / 20 ft	51 ft / 58 ft	13 ft	19 ft	9 ft
60°	16 ft / 20 ft	56 ft / 60 ft	10.5 ft	20 ft	9 ft
75°	20 ft / 20 ft	60 ft / 60 ft	9.5 ft	20 ft	9 ft
90°	24 ft / 24 ft	60 ft / 60 ft	9 ft	18 ft	9 ft

Figure 30.04-F: Automobile Parking Layout



4. Parking Space Dimensions and Design

i. Minimum Dimensions[273]

Parking spaces shall meet the minimum dimensions in the following table, exclusive of drives, streets, alleys, or aisles, giving ingress and egress.

Table 30.04-4: Minimum Parking Space Dimensions

	Width (feet)	Length (feet)	Vertical Clearance (feet)
Standard Accessible	8 plus 5 ft clearance to load	20	14
Van Accessible	8 plus 8 ft clearance to load	20	14
Automobile	9	18	14
Motorcycle	4	8	14

[273] Source: 30.60.050 for parking space dimensions.

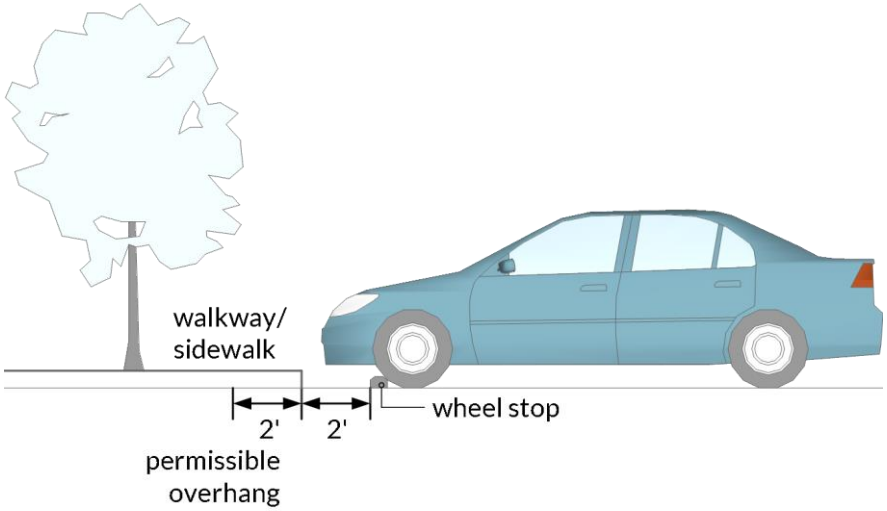
Table 30.04-4: Minimum Parking Space Dimensions

	Width (feet)	Length (feet)	Vertical Clearance (feet)
Recreational Vehicle	10	22	14
Commercial Vehicle	10	25	14

ii. Overhangs

Overhangs of up to 2 feet into landscaped areas, medians, or over private walkways/sidewalks may be counted as part of the required stall length. Overhangs over private walkways/sidewalks are allowed if the width of the walking area is 5 feet minimum. A wheel stop at least 4 inches high and 6 inches wide shall be installed at least 2 feet from the walkway/sidewalk where overhangs cannot be accommodated.

Figure 30.04-G: Parking space overhang



iii. Columns Adjacent to Parking Space

A 1-foot-by-1-foot side intrusion for columns or similar structures is permitted within the front or rear 1/3 of a space. Only one intrusion is permitted.

iv. Tandem Parking[274]

(a) Where Allowed

Tandem parking will only be permitted in association with:

(1) Single-family dwellings; or

(2) Multi-family uses when 1 space is in a garage or carport and 1 space is in the driveway in front of the garage or carport, with both spaces assigned to the same unit; or

(3) Valet parking with a full-time attendant.

[274] New.

(b) Design

(1) A maximum of 2 parking spaces may be provided in tandem.

(2) Two parking spaces in tandem shall have a combined minimum dimension of 8.5 feet in width and 35 feet in length.

(3) It must be possible to get any vehicle in or out of a tandem space by moving only 1 vehicle.

v. Electric Vehicle (EV) Charging Spaces

(a) Purpose

Provide electric vehicle charging infrastructure distributed throughout Clark County to prepare for a changing vehicle market and emerging vehicle technologies, improve air quality and reduce greenhouse gas emissions.

(b) Applicability

The requirements of this subsection apply to new development.

(c) General Requirements

EV infrastructure requirements are categorized as follows:

(1) EV-Capable

Parking spaces equipped for future electric vehicle supply equipment by providing dedicated electrical capacity in the service panel and conduit to the EV capable space.

(2) EV-Installed

Parking spaces reserved for EVs that provide drivers the ability to charge their EV using installed charging stations at the EV installed space.

(d) Number of Spaces Required by Use

The parking requirements of this subsection are intended as minimum requirements. EV-Capable and EV-Installed parking spaces count towards minimum parking space requirements, and shall be provided in accordance with Table 30.04-5.

Table 30.04-5: EV Charging Spaces by Land Use

Use	Requirement [1]	Applicability
Single-Family Dwelling	1 Level 2 outlet (240 volt)	N/A
Multi-Family Dwelling	25% EV-Capable, 3% EV-Installed	Lots of 25 parking spaces or more
Non-Residential – Office Park, Retail, and Shopping Center	10% EV-Capable, 3% EV-Installed	Lots of 100 parking spaces or more
Non-Residential – Resort, Hotel, School, College/University, Convention Facility, Cultural and Entertainment Uses	25% EV-Capable, 3% EV-Installed	Lots of 50 parking spaces or more
Non-Residential – Distribution, Manufacturing, and Industrial	5% EV-Capable, 3% EV-Installed	Lots of 100 parking spaces or more

[1] Based on the required parking spaces for the use, as specified in Table 30.04-2: *Minimum Required Off-Street Parking and Stacking Spaces.*

(e) Location

Placement of the required EV-Capable and EV-Installed parking spaces shall be determined and identified on plans submitted with the development application.

(f) Accessibility

Where applicable in multi-family and non-residential developments, a minimum of 1 EV-Installed parking space must be located adjacent to an ADA designated space to provide access to the charging station. The EV-Installed space should have all relevant parts located within accessible reach and free of barriers to use of the accessible space. One additional EV-Installed parking space must be located adjacent to an ADA accessible space for every 50 required EV-Installed parking spaces.

(g) Signage

Each EV-Installed space shall be reserved and designated as EV parking.

(h) Waivers

The Board may grant a Waiver of Development Standards according to the procedure outlined in §30.05.06F.

(i) Alternatives

The Director may approve an alternative EV infrastructure plan.

vi. Mobility-Impaired Accessible Spaces[275]

(a) Waivers

The requirements related to Mobility-Impaired Accessible Spaces shall not be waived or varied.

(b) Required Spaces

Accessible parking shall be provided as shown in Table 30.04-6: *Schedule of Required Accessible Parking*, except for residential buildings with fewer than 3 dwelling units and for the following uses which shall provide a percentage of total spaces as accessible spaces, as follows:

(1) Medical care occupancies specializing in the treatment of persons with mobility impairments: 20%.

(2) Occupancies providing outpatient medical care facilities: 10%.

(3) Multi-family buildings containing accessible or adaptable dwelling units: 2%. Where parking is provided within or beneath a building, accessible spaces shall also be provided within or beneath the building.

(c) Van Spaces[276]

Van-accessible spaces shall have a minimum vertical clearance of 98 inches.

[275] Source: 30.60.060.

[276] This provision was a note appended to Table 30.60-5. The number of van spaces required has been incorporated into the table. Changed from 1 per 8 accessible to 1 per 6 accessible to comply with ADA requirements.

Table 30.04-6: Schedule of Required Accessible Parking[277]

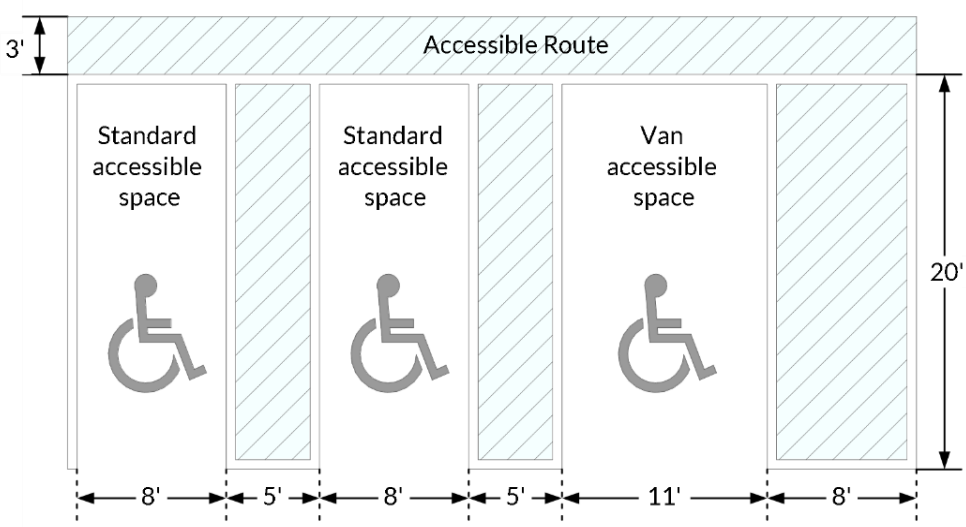
Total Parking Spaces Provided	Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
More than 1,000	20 plus 1 for each 100 over 1,000
Van-Accessible Spaces Required	1 van space for every 6 accessible spaces, or fraction thereof

(d) Accessible Space and Access Design

(1) Accessible spaces, van accessible spaces, access aisles, access routes, and passenger loading zones shall be designed in accordance with the most current adopted American National Standard published by the Council of American Building Officials.

(2) Standard accessible spaces shall be minimum 8 feet wide alongside a 5-foot-wide access aisle. Van spaces shall be minimum 11 feet wide alongside an 8-foot wide access aisle. Access aisles shall be parallel to and level with the accessible space(s) with no barriers and impediments to movement between the access aisle and the sidewalk/building. The figure below illustrates the applicable requirements.

Figure 30.04-H: Accessible Space and Access Design



[277] This schedule is derived from the federal requirements for accessible spaces in the Americans with Disabilities Act, and may be revised from time to time in compliance with that Act.

(e) Interpretation

The Building Official shall interpret and enforce this §30.04.05H.4.v. In the event of a conflict with Title 22 of the Clark County Code, Title 22 shall govern.

5. Maintenance

i. All required parking areas shall be maintained in a clean and orderly condition, free of litter and debris.

ii. Striping that delineates parking stalls, drive and fire aisles, and pedestrian pathways through Parking Lots shall be maintained to be clear and visible.

I. Off-Street Loading

1. Number of Spaces Required[278]

i. Nonresidential uses receiving deliveries shall provide off-street loading space as shown in Table 30.04-7.

ii. Uses requiring loading spaces may provide more loading spaces than required by Table 30.04-7 but all spaces shall meet dimensional and location requirements described in this section.

Table 30.04-7: Required Off-Street Loading Spaces

Gross Floor Area	Number of Loading Spaces	Size of Each Loading Space (ft)
Up to 15,000 sq ft	None	N/A
15,001 sq ft up to 25,000 sq ft	1 space	10 x 25 x 14
More than 25,000 sq ft	1 space + 1 for every additional fraction of 25,000 sq ft beyond the first 25,000 sq ft	10 x 25 x 14

2. Location and Design Standards

i. Location[279]

(a) Required off-street loading spaces shall not be permitted in any front setback area or in any required side street setback area.

(b) Off-street loading spaces may occupy all or any part of a required rear setback area where visibility will be minimized.

(c) Loading spaces shall be separate from customer parking, and pedestrian walkways shall not cross these areas.

(d) Loading spaces and access to loading spaces shall not block or restrict the access of surrounding uses.

(e) Public rights-of-way shall not be used for loading and unloading purposes.

ii. Residential Adjacency

Loading spaces are subject to residential adjacency standards, as described generally in §30.04.07M, and specifically in §30.04.07M, *Loading Activities.*

iii. Design[280]

[278] New.

[279] Provisions c. and d. are relocated from 30.60.070.b., while the rest of the content regulating location for loading spaces is new.

[280] Source: 30.60.070.b. Content has been edited and reformatted.

(a) Loading spaces shall allow direct access onto a street, without requiring loading vehicles to reverse into or out of a public right-of-way.

(b) At a minimum, the following areas for access and maneuvering shall be provided:

(1) One-way access aisles shall be 18 feet minimum width, and 2-way access shall be 24 feet minimum width.

(2) The minimum turning radius for truck traffic areas shall be 40 feet.[281]

(3) The loading berth shall be located adjacent, or as close as possible, to the main structure.

3. Alternative Loading Standards[282]

Commentary

Based on feedback that there is no need for alternative parking lot layouts, this draft reverts to original language, limiting waiver requests to loading layout and number of spaces, rather than parking lots. The term "waiver" is not used, however.

An alternative layout of loading area or number of required loading facilities may be considered with submission of a site traffic operations study with the application, documenting the basis of any alternative layout or proposed reduction in t4he number of loading facilities, and demonstrating how the alternative will meet the site access and site buffering requirements of this Chapter. Factors that may justify the approval of an alternative layout are:

i. The ability of the proposed design to adequately screen street views of the loading area.

ii. The ability of the proposed design to accommodate anticipated loading requirements of the use.

iii. Evidence of the unique characteristics of an individual site, including those created by the shape and location of property, design of existing or proposed structures, the operation of the uses proposed for the site or its ownership which require the application of alternative standards.

J. Bicycle Parking

Commentary

This section encourages provision of short-term bicycle parking, in part to support the Master Plan's goals of expansion of multimodal travel.

1. Minimum Required Off-Street Bicycle Parking[283]

In the Urban area, short-term bicycle parking spaces are required as indicated in Table 30.04-8 below for all development. Long-term spaces are not required; however, if provided, 1 long-term space shall count as 2 short-term spaces.

2. Exemptions from Bicycle Parking

The following are not required to provide bicycle parking:

i. Single-family residential;

ii. Development in nonurban areas;[284]

iii. Sites with property lines within a half-mile on each side of the right-of-way of Las Vegas Boulevard South between Sahara Avenue and Russell Road;

[281] New.

[282] Source: 30.60.080, with minor edits.

[283] Adapted and expanded from Table 30.60-2.

[284] Removed part of provision that stated nonurban development "is encouraged" to provide bicycle parking.

iv. Resort hotels; and

v. Industrial uses with fewer than 50 employees.

Table 30.04-8: Required Short-Term Bicycle Parking

Use	Current Requirement	Proposed Requirement
ALL USES		
For all of the uses listed in this Table, the minimum number of required short-term bicycle spaces is 4 (i.e., 2 bicycle racks). Long-term bicycle space may be substituted as described in §30.04.05J.1 above. [285]		
HOUSEHOLD LIVING		
Dwelling, Multi-Family	1 space for every 40 units	5-10 units: minimum of 4 spaces Over 10 units: 1 space for every 10 units
GROUP LIVING		
Community Residence, Dormitory, Rooming House, Supportive Housing, Transitional Living	N/A	5-10 residents: minimum of 4 spaces Over 10 residents: 1 space for every 10 residents
COMMERCIAL		
Office, Retail, Restaurant, Personal Service, and Shopping Center	1 per 20,000 sq. ft.	10,000 sq ft and under: minimum of 4 spaces Over 10,000 sq ft: 1 space for every 10,000 sq ft
Recreational and Entertainment Uses	1 per 2,000 sq. ft.	10,000 sq ft and under: minimum of 4 spaces Over 10,000 sq ft: 1 space for every 10,000 sq ft
EDUCATIONAL FACILITIES		
School	1 per 10,000 sq. ft.	1 space for every 20 students, based on maximum enrollment
CIVIC AND INSTITUTIONAL USES		
Place of Worship	1 per 3,000 sq. ft.	10,000 sq ft and under: minimum of 4 spaces Over 10,000 sq ft: 1 space for every 10,000 sq ft
Museum	1 per 8,000 sq. ft.	10,000 sq ft and under: minimum of 4 spaces Over 10,000 sq ft: 1 space for every 10,000 sq ft
INDUSTRIAL		
Industrial Uses	4 spaces	10,000 sq ft and under: minimum of 4 spaces Over 10,000 sq ft: 1 space for every 10,000 sq ft

[285] Source: provisions iv. through vi. were notes to the Bicycle Parking Table (30.60-2). We did not carry forward the provision that explained spaces could be short- or long-term, as we propose replacing it with provision iii. above.

3. Location and Design Standards[286]

i. Location

(a) Short-term bicycle parking spaces may be indoors or outdoors.

(b) Outside racks shall be placed within 100 feet of the primary entrance(s) of the buildings they are intended to serve. They shall be distributed throughout the site if there are multiple entrances.

(c) Bicycle parking facilities shall be separated from vehicular parking areas. The separation may be accomplished through grade separation, or physical barriers, such as curbs, wheel stops, poles, or other similar features.

(d) Long-term bicycle spaces shall be located in a limited-access enclosure, such as enclosed indoor rooms, sheds, lockers, and weather-protected parking spaces monitored by an attendant or security system.[287]

(e) Signage shall be provided for long-term bicycle spaces. A "Bicycle Parking" sign shall also be displayed on or adjacent to any indoor room or area designated for bicycle parking.

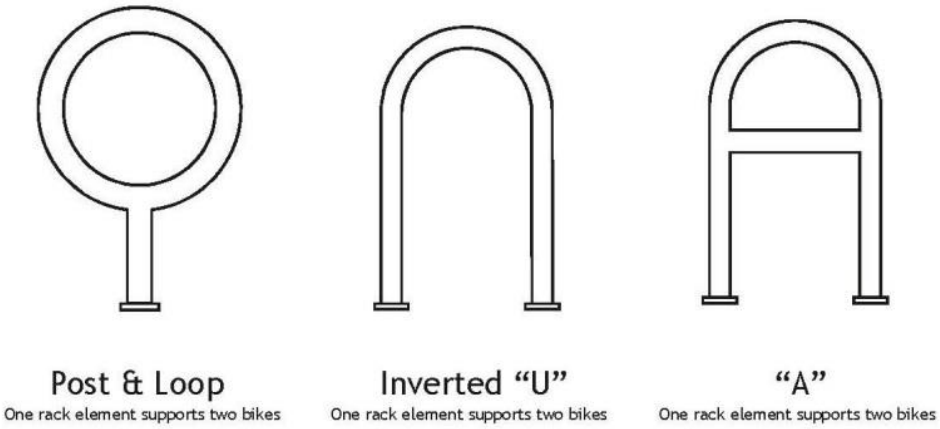
ii. Design

(a) Bicycle racks for short-term parking spaces shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at 2 points.

(b) Racks may be ground-mounted or wall-mounted and shall be securely affixed or bolted to the ground or wall. Racks shall enable the frame and 1 or both wheels to be secured. Figure 30.04-I shows several examples of short-term rack design. Other designs can be approved as long as they meet the characteristics listed in this section.

(c) Three feet minimum is required between racks. A 7 foot minimum aisle width, measured tip to tip of racks across multiple rows, is required. See Figure 30.04-J below.

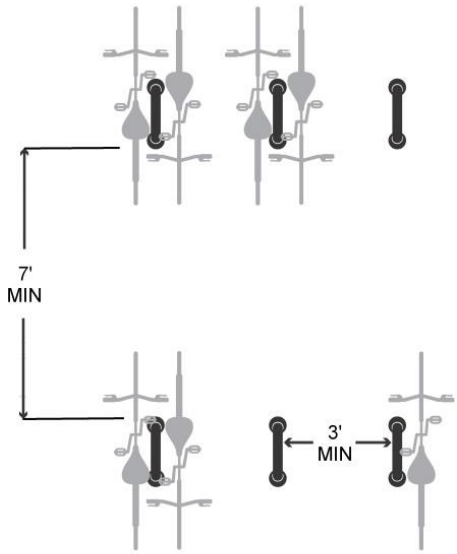
Figure 30.04-I: Short-Term Bicycle Rack Design Examples



[286] Source: 30.60.050.d. Content has been reorganized and edited.

[287] We have not carried forward the Figure related to long-term spaces.

Figure 30.04-J: Bicycle Rack Spacing Requirements



(d) Racks shall be installed a minimum of 2 feet from any wall or other obstruction, except for wall mounted racks. Use of racks shall not obstruct or intrude into any pedestrian walkways, building entries/exits, drive aisles, or parking spaces.

30.04.06 SITE AND BUILDING DESIGN

Commentary

This section carries forward portions of the current 30.56, including Part C, Hillside Development, and Part D: Design Standards.

Design standards have been reorganized under new subsection headings and reformatted to eliminate the overreliance on tables. Provisions regarding minimum residential dimensional requirements and the pedestrian realm have not been carried forward. Other edits are footnoted.

Design standards are reorganized into sections that apply to: all development, single-family (attached and detached) development, multi-family development, nonresidential development, and mixed-use development. The single-family, multi-family, and nonresidential sections each have suggested new content intended to address frequently expressed concerns about improving the quality of development in the County. Both the multi-family and nonresidential sections include proposed basic architectural standards to address development-quality concerns. The mixed-use standards focus on emphasizing pedestrian orientation and street activation.

To augment flexibility in implementing these potential new requirements, the architectural standards offer a menu of options for meeting the standard, and allow a developer to choose how to comply.

A. Purpose

The intent of this section is to establish site and building design standards that foster high-quality, attractive, and sustainable development that is compatible with the Clark County Master Plan Core Values, goals, and policies. The standards are further intended to:

1. Protect and enhance the character and quality of neighborhoods;
2. Enhance the pedestrian scale and ensure compatibility between residential neighborhoods and adjacent nonresidential uses;
3. Promote building designs and construction practices that are sustainable, provide for solar and other alternative energy systems and are adaptable to multiple uses for extended building lifecycles; and
4. Minimize negative impacts of on-site activities to adjacent uses.

B. Applicability

Except as otherwise provided in this section, the standards in this section shall apply to all development. Where existing development does not change project design or site features legally established prior to [effective date of this Code], compliance with the current standards is not required.

C. Administration

Review for compliance with these standards shall occur during land use application processing or concurrent with review for issuance of a building permit.

D. General Site and Building Design Requirements[288]

1. Development Responsive to Site Conditions

Development shall respond to specific site conditions such as odd-shaped lots, location on prominent intersections, topography, and preserving natural features to the maximum extent feasible.

2. Pedestrian Connectivity

i. Sidewalks

[288] This section contains a mix of existing and proposed new requirements, as noted.

Minimum 5-foot-wide concrete sidewalks shall be installed on both sides of all arterials, collector streets, and local streets, including cul-de-sacs, as well as along the full length of the frontage adjacent to all new development. See §30.04.09D.2.ii, *Sidewalks*.

ii. On-Site Pedestrian Connections[293]

(a) All nonresidential and multi-family development shall provide on-site pedestrian walkways 5 feet wide, connecting the following areas:

(1) The Parking Lot to each on-site building entrance and between all buildings, including pad site buildings, for Parking Lot connection requirements);

(2) Public building entrances, public sidewalks or walkways on or adjacent to the site, and adjacent properties;

(3) Adjacent public transit stop areas and principal building entrances;

(4) Internal walkways to adjacent public sidewalks along the right-of-way of the subject development;

(5) Any adjacent or abutting public park, greenway, open space, trails, or other civic use such as Schools, places of worship, public recreational facilities, or government offices; and

(6) Adjacent land uses and developments, including but not limited to adjacent residential developments, Retail shopping centers, Office buildings, or restaurants.

(b) On-site pedestrian walkways and crosswalks shall be identified to motorists and pedestrians through the use of 1 or more of the following methods:

(1) Changing paving material, patterns, or color (does not include the painting of the paving material);

(2) Decorative bollards;

(3) Raised median walkways with landscaping; or

(4) Stamped or stained concrete.

iii. Trail Requirements[294]

Trail dedication per adopted Las Vegas Valley Trails Map are required. Trails shall comply with and be maintained pursuant to Clark County's "Development Standards for Off-Street Trails" And shall not be waived or varied.

3. Foundation Masking[295]

Foundation or anchoring system shall be architecturally masked with the same exterior siding as on building, or with masonry building material with a decorative finish. Masking shall be extended to within 6 inches of grade.

[293] This section has been relocated from Access, Connectivity, and Circulation, and replaces the general Pedestrian Realm content from Table 30.56-2, Standards for Multi-Family and Nonresidential Development, with greater detail as to what connections are required, and where.

[294] 30.52.035.

[295] Table 30.56-2 and Table 30.56-2A. Carried forward without edits.

4. Screening of Mechanical Equipment[296]

i. Ground-Mounted Equipment[297]

(a) Mechanical equipment visible from any public right-of-way shall be screened 1 foot past the height of the equipment.

(b) Fences, walls, or landscaping may be used for screening. When landscaping is used, it must provide an opaque screen for the mechanical equipment, of sufficient height as described in (a) above.

(c) Screening may consist of architectural features integrated into the design of the building and constructed of similar or compatible materials as the building.

ii. Roof-Mounted Equipment

Roof-mounted equipment visible from any public street within 100 feet of the building shall be screened to at least the height of the equipment.

iii. Exemption

These screening requirements for mechanical equipment shall not apply to utility-related uses when that use is the primary use on the site.[298]

5. Trash Enclosures[299]

All development, except for single-family residential development, shall provide interior or exterior enclosures for all refuse containers, recycling containers, compactors, and refuse collection areas per the standard of the local trash service provider, unless the provider certifies that refuse is not generated at the site or that an alternative to providing interior or exterior enclosures has been deemed acceptable. When provided, exterior trash enclosures shall:

i. Have walls at least 1 foot higher than the height of the trash receptacle;[300]

ii. Be constructed of masonry, concrete block, or other durable opaque material;

iii. Provide screened gates;[301]

iv. Have a concrete floor extending 5 feet beyond the gates;

v. Not be located between the building and the primary street frontage, unless there is no other option, in which case the enclosure shall incorporate building materials and colors consistent with the primary building;[302]

vi. Not be located in any building setbacks or have gates that open into the right-of-way;

---

[296] Table 30.56-2 and Table 30.56-2A, with edits to content as indicated in footnotes.

[297] Current requirements do not distinguish between ground-mounted equipment and roof-mounted equipment. We propose that distinction here and in the following subsection. Additionally, we suggest that the screening extend 1 foot higher than the equipment, rather than being the same height, as is standard in many communities.

[298] Table 30.56-2 and Table 30.56-2A, edited to exempt utility-related uses more broadly, replacing the current reference to "Electric Generation, Distributed."

[299] 30.56.120. This section carries forward the current standards, subject to edits and amendments as footnoted, with the objective of reducing the number of waiver requests associated with this requirement.

[300] This change is proposed with the aim of reducing the frequent waiver requests related to enclosure screening. We suggest that, as long as the screening fully encloses the trash receptacles, it need not specify a particular height. This change adds flexibility, and may eliminate the need for minor deviation requests to vary from the current 6-foot height requirement.

[301] This change is also suggested to add flexibility in meeting the requirement, possibly reducing waiver requests. It would enable wood fencing or metal enclosure, as long as they are opaque.

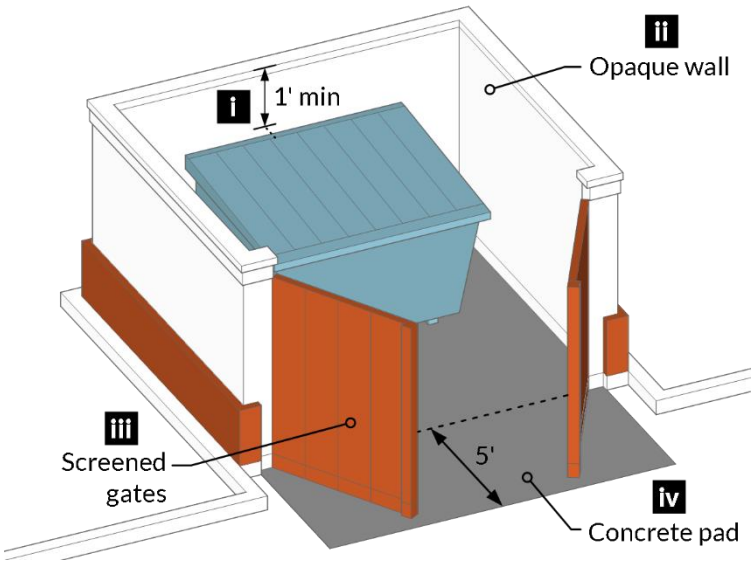
[302] New.

vii. Be located within 200 feet of each multi-family residential building in a development;

viii. Provide ventilation, if covered; and

ix. Provide recycling containers in at least 1 enclosure on a property (this provision shall not be waived or varied).

Figure 30.04-M: Trash enclosures



6. Exterior Building Materials[303]

Exterior siding shall consist, or give the appearance, of the following building materials and decorative styles:

i. Glass, masonry, metal, stucco, and wood. When incorporated in primary structures in the Urban Area, metal elements must be decorative.

ii. Development shall not use highly reflective materials.

7. Accessory Uses and Structures

i. Setbacks

Accessory uses and structures shall meet the applicable structure setbacks of this Title, where provided.

ii. Location

On lots smaller than 80,000 square feet, accessory agricultural buildings and structures shall be located in the side or rear yard.

iii. Urban Area

(a) Any accessory structure in the front yard—except for those used for agriculture, renewable energy, or electric charging—shall provide a roof type, roof materials, window design and

[303] Table 30.56-2A, carried forward with edits. To avoid repetition in the ensuring subsections F., G., and H., these standards have been consolidated and relocated here.

location, and exterior colors and building materials similar to and compatible with the primary building.[304]

(b) Any accessory structure, except those listed below, within the side or rear yard visible from any street or subject to Residential Adjacency standards shall have a roof type, and exterior colors and building materials similar to and compatible with the primary building. This standard may be waived with approval of a Minor Deviation per §30.05.06C.

(1) Structures within the side or rear yard that do not extend more than 2 feet above an opaque building fence or wall;

(2) Aircraft Hangars;

(3) Agricultural structures;

(4) Ornamental buildings such as gazebos or shade structures; and

(5) Structures used for renewable energy or electric charging.

iv. Nonurban Area

The standards of §30.04.06, *Site and Building Design*, shall not apply.

E. Standards for Single-Family Attached and Detached Residential Development[305]

Commentary

This section combines new content with existing requirements from Table 30.56-2A, with edits and amendments as noted. The intent is to help the County improve the quality of design for residential developments, reduce complaints about "cookie-cutter development" and the prominence of garage fronts lining streets, and, where existing content is incorporated, to eliminate vague and subjective language.

The dimensional requirement that dwellings must be at least 20 feet wide and 20 feet deep has not been carried forward, to accommodate townhomes and other building types such as tiny homes that are often narrower along at least one of these dimensions.

The extent of regulation for building design can vary significantly among different communities and locations, from being extremely prescriptive to being non-existent. The standards put forth here are intended as relatively simple regulations that address the basic elements of quality design, particularly as they relate to specific design elements cited as lacking or problematic in the County.

1. Applicability[306]

These design standards apply to all attached or detached single-family residential dwellings. Unless otherwise indicated, manufactured homes on individual lots are subject to these regulations, unless placed in the Nonurban Area.

[304] Updated to only apply in the Urban Area, not countywide, and provide clear detail on the features that must be compatible.

[305] 30.56, Part D and new content as indicated in footnotes.

[306] New. This replaces applicability requirements in Table 30.56-2A, tied to zoning district.

2. Building Design[307]

At least 2 of the following architectural features shall be provided on each façade of the structure:[308]

i. Covered entry;

ii. Recessed windows with overhangs or shutters to shade glass;

iii. Porch or balcony;

iv. Patio or deck;

v. Walls off-set a minimum 3 feet;

vi. Variable roof line;

vii. Varied building materials;

viii. Parapets; or

ix. Other unique or varied architectural features that meet the intent of this section, as approved by Director.

Figure 30.04-N: Examples of Design Features for Attached and Detached Single-Family

3. Additions[309]

Additions shall be architecturally compatible with the existing residence, including exterior materials, colors, and architectural features.

4. Garages[310]

Commentary

Because the prominence of long rows of repeating garage fronts facing a street came up frequently as an issue, this section includes draft standards to reduce garage prominence.

i. Variation of Garage Location

In development projects greater than 5 acres, a variety of garage styles shall be provided for detached houses 35 feet or wider, including but not limited to the following configurations:

(a) Side-loaded garage;

(b) Garage recessed a minimum of 4 feet behind the front façade of the dwelling portion of the structure, or recessed a minimum of 1 foot behind the front façade of a porch or courtyard wall;

(c) Garage that is recessed a minimum of 2 feet beneath a second-floor bay (this may be achieved with a second-floor living unit cantilevered over the garage);

(d) Garage flush with the dwelling portion of the building; and

(e) Detached garages offset and not flush with the primary structure.

---

[307] This section is proposed as a replacement for the Architectural Features section of Table 30.56-2A. It incorporates some of the content, but replaces vague requirements with specific, defined design standards.

[308] Combined requirement to provide architectural features on each façade with this requirement that at least 2 must be provided.

[309] Table 30.56-2A, carried forward with minor edits.

[310] New. This subsection replaces the vague provision in Table 30.56-2A, Orientation, that states "Garages should be designed to minimize visual dominance by varying the orientation, design, and/or setback."

ii. Side-Loading Garages

Side-loaded garages shall provide windows or other architectural details that mimic the features of the living portion of the dwelling on the side of the garage facing the front street.

5. Additional Manufactured Home Regulations[311]

These standards apply to any manufactured home not located within a Manufactured Home Park, and cannot be waived or varied, unless otherwise stated in NRS 278.0295.

i. Age of Dwelling

The dwelling shall be manufactured within 6 years of the year on which it is affixed to the residential lot

ii. Multiple Sections

Manufactured homes shall consist of more than 1 section.

iii. Permanent Foundation

Manufactured homes shall be permanently affixed to the residential lot.

iv. Living Area

(a) Manufactured homes shall contain a minimum of 1,200 square feet of habitable area, not including garages, courtyards, patios, etc.

(b) Manufactured homes that contain less than 1,200 square feet of habitable area may be approved if the square footage of single-family residential dwellings in the vicinity of the manufactured home is generally less than 1,200 square feet. This standard may be varied with approval of an Administrative Design Review per §30.05.05A, in accordance with NRS Chapter 278.

v. Exceptions

(a) The standards listed in subsection 5 do not apply to any manufactured home not located within a Manufactured Home Park in the RS80 and RS40 districts as well as any Nonurban area per Ords. 4109 and 4356.

(b) Manufactured Homes within a Manufactured Home Park in the RS80 and RS40 districts as well as any Nonurban area per Ords. 4109 and 4356 shall require a Special Use Permit, as described in §30.05.05D, to modify any of the standards listed in subsection 5.

F. Design Standards for Multi-Family Residential Development[312]

Commentary

This section combines new content with existing requirements from Table 30.56-2, with edits and amendments as noted, including elimination of the dimensional requirement that dwellings must be at least 20 feet wide and 20 feet deep. The new standards are intended to enhance architectural design standards (while providing options for doing so), and eliminate vague and subjective language. The standards proposed in this section are relatively simple and address the basics of architectural form.

Based on feedback received, this draft does not carry forward the vague provision regarding Security and Defensible Space, that applied to both multi-family and nonresidential development in Table 30.56-2. The lighting section proposes an exemption that would allow security lighting for any kind of development, and there is a wish to have a further discussion regarding inclusion of defensible space concepts, we can make suggestions on provisions covering that topic. The dimensional requirement that dwellings must be at least 20 feet wide and 20 feet deep has not been carried forward.

[311] Table 30.56-2A, Additional Regulations Specific to Manufactured Homes, and NRS 278, carried forward with edits.

[312] Table 30.56-2, Multi-Family Requirements, plus new content as indicated in footnotes.

1. Exemptions from Applicability

These design standards do not apply in Nonurban areas.

2. Four-Sided Architecture[313]

Multi-family structures shall incorporate architectural features on all sides of a building. Blank walls void of architectural features or other variation are prohibited.

3. Building Design Standards

i. Mass and Articulation[314]

(a) Façades greater than 50 feet in length shall incorporate wall plane projections or recesses extending at least 20% of the length of the façade.

(b) Each facade of a multi-family building shall be articulated through the incorporation of at least 3 or more of the following:

(1) Balconies;

(2) Windows with shade elements such as awnings, overhangs, or functional shutters;

(3) Porches or covered entrances;

(4) Dormer elements;

(5) Varied building materials;

(6) Variable roof line;

(7) Variation in window sizes and shapes;

(8) Vertical elements that demarcate building modules;

(9) Walls off-set a minimum of 3 feet; or

(10) Other architectural features that meet the intent of this section, as approved by the Director.

Figure 30.04-O: Examples of Design Features for Attached Multi-Family

ii. Roof Form[315]

Multi-family residential buildings shall be designed to avoid any continuous roofline longer than 50 feet. Rooflines longer than 50 feet shall include at least 1 vertical elevation change of at least 2 feet.

iii. Pedestrian Entrances and Porches

Entrances shall comply with the following requirements:

(a) At least 1 main building entrance shall face the adjacent public street.

(b) Multi-family buildings with multiple street frontages shall provide at least 1 building entrance along each street frontage, unless otherwise directed by County authorities.

[313] New.

[314] New.

[315] New.

(c) Entrances shall be connected to a public sidewalk by a walkway that is not routed through a Parking Lot. See §30.04.06D.2.ii, *On-Site Pedestrian Connections*.

(d) Entrances shall be emphasized by the use of at least 2 of the following features:

(1) A porch or landing;

(2) Double doors;

(3) A roofed structure such as a portico, awning, or marquee;

(4) The inclusion of side-lights (glazed openings to the side of the door), and transom-lights (glazed opening above the door) in the entry design;

(5) Decorative lighting; or

(6) Enhanced landscaping.

Figure 30.04-P: Examples Pedestrian Entrance for Attached Multi-Family

4. Common Open Space

Multi-family development shall provide a minimum 20% of the total site area as common open space that meets the standards of §30.04.06I, *Common Open Space*.

5. Access[316]

Multi-family development sites greater than 5 acres shall include a minimum of 2 through-access drives.

6. Separation[317]

All multi-family buildings, structures, and parking and loading areas shall be physically separated from streets by vertical curbs, other suitable barriers and landscaping, as described in §30.04.01, to prevent unchanneled motor vehicle access.

7. Parking and Garages[318]

i. Parking Location

Surface Parking Lots shall not be located between a multi-family building and a street frontage. If the development contains more than 1 building, the Parking Lots shall be internalized in building groups so that they are not visible from adjacent streets, or located to the side of or behind the principal building.

ii. Design

Detached garages and carports shall be of a compatible architectural style with the principal building, incorporating similar forms, scale, materials, color, and details.

iii. Structured Parking

Underground parking, structured parking, and parking within, above, or beneath the building it serves are all strongly encouraged for multi-family developments.

[316] To respond to a Public Works comment, this provision moved here from §30.04.09.

[317] To respond to a Public Works comment, this provision moved here from §30.04.09.

[318] New.

G. Design Standards for Nonresidential Development

Commentary

Currently, Title 30 does not regulate architectural elements for nonresidential development, with the exception of exterior materials. The standards proposed in this section are common, basic requirements employed in many communities to enhance the quality of nonresidential structures.

1. Four-Sided Architecture

Architectural features shall be required on all facades of a structure that are visible from a public right-of-way or are adjacent to residential districts or uses. Blank walls void of architectural features or other variation are prohibited.

2. Building Massing and Articulation[319]

i. Horizontal Articulation

Buildings shall be designed to reduce unrelieved planes by dividing façades into a series of smaller components. For each 50 linear feet of building elevation or portion thereof, each elevation of the building shall incorporate at least 2 of the following components:

(a) Variations in roofline or variations in roof height of 2 feet or more;

(b) Changes in wall plane of 12 inches or more;

(c) Variations in the arrangement and recessing of windows;

(d) Recognizable changes in texture, material, or surface colors;

(e) Engaged columns; or

(f) Minimum 2-foot parapet return.

ii. Vertical Articulation

Buildings 2 stories and greater shall reduce mass with a clearly identifiable base, middle, and top, with horizontal elements separating these components. The component described as the body or middle must constitute a minimum of 50% of the total building height. See Figure 30.04-R.

Figure 30.04-Q: Examples of Design Features for Nonresidential Development

[319] New.

Figure 30.04-R: Vertical Articulation of Structure

3. Building Entrances

i. All buildings with street frontage shall have a customer entrance that faces the street. Multi-tenant buildings do not require separate entrances per each tenant space.

ii. The primary entrance to a building shall be articulated with architectural elements to define the entrance. For buildings with multiple tenant entries, each entrance shall be defined and articulated with architectural elements. These elements may include pediments, columns, porticos, porches, awnings, and overhangs. See Figure 30.04-T.

iii. All ground-floor customer entrances shall be covered or inset.

iv. Public entrances accessed from a Parking Lot shall provide the same architectural elements as a street-facing frontage, unless the access comes from an enclosed parking structure or if access is restricted to use by staff or employees.

Figure 30.04-S: Examples of Appropriate Entry Treatments

4. Access, Ingress/Egress, and Parking[320]

i. Cross Access

For nonresidential land uses that are similar or complementary, with consistent levels of intensity and similar parking, curb cuts shall be minimized and cross access shall be provided through the recording of perpetual cross access, ingress/egress, and parking easements or agreements with adjacent lots.

ii. Across Common Property Lines

Nonresidential driveways and drive aisles constructed across common property lines shall establish easements or agreements for common in ingress/egress with the adjacent property.

iii. On-Site Access Control[321]

Landscaping or a physical barrier shall be provided along the entire frontage of the property, except where legally permitted driveways exist.

iv. Separation

[320] In response to a Public Works comment, all of these provisions have been moved here from 30.04.09. Provisions i. and ii. originally applied also to multi-family.

[321] Source: 30.60.090.

All nonresidential buildings, structures, and parking and loading areas shall be physically separated from all streets by vertical curbs, other suitable barriers and landscaping to prevent unchanneled motor vehicle access.

5. Drive-Through Service[322]

Any use with a drive-through shall comply with the following standards:

i. The drive-through lane shall be separated from the adjacent drive aisles and pedestrian connections in the Parking Lot, and designed and located to avoid obstruction of parking spaces in the lot.

ii. Stacking spaces shall be long enough to accommodate on-site stacking of vehicles as determined by a queueing analysis.

iii. Free-standing drive-through only structures are not required to comply with the architectural design requirements of this subsection G, but shall instead be in subject to compliance with any conditions imposed under the Administrative Design Review, as described in §30.05.05A.[323]

6. Loading Areas[324]

Areas for semi-truck parking, and/or buildings with roll-up overhead doors, shall be located in the rear of the property, in an internal area of the development, in a service yard directed away from public rights-of-way, or screened to block their view from public rights-of-way or along a side property line farthest from any residential use or zone.

H. Design Standards for Mixed-Use Development[325]

Commentary

Most of the content in this subsection is new, and most standards from the current Mixed-Use Overlay in Chapter 30.48J are not carried forward. These standards continue to emphasize pedestrian orientation in mixed-use projects, including sidewalk provision and amenity areas. These standards would apply regardless of the zoning district where the project is developed, but the extent of required amenities is keyed to the type of street frontage a mixed-use project has.

1. Applicability

These standards apply to all mixed-use development within the Urban area.

[322] Table 30.56-2, Drive-Thru Service, carried forward with edits.

[323] 30.56.110.c, carried forward with edits.

[324] Relocated here from off-street loading requirements, since the requirement applies to more than just loading spaces (e.g., to vehicle repair facilities).

[325] New.

2. Pedestrian Orientation[326]

i. All mixed-use developments shall emphasize and incorporate pedestrian orientation in the project's overall design. This includes site design and building scale features with a primary emphasis on streetscape activation and pedestrian access to and through a site, rather than vehicular access and parking concerns, which are limited.

ii. Pedestrian-oriented buildings shall be constructed close to the street with windows and display features facing the street, main entrances designed to accommodate access from the sidewalk, and an enhanced pedestrian frontage, including sidewalk and amenity zone adjacent to the street.

Figure 30.04-U: Example of Pedestrian Orientation for Mixed-use Developments

3. Sidewalks[327]

All mixed-use development shall provide additional pedestrian enhancements between the building façade and the back of the curb.

i. Enhancements shall include, at a minimum, a sidewalk free from obstruction along its entire length from side property line to side property line, and an amenity zone. The minimum required dimensions for these areas are in the following table.

Table 30.04-9: Minimum Pedestrian Enhancements for Mixed-Use Developments

	Sidewalk Width (minimum)	Amenity Zone Width (minimum)
Development along Residential Local or Private Streets	5 feet	10 feet [1]
Development along Arterial, Collector, And Nonresidential Local Streets	5 feet	15 feet [2]
Development along Freeways	N/A	

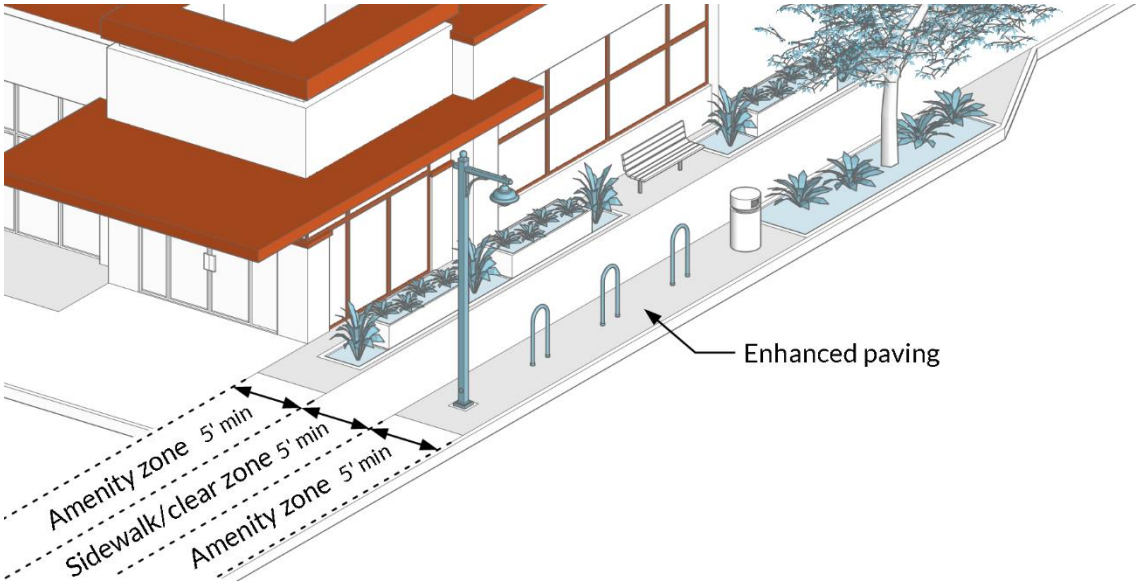
[1] Where there is a detached sidewalk, this is split on both sides of the sidewalk, with a 5-foot amenity zone between curb and front of sidewalk, 5-foot sidewalk, then 5-foot amenity zone between back of sidewalk and building facade.

[2] Where there is a detached sidewalk, this is split on both sides of the sidewalk, with a 5-foot amenity zone between curb and front of sidewalk, 5-foot sidewalk, then 10-foot amenity zone between back of sidewalk and building facade.

[326] 30.48.770.B, with minor edits.

[327] These new proposed standards would replace the Maryland Parkway "pedestrian realm" standards.

Figure 30.04-V: Sidewalk and Amenity Zone



ii. The amenity zone shall include car door clearance for parallel parking, curb side bus stops, streetlights, street furniture, bicycle racks, trash receptacles, traffic signal poles, street trees, planter boxes, bus benches, and/or bus shelters.

iii. Where not occupied by street furniture, utility or traffic fixtures, or structures, the amenity zone shall be landscaped or paved as a privately maintained sidewalk.

iv. Enhancements provided by the property owner shall be maintained by the property owner.

4. Common Open Space

Mixed-use development shall provide a minimum 20% of the total site area as common open space that meets the standards of §30.04.06I, *Common Open Space*.

5. Surface Parking[328]

In order to create a streetscape inviting to pedestrian activity, any surface parking shall be located to the side or the rear of the principal buildings, screened from the right-of-way and areas subject to Residential Adjacency standards.

6. Building Design

Mixed-use developments shall comply with the applicable building design standards for both residential and nonresidential structures in this §30.04.06, *Site and Building Design.* If there is a conflict between the applicable standards for a single structure containing residential and nonresidential development, the more restrictive standard shall apply. In addition, the following standards apply:

i. If a development has a primary architectural theme, that theme shall be used around the entire building. This can include, but is not limited to, the use of tile accents, stucco designs, awnings, cornice treatments, stepped parapets, trellises or arbors with live plant material, textured materials such as stone or brick, planters, or colored panels.

[328] 30.48.770.C.5.d, edited to make this requirement mandatory.

ii. All building facades facing public streets shall contain a similar level of design detail, patterning, and finish. Blank walls void of architectural detailing shall not be permitted. Exceptions may be granted for those areas that the applicant can demonstrate are not visible from adjacent development or public rights-of-way.

iii. Accessory structures shall complement the principal structure through the use of the same colors, materials, textures, shape, and architectural style.

iv. In a multi-building development:

(a) The architectural design of all buildings (including freestanding outparcel structures) shall be organized around a consistent architectural theme in terms of the character, materials, texture, color, and scale of buildings.

(b) All buildings in a single development, whether developed at a single time or in phases, shall share at least 4 architectural features to maintain continuity within the overall development. These features include, but are not limited to, the following:

(1) Overhangs,

(2) Canopies or porticos,

(3) Recesses or projections,

(4) Arcades,

(5) Raised corniced parapets over the entrance,

(6) Roof style and materials,

(7) Arches,

(8) Outdoor patios,

(9) Tower elements (at strategic locations),

(10) Display windows, and

(11) Integral planters that incorporate landscaped areas or seating areas.

7. Transparency

Ground-level, nonresidential components shall have transparent doors or windows no less than 4 feet in height along at least 40% of the façade's horizontal length facing the primary street frontage, and at least 25% along all other street frontages.

I. Common Open Space

Commentary

This substantially new section consolidates common open space requirements and proposes standard dimensions and qualitative standards for all common open space. The increased detail should allow for more consistency, predictability, and ease of administration.

1. Purpose

Common open spaces are set aside for the use and enjoyment of a development's residents or users. Common open space serves numerous purposes, including preservation of natural areas and resources, ensuring greater resident access to open areas and recreation, reducing the heat island effect, and providing public health benefits.

2. Applicability

i. When Required

Common open space is required for all new residential development of 5 or more units in:

(a) RS2, RM18, RM25, and RM50 zoning districts;

(b) Maryland Parkway Overlay;

(c) Manufactured Home Park;

(d) Recreational Vehicle Park;

(e) Planned Unit Development; and

(f) Mixed-use development.

ii. Exemptions

Common open space is not required for:

(a) Nonresidential development; and

(b) Residential development in the AG, OS, and PF zoning districts.

3. Allowable Common Open Space Areas

The features and areas identified in Table 30.04-10 count towards compliance with the common open space requirements of this Section.

Table 30.04-10: Allowable Common Open Space Areas

Area Counted as Common Open Space	Description	Design and Maintenance Requirements
ACTIVE RECREATIONAL AREAS		
	Areas occupied by facilities used for active recreational purposes, such as pools, playgrounds, tennis courts, jogging paths, ball fields, and clubhouses.	• Features such as pools and tennis courts may be provided within an enclosed structure. • Outdoor areas shall be compact and contiguous unless used to link or continue an existing or planned park, trail, or open space resource.
FORMAL PLANTINGS AND GARDENS		
	Formally planned and regularly maintained open areas that provide passive recreation opportunities, including arranged plantings, gardens, gazebos, and similar structures, as well as roof gardens	• Formal plantings and gardens shall have at least 1 direct access to a building, or to street or sidewalk accessible to the public or the development's occupants and users. • Unless a garden is completely enclosed, plants shall come from the Southern Nevada Regional Planning Coalition Plant List, and be rated as having Low or Very Low water needs.

Table 30.04-10: Allowable Common Open Space Areas

Area Counted as Common Open Space	Description	Design and Maintenance Requirements
		• All plants shall be maintained in a living condition, subject to seasonal variation, plants that do not survive shall be replaced.
SQUARES, COURTYARDS, PLAZAS, DECKS, AND OUTDOOR DINING AREAS		
	Squares, courtyards, plazas, decks, and outdoor dining areas that provide gathering places or active and passive recreational opportunities.	• Squares, courtyards, plazas, decks, and outdoor dining areas shall be at least 200 square feet, but no more than 1 acre, in area. • Shade structures are required for decks and outdoor dining areas, and recommended for other features. • Such areas shall have at least 1 direct access to a principal building, or to a street or sidewalk accessible to the development's occupants and users or the public. • Surrounding principal buildings shall be oriented toward the square, courtyard, plaza, or outdoor dining area where possible.
REQUIRED AMENITY ZONES		
	Amenity zones in mixed-use development a minimum of 10 feet in width on 1 side of a sidewalk may be counted toward this requirement.	• Amenity zones in mixed-use development, as described in §30.04.06H.3, may be counted toward this requirement, not including required width of sidewalk.

4. Areas Not Permitted as Required Common Open Space

The following areas shall not be counted towards required common open space:

i. Areas containing drainage and geologic hazard improvements, unless deemed to not pose a public safety hazard by the Director of Public Works or the Building Official, respectively;

ii. Areas with slopes of greater than 12% grade;[331]

iii. Private yards not subject to an open space or conservation easement;

iv. Street rights-of-way or private access easements, including sidewalks located within those rights-of-way or easements;

v. Open parking areas and driveways;

vi. Land covered by structures, unless designated for active recreational uses;

vii. Decks, porches, patios, and balconies reserved for individual dwelling units;

viii. Designated outdoor storage areas;

ix. Areas less than 200 square feet in area; and[332]

x. With the exception of amenity zones, spaces with any dimension of less than 15 feet shall not count toward satisfying the common open space requirement.[333]

5. Design Standards for Common Open Space

Areas used as a required common open space shall meet the following design standards:

i. Generally

(a) The design, siting, grading, and solar exposure of the proposed common open space shall be such that the space is amenable to active and passive recreation;

(b) Where possible, open space orientation should maximize exposure to winter sunlight, while providing landscaping and shade structures to enable summer usage.[334]

(c) Plants used for outdoor landscaping shall be chosen from the Southern Nevada Water Authority/Southern Nevada Regional Planning Coalition Plant List and be rated as having Low or Very Low water needs.

(d) The common open space shall be integrated with the overall design of the site; and

(e) Common open space shall not be determined solely by those areas left over after the selection of the location for the building, parking areas, utilities, and other required site improvements.

ii. Location

(a) Common open space shall be located to be readily accessible and useable by residents and users of the development. Where possible, a portion of the open space should provide focal points for the development through prominent placement or visual access from streets.

(b) The common open space shall be directly accessible to all residential units, to the maximum extent practicable. For example, clustering units around a common open space provides greater accessibility to each residential unit and is preferable to locating the open space at the end of a row of units where it is less accessible to many of the units.

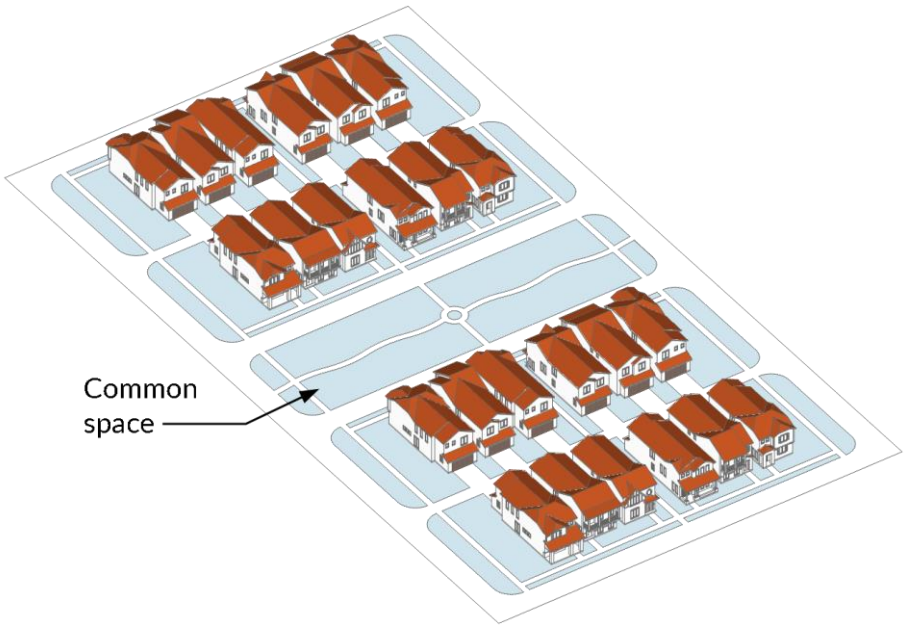
[331] From 30.24.070.a.1.

[332] Carried forward from 30.24.070.b.

[333] This is an increase from the current standard of minimum 10 foot width in 30.24.070.b.

[334] Carried forward from 30.24.070.a.3.

Figure 30.04-W: Common Open Space



(c) If the development site is adjacent to existing or planned parks, trail, multi-use paths, or other public open space, the common open space for the development shall, to the maximum extent practicable, adjoin, extend, and enlarge the park, trail, multi-use path, or other public open space.

(d) If the development contains, or adjoins, an existing or planned transit stop, required common open space shall, to the maximum extent practicable, adjoin the transit stop site or be

integrated with the transit stop or other open space adjoining the transit stop in accordance with any County-adopted plans for the transit stop area. Such required common open space shall be furnished with at least three of the following types of community amenities:

(1) Benches or seating areas;

(2) Raised landscape planters;

(3) Shade structures;

(4) Public art (e.g., sculptures, murals, water elements, carvings, frescos, mosaics, mobiles);

(5) A courtyard;

(6) Decorative shelters for transit riders (as approved by the Director, or RTC if applicable); or

(7) Similar or complimentary community amenities approved by the Director.

Figure 30.04-X: Examples of Common Space Amenities

iii. Configuration

(a) Required common open space areas shall be contiguous unless a different configuration is needed to continue an existing trail or accommodate preservation of natural features.

(b) With the exception of trails, common open space shall be consolidated where possible and shall not be divided into small sizes and irregular shapes that do not function well for recreation.

iv. Setbacks and Easements

Setbacks and easements generally shall not count toward satisfying the common open space requirement; however, the Director shall have the authority to waive this requirement upon finding that the setback or easement area is consistent with the intent and design requirements of this Section and has sufficient shade and landscaping to be amenable to active or passive recreation.

v. Connections to Public Trails, Parks, and Other Recreation Areas

Applicants are encouraged to use common open space to connect to public trails and public parks and recreation areas wherever possible. For example, connections to trails, nearby parks, publicly owned open spaces, or connections that make short cuts from the end of a cul-de-sac to a neighboring through street with a sidewalk are desirable. If not dedicated to the public, these connections shall qualify as common open space, subject to the approval of the Director.

vi. Development within Common Open Space Areas

Development within required common open space areas shall be limited to that appropriate to the purposes of the type(s) of common open space (see Table 30.04-10 for a partial list of examples).

vii. Maintenance of Common Open Space Areas

(a) Responsibility for managing and maintaining common open space areas lies with the owner of the land comprising the areas.

(b) Identification of who bears responsibility for managing and maintaining common open space areas shall be shown on any approved land use application or approved permit for the development.

(c) Failure to maintain common open space areas in accordance with the approved development shall be a violation of this Title.

J. Hillside Development[335]

Commentary

As indicated in the Assessment Report, this section is carried forward without significant edits.

1. Purpose[336]

Clark County is comprised of many mountain ranges. Areas designated national conservation and wilderness areas, properties intended to be held by the Bureau of Land Management long-term, and other ranges within the County which may be affected by development, should be afforded special treatment to transition from an urban environment and development style to these natural areas. These restrictions provide for the reasonable, safe, and aesthetic use of the steep and inconsistent topography of natural hillsides. These standards are established to:

i. Ensure stable slopes;

ii. Reduce water runoff and control erosion by maintaining the natural features of the land to reduce erosion and minimize storm-water runoff;

iii. Minimize grading and site disturbance to maximize compatibility with the natural terrain;

iv. Preserve sensitive environments on the hillside;

v. Minimize the need for public services where the ability to provide services is limited by the terrain;

vi. Encourage the conservation of these areas as visual resources, parks, open space, conservation areas, and other related land uses; and

vii. Establish a transition zone between hillside development and more intensive development.

2. Applicability[337]

This section applies to any slope in excess of 12% grade, the contiguous extent of which exceeds 2.5 acres, as depicted on the Slope Map described in Appendix G. If any portion of a project is located within the 2.5-acre extent and will result in development on a hillside, the entire project shall be considered to be hillside development and shall comply with the regulations of this section.

3. Development Standards[338]

These standards apply to all hillside development, except for single-family dwellings on lots created prior to July 1, 2000. Alternatives to the development standards in Chapter 30.02, *Zoning Districts*, and §30.04.10, *Subdivision Design*, may be established with the approval of a Design Review, as described in §30.05.05B (unless the standard cannot be waived), in lieu of a Waiver of Development Standards.

i. The maximum recommended density on hillsides is 2 units per acre. The recommended total number of units for the hillside development should be based on the total gross acres of land with

[335] 30.56, Part C.

[336] 30.56, Part C.

[337] 30.56.100.b, definition sentence from Purpose relocated to this section.

[338] 30.56.100.c, carried forward without edits.

slopes 12% or less and greater than 12%, multiplying each gross acre total by the density permitted within the zoning district for slopes 12% or less and by 2 for slopes greater than 12%, and then combining the resulting yields.

ii. Nonresidential development as a principal use on hillsides, other than public facilities, is prohibited.[339]

iii. Large-lot development on hillsides is encouraged.

iv. Double-fronted lots may be appropriate and are encouraged to reduce the amount of site grading.

v. Site disturbance on slopes with greater than 12% grade shall be minimized in accordance with Table 30.04-11.

Table 30.04-11: Maximum Site Disturbance, Natural Area

Slope (%)	Maximum Site Disturbance (Approximate % net development)[340]	Natural Area (Approximate % net development undisturbed)
12.01≤25	50	50
Greater than 25	35	65

4. Hillside Grading[341]

In addition to all other restrictions related to grading, hillside development shall also meet the following criteria. Compliance with these requirements shall be inspected and certified by a third party.

i. All portions of the site or lot to be left ungraded are to remain undisturbed areas and are not to be used for stockpiling of materials or excess fill.

ii. Designated natural areas shall be temporarily fenced or a barrier placed where they abut construction areas in order to prevent encroachment into the natural areas.

iii. The height of cuts into hillsides that exceed 12% grade[342] shall be limited as shown in §30.04.03C, *Retaining Walls*. The cut shall be backfilled, compacted, and then re-vegetated (or varnished) prior to final inspection in accordance with the following:

(a) Seeds for trees, desert shrubs, and grasses shall be planted with a density adequate to control erosion.

(b) A temporary watering system shall be used until the re-vegetated materials are established.

(c) The disturbed area shall be restored as close to its natural condition as possible by using chemicals such as eonite or permeon (or a similar approved process) to restore natural color to the landscape.

iv. Excess soils shall be removed from the site to an appropriate off-site disposal or storage area.

v. All site re-vegetation/varnish shall be completed prior to the issuance of the first certificate of occupancy or completion.

[339] This provision changed from “strongly discouraged” to “prohibited.”

[340] Consider adding definition of “net development” in this context.

[341] 30.56.100.d, carried forward with minor copy edits.

[342] 12% grade is added to clarify the current language “hillside cuts.”

5. Slope Stabilization[343]

With the exception of retaining walls, all slopes steeper than 33%, or as required by a geotechnical report, shall be stabilized with stone riprapping or sculptured rock or other similar material as follows:

i. The stabilizing material used shall blend with the natural appearance of the site or lot and its surrounding terrain.

ii. Vegetation retention and re-vegetation shall be used in conjunction with riprapping.

6. Hillside Walls[344]

Walls within hillside developments shall comply with the following.

i. Walls shall conform to the topography of the site.

ii. To the greatest extent practical, walls shall incorporate the use of graduating steps.

iii. Walls shall either incorporate the use of native materials or be earth tone colors to match the native soils and rocks.

iv. The use of decorative fences is encouraged around side and rear yards.

v. Decorative fences only shall be allowed around natural areas.

vi. The maximum cumulative height of a series of tiered hillside walls is 36 feet where a 6-foot horizontal offset shall be provided for each 9 feet of vertical height, and where anything over 9 feet shall be a decorative fence.

7. Natural Areas[345]

i. Site disturbance other than hiking trails shall not be permitted within a natural area.

ii. Any designated natural area shall be delineated on any subdivision map.

iii. Natural areas should be immediately adjacent, or contiguous, to other land also designated as a natural area.

iv. Natural areas may be designated as a deed-restricted portion of a privately owned lot, or as a separate parcel. If designated as a separate parcel, that parcel may be under the ownership of a property owners' association, or deeded to any organization that accepts responsibility for the perpetual preservation and maintenance of the natural area.

8. Buildings[346]

In addition to the design standards for attached and detached single-family dwellings included in §30.04.06D.6, dwellings within hillside development shall conform to the following.

i. Colors of exterior walls and roofs of structures, except solar generating equipment, shall blend with the surrounding natural environment.

ii. Limited slab on grade with staggered floor elevations shall be utilized on hillsides to avoid massive building forms, excessive cuts and fill, and surfaces which contrast with the surrounding terrain.

iii. Architecture should have predominant horizontal features. Vertical features should be minimized and generally used to accentuate entryways, garages, main doors, or similar features.

---

[343] 30.56.100.e, carried forward without edits.

[344] 30.64.020.F, is relocated here from Fence and Wall standards because it applies solely to Hillside Development and is otherwise easily confused with other retaining wall standards.

[345] 30.56.100.f, carried forward with minor copy edits.

[346] 30.56.100.g, carried forward with minor copy edits.

iv. Where private property abuts publicly held lands not intended for future development, increased rear yards, open fences, and minimal use of accessory structures is strongly encouraged.

v. Structures shall not have a negative visual impact on ridgeline elevations. A viewshed analysis may be required to be submitted with any required land use application.

9. Review Process[347]

A Design Review with public hearing per §30.05.05B, shall be required to review all hillside development. To address the sensitive nature of hillside development, a grading plan shall be submitted with the Design Review application, prior to or concurrent with any land use approvals (including maps) or permits. A preliminary grading plan may be accepted, clearly identifying the topography of the land and how it relates to the development; however, any changes to the final grading plan of greater than 1 foot will be required to be reviewed as a subsequent Design Review as a public hearing.

[347] 30.56.100.h, carried forward without edits.

30.04.07 Residential Adjacency

Commentary

The new section is intended to address concerns about the impacts of more intensive land uses located adjacent to existing low-intensity development.

A. Purpose

The purpose of this section is to promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when higher-intensity development is located near residential zoning districts and Manufactured Home Parks.

B. Applicability

The Residential Adjacency standards of this section apply to:

1. All development within 200 feet of the Rural Neighborhood Preservation NPO district;
2. All development within an RM district, Commercial district, or Industrial district that is adjacent to an RS district;
3. Nonresidential development adjacent to any RM zoning district;
4. Nonresidential development adjacent to a Manufactured Home Park, regardless of the zoning district where such Park is located; and
5. Where otherwise required by this Title

C. Exception

1. The standards of this section shall not apply to any undeveloped property in any residential zoning district, when the Clark County Master Plan Planned Land Use Map indicates a nonresidential land use designation for that zone.
2. Exceptions or variations from these residential adjacency standards may be approved with written consent of the adjoining residential property owner through the Zoning Compliance process, as described in §30.05.09G.

D. Use Limitations

Certain uses have specific separation requirements when located near residential development, as described in Chapter 30.03, *Use Regulations*. Those standards apply in addition to the standards of this subsection D. If there is a conflict, the more restrictive standard shall apply.

1. Where these Residential Adjacency standards apply, the following uses or features shall be prohibited as principal or accessory uses:
   - **i.** Public address systems; and
   - **ii.** Outdoor storage located adjacent to a residentially zoned property.
2. Drive-through lanes shall not be located within 200 feet of areas subject to Residential Adjacency standards unless separated by a principal building, or where all owners of property within 200 feet of the drive-through lane subject to such standards provide written consent.

E. Grading

All grading shall:

- **i.** Not place fill a minimum of 5 feet from the shared property line. In situations where the grade along the shared property line is greater in height, the finished grade may match the grade along the shared property line.

ii. For a distance of 20 feet from the shared property line, fill depths shall not exceed the natural grade or adjacent finished grade height by more than 4 feet.

iii. For a distance of 50 feet from the shared property line, fills depths shall not exceed the natural grade or adjacent fill height by more than 8 feet.

F. Site and Building Orientation

1. Site Orientation

i. Developments shall be designed with higher-activity areas, such as parking, circulation, loading and delivery areas, clubhouses, and active open space, oriented away from any area subject to Residential Adjacency standards.

ii. Where site limitations necessitate higher activity levels adjacent to any area subject to Residential Adjacency standards, additional landscaping and/or screening may be required. Also see §30.04.02, *Buffering and Screening.*

2. Adjacent to RNP NPO

New residential development adjacent to a Rural Neighborhood Preservation NPO district shall be designed to provide transition areas along RNP boundaries that include lot sizes of 10,000 square feet or greater, and buildings with structure heights that do not exceed those in the RNP.

3. Building Configuration

i. Multi-building developments shall be configured to locate the tallest and largest structures within the core of the site and provide a gradual decrease in building height and mass towards adjacent residential land uses.

ii. Horizontally integrated mixed-use developments shall locate nonresidential uses away from any adjacent residential district.

4. Building Facades

Developments shall be constructed such that the facade design, including roof lines and roof treatments, is consistent on all sides of the building that are visible from public streets or residential districts.

G. Setbacks

1. Side and Rear Setbacks

Any building shall comply with the minimum side or rear building setbacks of the adjacent residential zoning district along the shared property line.

2. Height Stepbacks and Limits

i. Any portion of any building that exceeds 35 feet in height shall maintain an additional 1-foot side-yard setback for each foot of height over 35 feet.[349]

ii. No portion of the building shall exceed the following height limits:

(a) Portions of the building within up to 100 feet of a Single-Family use or zoning district shall not exceed 60 feet in height.

(b) Portions of the building within 100 feet to 200 feet of a Single-Family use or zoning district shall not exceed 100 feet in height.

[349] Since RS districts allow 35 feet in height, made this change so it would only apply where structures adjacent to the RS structures are, or could be, taller.

Figure 30.04-Y: Residential Adjacency – Height Stepbacks and Limits

iii. Portions of buildings within up to 100 feet are not eligible for additional building height incentives that may be available under this Title.[350]

iv. Building features allowed as exceptions to maximum height requirements per §30.02.25, *Measurement and Exceptions,* shall be designed to minimize visibility from adjacent residential districts and fit within the allowed building height of the zoning district where the building is located to the maximum extent practicable.

H. Signs Adjacent to Residential

1. Illuminated signs shall not be permitted on a rear or side of a building that faces an adjacent property in a residential district.

2. Except for reverse-lit signs, illuminated wall signs on the front of buildings shall not face an area subject to Residential Adjacency standards unless separated by a street.

3. Any signs adjacent to and visible from residential districts shall be designed to minimize visibility from adjacent residential districts. Internally illuminated signs shall not be oriented toward residential districts.

[350] Add cross-references to additional height incentives.

4. Any sign located within 100 feet of an area subject to Residential Adjacency standards that is or will be visible from such property may not be internally or externally illuminated. Metal halide bulbs are prohibited.
5. The luminance of Electronic Message Units visible from an area subject to Residential Adjacency standards shall be reduced by 25%.
6. External lighting fixtures for signs shall be shielded and directed away from any area subject to Residential Adjacency standards.
7. With the exception of directional and emergency signs related to hazards, illuminated signs shall be on a timer and illumination shall cease between the hours of 10:00 p.m. and 6:00 a.m.
8. In areas subject to this section, freestanding signs:
   - **i.** Shall not exceed a height of 20 feet;
   - **ii.** Shall not be placed within 60 feet of an area subject to Residential Adjacency standards; and
   - **iii.** When adjacent to an area subject to Residential Adjacency standards shall not be permitted on lots measuring less than 1 acre in size within a residential zoning district.

I. Spillover Lighting

In addition to complying with the general standards in §30.04.08B, *Exterior Lighting,* development subject to Residential Adjacency standards shall limit the height of on-site lighting fixtures within 100 feet of any single-family residential zoning district to 18 feet in height. The Director may permit additional height provided such lights are a sharp cut-off lighting system.

J. Trash and Recycling Receptacles

Service areas containing outdoor garbage or recycling containers shall not be located within 50 feet of an adjacent residential district unless no other feasible options are available and the project is designed to mitigate impacts on adjacent properties.

K. Off-Street Parking

1. Parking Location

To minimize off-street parking impacts of nonresidential uses on residential areas, parking shall be established in 1 or more of the locations listed below. The locations are listed in priority order from highest to lowest; the applicant shall select the highest feasible location from this list and shall demonstrate why that location was selected over other alternatives.

- **i.** Along lot lines adjacent to nonresidential development;
- **ii.** On the side of a corner lot not facing the primary street frontage;
- **iii.** Behind the building; or
- **iv.** Along lot lines adjacent to residential uses.

2. Parking Area Screening

If a parking area for a nonresidential development is located within 30 feet of a residential district, and is not separated by a principal building, or otherwise buffered as required in , the following screening shall be provided:

- **i.** A 15-foot landscaped buffer with a double row of evergreen trees planted a minimum of 10 feet apart on center; and
- **ii.** A combination of landscaping, berm, and/or decorative wall up to 3 feet in height.

L. Cut-Through Traffic

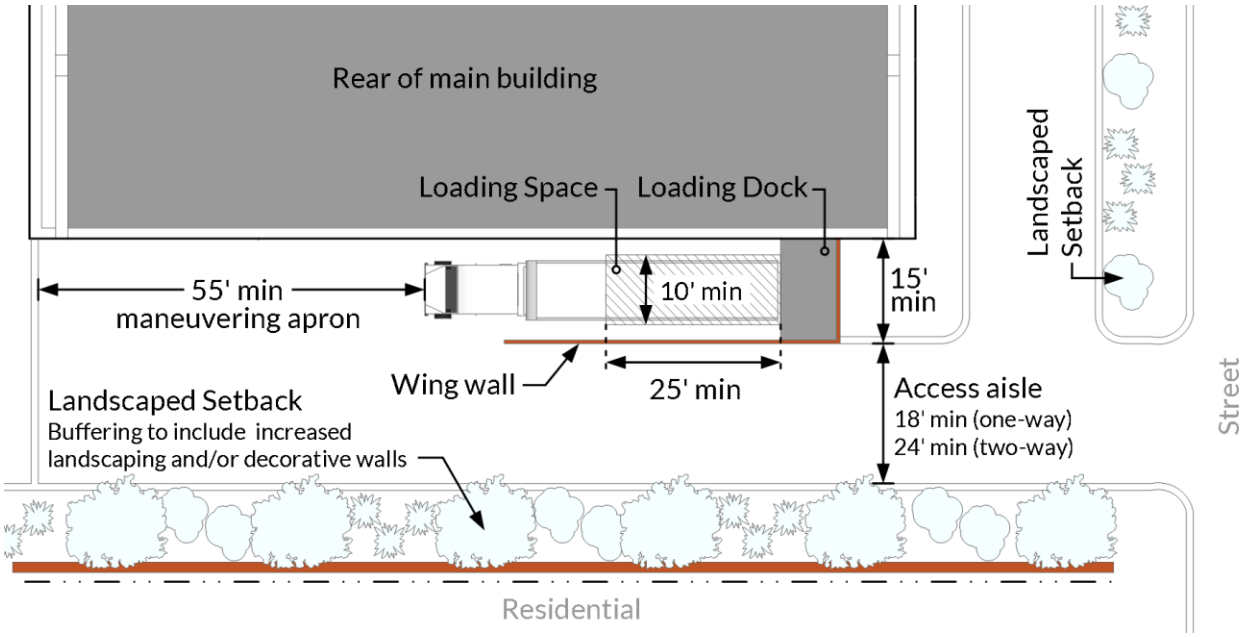
Development shall avoid siting access locations that encourage cut-through traffic that uses residential local streets that serve residentially zoned properties.

M. Loading Activities

1. Off-street loading areas shall not be located within 50 feet of an adjacent residential property unless no other feasible options are available, and the project is designed to mitigate impacts on adjacent properties.

2. Adjacent to areas subject to Residential Adjacency standards, loading areas shall be designed in accordance with Figure 30.04-Z. Loading docks shall be set back, screened, and buffered to minimize noise and disruption. Vehicles must be completely screened with wing walls, depressed loading docks, increased landscaping, setback, walls, similar structures, or any combination.

Figure 30.04-Z: Loading Area Design



3. Service and loading areas shall be screened from adjacent residential properties pursuant to §30.04.02, *Buffering and Screening*.

4. Overhead bay doors shall not face any residential district. When adjacent to residentially zoned property, the loading bay(s) and truck loading space(s) shall be fully screened from adjacent residentially zoned property.

30.04.08 OPERATIONAL STANDARDS

Commentary

Though some topics in the existing 30.68 contain minimal content, this section has been carried forward with minimal edits, since Code Enforcement frequently uses it. A name change is proposed from the prior "Site Environmental Standards" since these standards do not really address environmental protection.

A. Purpose[353]

The purpose of this section is to protect adjacent uses and the community from excessive noise, light, smoke, particulate matter, odors, and hazardous materials generated by uses conducted on a property.

B. Exterior Lighting

Commentary

Since the extent of the standards contained in this section is relatively brief, and in the interest of simplifying the structure of the document, Exterior Lighting is no longer be a standalone section. Instead, it has been relocated here, among other performance standards.

1. Purpose[354]

Exterior lighting standards are intended to enhance safety, preserve the County's nighttime character, and improve the ability to view the nighttime sky in outlying areas of the County.

2. Applicability

All exterior lighting shall meet the requirements of this section, subject to the following exemptions: [355]

i. Emergency Lighting

Lighting used only under emergency conditions.

ii. Lighting Required by FAA or FCC

Lighting required by the Federal Aviation Administration or the Federal Communications Commission.

iii. Temporary Uses

Certain temporary uses, including but not limited to Special Events and Seasonal Sales, that have been issued a Temporary Use Permit pursuant to §30.05.05G, shall be allowed temporary lighting for the duration of the event, provided such lighting does not create glare to motorists or result in light trespass onto adjacent properties.[356]

iv. Street Lighting

Street lighting along County and state rights-of-way.

v. Security Lighting

Security lights of any wattage controlled by a motion-sensor switch and that do not remain on longer than 12 minutes after activation.[357]

vi. Lighting along the Las Vegas Boulevard Gaming Corridor

[353] 30.68.010. Carried forward with minor edits.

[354] New.

[355] Combination of existing exemptions and others that are typical in lighting ordinances.

[356] 30.56.135.a.9.b

[357] 30.56.135.a.9.a

Any development within the Las Vegas Boulevard Gaming Corridor, as defined in NRS 463.3076.[358]

vii. Lighting Required by Building Code

Any lighting that is required by the building code for life-safety purposes such as lighting for stairways, walkways, and building entrances.

viii. Landscape Lighting

Low-voltage landscape lighting of 50 volts or less.

3. Prohibited Lighting Types

The following types of exterior lighting are prohibited, unless specifically allowed elsewhere in this Title:

i. Unshielded lights, lamps, or floodlights that produce glare and light trespass in excess of that allowed in this Section.

ii. Lights affixed to the top of a roof, except where required by Building Code;

iii. Interior or exterior flickering, pulsating, flashing lights, neon tubing or lights, and any other lights that could distract or confuse a motorist, pilot, or air traffic controller;

iv. Mercury vapor and low-pressure sodium lighting; and

v. Upward-directed lighting that allows spillage into the sky.

4. Lighting Standards[359]

i. In all districts:

(a) All on-site lighting shall be designed to prevent light from shining directly onto abutting any area subject to Residential Adjacency standards, as described in §30.04.07. Brightness as measured at a shared property line shall be no greater than 0.2 footcandles.[360]

(b) Photocells with timers are encouraged.

ii. In commercial, industrial, and special districts, all exterior lighting shall comply with the following:

(a) All lighting shall be hooded and shall project downward.

(b) Warm lighting is required. White and blue-white is prohibited.

(c) The maximum height of the light source mounted on freestanding luminaries shall not exceed 25 feet. Recreational field lighting is excluded from height limits.

(d) Recreational field lighting, and outdoor sports or performance facilities (i.e., tennis, racquetball, volleyball, handball, swimming pools, including arenas) shall be installed with self-operating timers.

(e) Large recreation fields or areas (i.e., football, soccer, baseball) need only be partially shielded.

(f) All canopy lighting shall be recessed.

5. Violations and Enforcement

In the event of a complaint or enforcement action, a lighting plan that demonstrates compliance with these standards may be required by Clark County Public Response Office.

[358] 30.56.135.a.9.d

[359] 30.56.135.

[360] 30.68.030.

C. Hazardous Materials[361]

Hazardous materials, including chemicals and explosives, shall be regulated by the Clark County Fire Code, adopted Building Codes, and by the Nevada Revised Statutes and/or the Nevada Administrative Code. A Special Use Permit approval, as described in §30.05.05D, is required for hazardous materials storage above allowed quantities.

D. Noise[362]

1. Standards

i. Excessive noise shall be muffled to mitigate objectionable intermittence, beat frequency, shrillness, or volume.

ii. The maximum permissible sound pressure level of any continuous, regular, or frequency source of sound produced by any activity shall be established by time period and type of zoning district per Table 30.04-12.

Table 30.04-12: Maximum Permitted Sounds Levels (Decibels)

Octave Band Center Frequency (Hertz)	Residential Districts		Nonresidential Districts	
	DAYTIME	NIGHTTIME	DAYTIME	NIGHTTIME
31.5	72	65	76	65
63	65	58	69	62
125	58	50	62	54
250	53	44	58	49
500	50	40	55	45
1,000	47	37	52	42
2,000	43	33	49	38
4,000	40	30	46	35
8,000	37	27	43	32

(a) Public address systems shall only be permitted subject to Special Use Permit approval as described in §30.05.05D, unless in conjunction with Live Entertainment or a Special Event that is otherwise approved.

(b) Impulsive-type noises shall be subject to the standards described in Table 30.04-13.

Table 30.04-13: Maximum Permitted Sound Levels for Impulsive Noise (Decibels)

Residential Districts		Nonresidential Districts	
DAYTIME	NIGHTTIME	DAYTIME	NIGHTTIME
56	46	65	61

2. Measurements

i. Sound levels shall be measured with a sound level meter and associated octave band filter, manufactured according to the most recent standards prescribed by the American National

[361] 30.68.070.

[362] 30.68.020. Carried forward with minor edits; re-organized order of section content.

Standards Institute, as amended from time to time. Measurements shall be made using the flat network of the sound level meter.

ii. For the purpose of this section, noises capable of being measured shall be those which cause rapid fluctuations of the sound level meter needle with a variation of no more than plus or minus 2 decibels. Noises incapable of being measured, such as irregular and intermittent sound emissions, shall be controlled so as not to become a nuisance to adjacent uses.

iii. Sound pressure levels shall be measured at all property lines at a height of at least 4 feet above the ground surface.

(a) Where the emitting and receiving premises are in different zoning districts, the limits governing the more restrictive district shall apply to any regulated noise entering that district.

(b) The levels specified may be exceeded by 10 decibels for a single period not to exceed 15 minutes in any 1 day.

3. Exceptions

The requirements of this section do not apply to:

i. Construction and/or demolition activities when conducted during daytime hours, or according to an approved schedule for nighttime work.

ii. Sound generating equipment or apparatus used for public safety or to warn the public of an emergency.

iii. Noise from use-related loading/unloading operations that affect residential areas when conducted during daytime hours.

iv. Lawn maintenance and home repair only if conducted during daytime hours as a normal function of any authorized use.

v. Aircraft noise.

vi. Properties located within the Gaming Enterprise District located between Sahara Avenue and St. Rose Parkway and Koval Lane or its alignment and Cameron Street or its alignment.

E. Odors[363]

Odor is regulated by Clark County Air Quality Regulations, Section 43 in accordance with Title 9, Chapter 9.08.

F. Smoke and Particulate Matter[364]

Smoke and particulate matter are regulated by the Clark County Air Quality Regulations in accordance with Title 9, Chapter 9.08.

G. Vibration[365]

1. Standard

Vibration shall not be discernable to human senses at any property line at any time.

2. Exception

Properties located within the Gaming Enterprise District between Sahara Avenue and St. Rose Parkway and Koval Lane or its alignment and Cameron Street or its alignment.

[363] 30.68.050.

[364] 30.68.060.

[365] 30.68.040

H. Adjustments to Site Operational Standards[366]

Proposals to utilize standards different from those provided in this section may be considered per §30.05.06F, *Waiver of Development Standards.*

30.04.09 Public Works Development Standards

Commentary

Based on feedback from Public Works, the standards in the current 30.52 have been restored to this section, rather than as part of subdivision, since these standards apply to other development beyond just subdivision. The section includes provisions from Access, Connectivity and Circulation that relate to driveways and access. The content has been edited to align with Public Works comments, except those items noted as requiring further follow up within the department.

A. Purpose[367]

This section sets forth requirements for the dedication of rights-of-way, provision of utilities, street improvement requirements, and drainage improvements within public rights-of-way or private streets whenever land is subdivided or developed within the various districts. These requirements are intended to ensure that off-site improvements meet proper standards, do not unnecessarily obstruct streets and other rights-of-way, and promote the general prosperity, health, safety, convenience, and welfare of the public.

B. Improvement Requirements Generally[368]

1. Surety Bonds

The developer shall agree, through the posting of surety bonds in accordance with §30.05.11P, *Bonds and Cash Deposits in Conjunction with the Off-Site Permit,* to provide all improvements required by this section prior to recording the final subdivision map, or prior to the issuance of a building or grading permit.

2. Improvement Prerequisites

Plan approvals, the posting of surety bonds, and the issuance of permits in accordance with §30.05.11, *Permits and Licenses,* shall be completed prior to improvements being made. Inspections must be approved prior to acceptance of the improvements.

3. Required Improvements

Required improvements shall include, but not be limited to, the following:

i. Right-of-Way Improvements

Grading, curbs, gutters, berms, and paving of streets, highways, and other rights-of-way within, bordering, or necessary to provide access to and serve the development.

ii. Grading and Subsurface Drainage Structures

Grading and subsurface drainage structures necessary for the proper use and drainage of the street and lot, such as culverts, bridges, and storm drains, taking into consideration the drainage patterns on adjacent property.

iii. Street Name Signs and Traffic Control Devices

iv. Sidewalks

As required.

[366] 30.68.080.

[367] 30.52.010

[368] 30.52.040

v. Fire Hydrants

Fire hydrants, in proper location and in sufficient numbers, to provide adequate fire protection as required by Fire and Building Departments.

vi. Public Sanitary Sewer

Sewer service shall be provided in compliance with all applicable requirements of the controlling agency, with documentation of approval provided to the County agency or department that requires this information.

vii. Water Service

Water service shall be provided in compliance with all applicable requirements of the controlling agency, with documentation of approval provided to the County agency or department that requires the information.

viii. Street Lighting and Electric Service[370]

The electrical distribution systems shall meet the requirements of Clark County and shall be sufficient to serve the proposed development with streetlights and power to every lot.

(a) The developer shall provide statements from the electric utility company stating that the company will furnish electric power to any lot within the development, upon the demand of any lot purchaser, at no cost to the purchaser, to bring the service to the lot.

(b) Street lighting materials, candlepower, illumination, and installation shall conform to recommended practice for street and highway lighting, as established by the Illuminating Engineers Society of North America.

(c) All electrical improvements shall be constructed or installed, in accordance with the requirements herein, and meet all applicable requirements of the Clark County Electrical Ordinance.

ix. Service Connections

Provision for service connections from utility lines and sanitary sewers shall be made to eliminate the necessity of disturbing the street pavement, gutters, culverts, curbs, and sidewalks when service connections are made.

x. Restrictive Covenants

In the State of Nevada Hydrographic Basin 212, commonly known as the Las Vegas Valley PM10 non-attainment area of Clark County, if less than the required off-site improvements are approved, the property owner shall:

(a) Sign a restrictive covenant for the improvements and dedicate to the County fee title to the right-of-way; or

(b) Sign a restrictive covenant for the improvements and grant the County a right-of-way easement for public access, drainage, and utilities. The property owner shall retain the underlying property ownership and shall be responsible for dust control and compliance with Clark County Air Quality Regulations. After the right-of-way is improved in accordance with County standards and the property owner dedicates fee title to the County, the County shall assume maintenance responsibility for the right-of-way; or

(c) If required as a condition of approval on a land use application or subdivision map, pay to the County the cost, as determined by Public Works, of constructing the required off-site improvements (including drainage improvements) that otherwise would have been required at the time of the development.

[370] 30.52.040.8

xi. Legal Access[371]

Streets providing legal access to a development shall include a 32 foot minimum width of paving. Evidence of legal access must be demonstrated by providing documentation of the means through which the access was created, whether by recorded easement or through dedication of right-of-way.

C. Drainage[373]

1. Drainage Regulations, Criteria, and Design Manual

i. Drainage review, analysis, design, and plan preparation, which will result in construction or site preparation for drainage, flood control, roadways and related public and private drainage improvements associated with developments, shall be in compliance with Uniform Regulations for the Control of Drainage and Hydrologic Criteria and Drainage Design Manual, current edition or as amended from time to time, together with prefaces, tables of content, and appendices, and any standard drawings contained therein.

ii. These materials are on file for public review at the County Clerk's Office, and the Clark County Regional Flood Control District.

iii. All drainage review, including channel improvements, shall consider impacts to downstream properties, water velocities and erosion control. In order to provide for a more natural appearance, drainage ways are encouraged to be lined with natural materials, such as grass (other alternatives are included in the Hydrologic Criteria and Drainage Design Manual), when geotechnical conditions are favorable.

iv. Because of varying circumstances, each project shall be reviewed by the Public Works Department on a case-by-case basis to determine an appropriate design for the improvement.

v. Materials are subject to the modifications as described in subsections (a) and (b) below.

(a) Uniform Regulations for the Control of Drainage Amended, Section 32 Amended

(1) In addition to the definitions given in Section 32 of the Uniform Regulations for the Control of Drainage, the following terms shall have the additional following meanings for this §30.04.09C:

(i) "Local Administrator" and "Designated Official" mean the Director of Public Works and designee, or an individual appointed by the Board of County Commissioners or designated by the County Manager to perform the function defined in the Uniform Regulations for the Control of Drainage.

(ii) "Grading Permit" means that permit required by Sections 33, 34 and 35 of the Uniform Regulations for the Control of Drainage (URCD), and includes all building or grading permits required for grading by the Building Code and other standards as adopted by Clark County in Titles 22 and 30 of the County Code.

(2) In the event of a conflict regarding as to which permit or permit process applies to a specific case, the most stringent procedures shall apply.

(b) Uniform Regulations for the Control of Drainage Amended, Section 35 Amended

(1) Section 35.080 Amended

Section 35.080 of the Uniform Regulations for the Control of Drainage is amended to read:

[371] 30.52.030.c, carried forward without edits.

[373] 30.52.050.b, material re-organized to enhance readability, including minor copy edits.

(i) Section 35.080, Warning and Disclaimer of Liability. Neither the issuance of a permit under the provisions of this Chapter, nor the compliance with the provisions hereof or with any conditions imposed by the Designated Official, shall relieve any person from any responsibility for damage to persons or property otherwise imposed by law, nor impose any liability upon the District and Entity for damage to persons or property.

(ii) The Local Administrator, Designated Official, and their designees, charged with the enforcement of this Chapter, acting in good faith and without malice for the Entity or District in the discharge of their duties, shall not thereby render themselves liable personally, and is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or by reason of any act or omission in the discharge of their duties.

(2) Section 35.090 Amended

Section 35.090 of the Uniform Regulations for the Control of Drainage is amended to read: 35.090, Hazardous Conditions. The permittee and project engineer shall report to the Designated Official when any existing or proposed excavation, slope, or fill has become a hazard to life and limb, or endangers property, or adversely affects the safety, use or stability of a public way, or drainage channel. The Designated Official shall then notify the owner of the property upon which the excavation or fill is located or other person or agent in control of said property, in writing to repair or eliminate such hazard within the period of time specified in the notice.

(3) Section 35.100 Amended

Section 35.100 of the Uniform Regulations for the Control of Drainage is amended to read:

(i) Section 35.100, Notice of Noncompliance. Whenever any construction or work is being done contrary to the provisions of this Chapter, or not in accordance with the plans and specifications submitted and approved as the basis for the issuance of the permit, or if a hazard to life and limb exists, or if public or private property is or may be endangered, the Designated Official, or designee, shall upon notice thereof issue a written notice to the permittee or his/her agent or other responsive employee requiring cessation of work upon that portion of the site where noncompliance, hazard, or other violation has occurred or exists.

(ii) The notice shall state the nature of the condition and shall contain sufficient information to inform the permittee of the nature and extent of the correction required. No work shall be performed on said portion of the site unless or until the noticed condition is rectified and approved upon inspection of the Designated Official or unless, as a condition of continuing the work, special precautions agreeable to the Designated Official are performed by the permittee. Failure of the permittee to take such precautions or rectify such condition, hazard, nonperformance, noncompliance, or violation shall be grounds for revocation of the permit.

vi. If a drainage study is required by this §30.04.09C, or was required by the Commission or Board as a condition of any subdivision or land use application, 2 copies of the drainage impact analysis, including all necessary data as required in this Section shall be submitted to the Director of Public Works accompanied by any required fees.[374]

[374] Where reference to fees occurs, we suggest they be removed to the website or an Administrative Manual, so that any updates do not require code amendments. Agree. Fees will reside outside of code.

vii. Urban runoff including runoff generated by stormwater within urban areas is governed by the State of Nevada National Pollutant Discharge Elimination Systems Permit Program and Title 24, Chapter 24.40. Among other things, the program and Title 24, Chapter 24.40 require industrial facilities and construction sites to implement stormwater pollution prevention plans and best management practices to reduce or eliminate non-stormwater discharges into the storm sewer system.

D. Streets

1. Street Improvement Standards[375]

i. Street improvements shall be constructed in accordance with the following regulations, including appendices, referencing the current editions, or as amended from time to time:

(a) Uniform Standard Drawings for Public Works Construction Off-Site Improvements, Clark County Area, Nevada;

(b) Uniform Standard Specifications for Public Works Construction Off-Site Improvements, Clark County Area, Nevada;

(c) Clark County Supplement to Uniform Standard Drawings and Specifications;

(d) Minimum Road Design Standards for Non-Urban Roadways; and

(e) Policies of the Director of Public Works.

ii. These materials are on file for public review at the County Clerk's Office, the office of the Department of Public Works, and at the Regional Transportation Commission of Southern Nevada office, all subject to the modifications as described in subsections (a) through (d) below.

(a) Modifications to Uniform Standard Drawing 212, Cul-de-Sac[376]

Streets that exceed the maximum length shown in Uniform Standard Drawing 212 are permitted if approved by the Fire Department.

(b) Modifications to Uniform Standard Drawing 222, Residential Driveway Geometrics

More than 1 driveway is permitted for a single-family residential property provided that the additional driveway is on a street that is 50 feet wide or less, measured from back of curb to back of curb, or on nonurban road, and the driveway complies with all other requirements in Uniform Standard Drawing 222.

(c) Modifications to Uniform Standard Drawing 222.1, Commercial and Multi-Family Driveways and Security Gate Geometrics

(1) Dimensions for driveways for public facilities, commercial, industrial, and multi-family developments shall be measured as follows:

(i) Width shall be measured from the lip of the gutter to the lip of the gutter.

(ii) Driveways on arterial or collector streets where full turn movements are permitted shall be a minimum of 36 feet in width.

(iii) Throat depth shall be measured from the point of tangency/point of curvature on the on-site portion of the driveway to the first point of conflict.

(2) Commercial curb return driveways per Uniform Standard Drawing 225 are required unless otherwise approved by the Department of Public Works.

[375] 30.52.050.a, material re-organized to enhance readability.

[376] 30.52.050.a.1-4, carried forward with minor copy edits, including explanation of what standard drawings depict.

(d) Modifications to Uniform Standard Drawing 225, Commercial and Industrial Driveway

Uniform Standard Drawing 225 only applies to public facilities, commercial, industrial, and multi-family developments.

2. Street Improvement Requirements[377]

i. Dedication of Right-of-Way

(a) Dedication of right-of-way is required prior to the issuance of building permits, concurrent with the recording of a subdivision map, or within 30 calendar days from a request for dedication by the County for dedication required by the approval of a land use application or subdivision map.

(b) Pursuant to NRS 278.02317 and applicable to a broad class of property owners, dedication of right-of-way is required for all development that abuts or contains a street for which insufficient dedication has been secured when located within the property lines of the development. Extent of dedication based on minimum required width of right-of-way is shown in Table 30.04-14 below.

Table 30.04-14: Right-of-Way Widths[378]

Functional Classification	Minimum Width
Arterials or Limited Access Arterials, Township Lines, Range Lines, and Section Lines	100 to 120 feet or more, or as designated on the Transportation Maps of the Master Plan
Collectors and Quarter Section Lines	60 to 80 feet or more, or as designated on the Transportation Maps of the Master Plan
Local streets, including 16 and 64 section lines	60 feet or more or as designated on the Transportation Maps of the Master Plan
Public residential local streets within a single-family residential subdivision	48 feet, which shall not be waived or varied

(c) Non-through streets at lengths greater than 150 feet shall be required to dedicate a turnaround area in accordance with the Uniform Standard Drawings, which are adopted by reference in this Title.

(d) Additional dedication may be required for public purposes, for right turn lanes and dual left turn lanes in accordance with the improvement standards of this Chapter, and in accordance with the conditions of an approved technical study.

(e) Except as provided in subsections (f) and (g) below, all property owners along a street alignment must dedicate their portion (approximately 1/2) of required right-of-way. Offset street alignment dedication shall require Public Works approval.

(f) Right-of-way dedication along Las Vegas Boulevard South shall be required up to the width designated per the approved Transportation Maps of the Master Plan, and in accordance with an approved Las Vegas Boulevard South Survey.[379]

(g) Dedication for any alignment that the Director of Public Works determines is unsuited to the establishment of a right-of-way because of extreme topographic conditions, established street patterns, areas suitable for historic or scenic purposes, or other similar condition, may be waived through the approval of a land use application, subdivision map, or a Minor Deviation. If the

[377] 30.52.030.

[378] 30.52.030.a.1.A-E. In the several instances where it appears, it would be better to avoid referring a user to look up this info in the Plan. If it can be recapitulated here, that would be better.

[379] PW comment on this edit says "need a new name for this process."

alignment is shown in the Transportation Maps of the Master Plan, then an amendment must by processed prior to or concurrent with the appropriate land use application or subdivision map.

(h) Alleys are not permitted.

ii. Sidewalks

(a) For the purpose of this subsection and pursuant to NRS 278.0175, a public access easement or right-of-way easement shall be considered a public right-of-way.

(b) A minimum 5-foot-wide concrete sidewalk shall be provided on both sides of all public streets.

(1) Detached sidewalks are required along arterial, collector, and local streets and shall be designed as follows:

(i) The area between the back of curb and the back of sidewalk shall be dedicated as a right-of-way easement; or the sidewalk will be dedicated through easement or fee simple with the area between the curb and sidewalk dedicated as a right-of-way easement.

(ii) When a detached sidewalk is connecting to an existing attached sidewalk, the detached sidewalk shall return to the curb at the property lines to align with the attached sidewalk.

(2) Attached sidewalks are required along residential local streets and permitted on private streets.

(c) In no case shall a utility pole or above-ground related equipment be located such that the resulting existing or proposed sidewalk is less than 5 feet wide adjacent to the pole or equipment.

(d) In no case shall above-ground utility vaults or other appurtenances that would obstruct the intended public use of a detached sidewalk be allowed within any easement granted for such purpose, or within any common lot designated for such purpose, and no easement rights in conflict with this subsection shall be granted to a utility company or any other party. Detached Sidewalk Dedication:

(1) Straight Detached Sidewalks

Dedication from back of curb to back of sidewalk as a right-of-way easement for roadway, drainage, and utility purposes, including but not limited to the right to construct, reconstruct, repair, operate, and maintain sidewalks, streetlights, drainage facilities, utilities, traffic control devices, and appurtenances upon, over, under, and through that dedicated property, with reservation of rights to property owners, homeowners associations, or landscape maintenance associations for all other rights and uses in that dedicated property, provided such rights and uses in no way interfere, impede, invade and/or conflict with the easement granted.

(2) Meandering Sidewalks

(i) Dedication from back of curb to back of sidewalk as a right-of-way easement for roadway, drainage, and utility purposes, including but not limited to the right to construct, reconstruct, repair, operate and maintain sidewalks, streetlights, drainage facilities, utilities, traffic control devices, and appurtenances upon, over, under and through that dedicated property, with reservation of rights to property owners, homeowners associations, or landscape maintenance associations for all other rights and uses in that dedicated property, provided such rights and uses in no way interfere, impede, invade and/or conflict with the easement granted.

(ii) For the purpose of implementing this requirement, dedication to back of sidewalk shall be based upon that point where the back of sidewalk meanders closest to, but not less than 3 feet from, the required building setback.

(iii) The front of sidewalk shall not meander closer than 3 feet from the back of the curb.

(iv) Meandering sidewalks shall not be maintained by Clark County.

(e) Sidewalk Maintenance

(1) Sidewalks required by this Chapter shall be maintained in usable condition at all times.

(2) General maintenance of all sidewalks shall be performed by the property owner, homeowners' association, or landscape maintenance association, and shall include keeping the sidewalks clean and free of weeds, debris, trash, and preventing landscaping or structures of any kind from obstructing the sidewalk.

(3) Long-term maintenance of all sidewalks, including repair and replacement shall be the responsibility of Clark County pursuant to NRS 41.1315, unless the sidewalk is damaged as a result of negligence on the part of, or actions taken by, the property owner, homeowners association, or landscape maintenance association.

(4) Clark County shall not be responsible for maintenance of detached meandering sidewalks or other non-standard sidewalks or on-site walkways.

(5) Clark County shall not be held liable for damage or injury that occurs as a result of a property owner's, homeowners' association's, or maintenance association's lack of general maintenance, as required in this §30.02.01A.1, or if the actions of a property owner, homeowners' association, or maintenance association created a hazardous condition that caused or otherwise resulted in damage or injury.

iii. Single-Family Residential Private Streets and Access[380]

(a) Minimum street widths required by the Fire Department may not be waived or varied.[381]

(b) All private street and access easements greater than 150 feet in length, as measured in Uniform Standard Drawing 212:

(1) Shall have a minimum width of 37 feet, with a minimum 36-foot-wide drivable surface; and

(2) Shall terminate in a County-approved turnaround.[382]

(c) All private street and access easements less than 150 feet in length, as measured in Uniform Standard Drawing 212:

(1) Shall serve a maximum of 6 dwelling units; and

(2) Shall have a minimum width of 25 feet, with a minimum 24-foot-wide drivable surface. These minimum width requirements shall not be waived or varied. [383]

(d) Each lot shall have a minimum street frontage of 24 feet, or be accessed by a 24-foot-wide access easement. These minimum widths shall not be waived or varied.

iv. Street Intersection Configuration for Single-Family Residential Subdivisions[384]

[380] 30.52.030.b, headings added.

[381] 30.52.030.b.

[382] 30.52.030.b.1, carried forward without edits.

[383] 30.52.030.b.2, carried forward without edits.

[384] 30.52.052, with minor formatting and copy edits.

(a) Unless exempt per subsection (b) below, street intersections shall be off-set a minimum of 125 feet, measured from right-of-way line to right-of-way line, unless the streets are less than 50 feet wide, measured from back of curb to back of curb.

(b) Private streets in conjunction with a minor subdivision map need not meet the standard in subsection (a), above.

v. Sight Zones[385]

Sight zones as shown in the Uniform Standard Drawings, Clark County Area, Nevada and appendices, the current editions or as amended, shall be established and maintained at all intersections of public streets, private streets, alleys and driveways.

(a) Height Limitation

Except as specified in subsection (b), *Exceptions,* below, no structure, vegetation, or object of any kind is permitted over 24 inches in height, as measured from the top of the adjacent curb. If no curb exists, the height is measured from the future top of curb height. The graphical depiction of a sight zone must contain adequate dimensions so that it can be established on the ground from the parcel's property line(s) and shown on plans. Except as provided below, no variance or waiver to this requirement is allowed.

(b) Exceptions[386]

(1) Traffic control devices, their related appurtenances, streetlights, and fire hydrants may be placed within the sight zones.

(2) Alternative sight zones may only be considered with a Minor Deviation, as described in §30.05.06C, if there are constraints caused by existing lawfully permitted and inspected improvements.

(3) For driveways where there is 1-way traffic on the intersecting street, or where a physical barrier only allows turning 1 way onto the intersecting street, an obstruction may be permitted in the sight zone on the side to which the turn can be made, subject to the approval of a Minor Deviation, as described in §30.05.06C.

3. Driveways for Nonresidential and Multi-Family Residential[387]

Shared driveways are required to minimize access points to streets and access easements.

4. Traffic Impact Analysis Requirements[388]

i. When Required

A traffic impact analysis shall be required when:

(a) A development is anticipated to generate a minimum of 20 total trips in a peak hour, as defined by the most recent version of the Institute of Transportation Engineers Reference Book, Trip Generation, and its most recent updates, or by a trip generation study acceptable to the County; or

(b) Imposed by the Commission or Board as a condition of approval of any tentative map or land use application approved pursuant to the requirements of this Title.

ii. Exception

[385] 30.52.025.

[386] 30.52.025.4, carried forward without edits.

[387] 30.52.025.3, carried forward without edits.

[388] 30.52.055, carried forward with minor copy edits.

If a traffic impact analysis is required, and the development is anticipated to generate between 20 and 300 total trips in a peak hour, the developer shall provide necessary traffic mitigation improvements as determined by the Director of Public Works and pay a traffic mitigation fee, as described in the County's fee schedule, in lieu of submitting a traffic impact analysis, unless the Director of Public Works requires a traffic impact analysis. These funds shall be set aside in a special account for purposes of constructing traffic mitigation related to developments.

E. Utilities

1. Utility Improvement Requirements[389]

i. Purpose

The purpose of this section is to decrease the obstructions of streets and other rights-of-way; standardize, regulate and control the location, size, type, maintenance and quantity of cuts, breaks, alterations and installations of any improvements in the county rights-of-way; promote the health, safety, convenience and general welfare of the public; and improve the aesthetic appearance of the community or area, by requiring that new utility lines including, but not limiting to, electrical and communication distribution lines and appurtenances thereto, be located underground except as hereinafter provided.

ii. Underground Requirements

New utility lines or the modification of existing lines including, but not limited to, electric, water, sewer, gas, petrochemical, and communication transmission and distribution lines and related equipment, shall be located underground, except as provided below.

iii. Exceptions to Underground Requirements[390]

The following are not required to be installed underground:

(a) County equipment installed under the supervision, and to the satisfaction, of the Director of Public Works including, but not limited to, traffic control devices and streetlight systems.

(b) New electrical or communications poles proposed to be installed to replace existing overhead poles located along the same existing utility line where no increase in the number of poles is being requested.[391]

(c) New high voltage transmission lines of 34,500 volts or more (≥ 34.5 kv) which may be carried on overhead poles, upon approval of a special use identifying the route, pole locations and system design.

(d) Radio antenna and associated equipment, and supporting structures used for furnishing communications services.

(e) Service switch boxes and exposed conduit at buildings and gas and electric meters. The transformers shall be pad-mounted at the back of the sidewalk.

(f) Fire hydrants, valves, vaults, meters, reservoirs, and substations for public or private facilities.

(g) Utility lines and related equipment serving, and located within, subdivisions recorded prior to 1968, unless the adopted master plan specifies that utilities for the area should be underground.

(h) Temporary power poles needed for construction, for approved temporary projects, or for temporary government facilities.

[389] 30.52.060

[390] 30.52.060.b.1, caried forward without edits.

[391] Reference removed. No standards in Utilities section refers to this.

(i) Attachments to existing utility poles shall be allowed until utility poles are removed, retired, or as underground location becomes mandatory. Underground relocation shall be at the owner's expense.

iv. Location of Utility Poles[392]

When permitted, the forward edge of a utility pole may be located:

(a) 58.5 feet from the centerline of the existing or proposed street right-of-way along a township or range line, plus any additional setbacks at intersections, as required under this Chapter.

(b) 48.5 feet from the centerline of the existing or proposed street right-of-way along a section line, plus any additional setbacks at intersections, as required under this Chapter.

(c) 38.5 feet from the centerline of the existing or proposed street right-of-way along a quarter section line, plus any additional setbacks at intersections, as required under this Chapter.

(d) 18 inches from the edge of any other rights-of-way, or future rights-of-way, lines.

(e) In no case shall a utility pole or above ground related equipment be located such that the resulting existing, or proposed, sidewalk is less than 36 inches wide adjacent to the pole, or as required by the Americans with Disabilities Act, whichever is greater.

v. Responsibilities of Developers/Property Owners for the Provision of Utilities[393]

(a) It shall be the responsibility of the developer/property owner to provide uniform and continuous utility easements as may be required.

(b) When subdividing property, the developer shall provide a statement on the tentative subdivision map, indicating the terminal points of the water and sewer distribution systems proposed to be used. After approval of the tentative map, the developer will provide the utility companies with an approved copy of the tentative map.

(c) An overall underground distribution system plan shall be submitted for approval, with the final improvement plans to show the proposed installation. The plan shall show the location of all underground services with locations to be marked at the sidewalk, or the curb, and the meters to be located so that there is access from the street side of the building. The underground services shall be shown to be covered with a safety guard.

F. Provisions for Sanitary Sewerage Facilities[394]

1. Public Sewerage System

When the use of an individual sewage disposal system is prohibited by Section 278.460 of the Nevada Administrative Code, due to the proximity of a public sewer line within 300 feet of the subdivision boundary, sewerage collection and/or treatment shall be provided by a public system. Connection shall also be required, regardless of distance, when the subdivision connects with the public water system.

2. Individual Sewage Disposal Systems[395]

Where the subdivision is located outside the mandatory connection distance, individual sewage disposal systems may be used to provide the required sanitary sewerage facilities, if the developer can obtain the approval of the Southern Nevada Health District. Where individual sewage disposal systems are approved as the adequate sanitary sewerage facilities, the owner shall denote such intention upon the final plat and every sales contract for each lot purchaser.

---

[392] 30.52.060.b.2, with minor edits. Removed references to 30.56, now 30.04, Site and Building Design, which has no utility location information.

[393] 30.52.070, carried forward without edits.

[394] 30.52.110.

[395] 30.52.110.b, carried forward without edits.

3. Accessory and Temporary Dwellings, and Employee Housing[396]

Prior to the issuance of any building permit for an accessory apartment, guest house, or temporary living quarters, the developer must demonstrate adequate sanitary sewage facilities.

4. Wastewater Package Treatment Plants[397]

Where a sewage disposal system is more than 5,000 gallons per day and outside the Clark County Water Reclamation District Service Boundary, a package Wastewater Treatment Plant is acceptable provided that it has been planned and identified in the Clark County 208 Water Quality Management Plan and approved by the General Manager of the Clark County Water Reclamation District, the County Manager, and the Director of Comprehensive Planning in accordance with this Title, and Title 24, Chapter 24.28.

G. Completion of Public Improvements[398]

1. Within 2 years of posting the surety bond, all public improvements required by these regulations, and other applicable laws and regulations, shall be completely installed and constructed within the area covered by the improvement plans.

2. The Director of Public Works may administratively approve extensions of time not to exceed 2-year increments if the extension:

i. Has no resulting impacts to programmed, publicly-funded projects;

ii. Would not result in a hazardous traffic situation or have a substantial impact on traffic flow; and

iii. If the bond is sufficient as provided in this section and §30.05.11P, *Bonds and Cash Deposits in Conjunction with the Off-Site Permit*, as determined by the Director of Public Works.

iv. If the Extension of Time is denied, appeal may be made per §30.05.06F, *Waiver of Development Standards,* which shall be approved by the Board.

v. The applicable bonds, or cash guarantees, shall be recalculated and renewed to cover the Extension of Time. If the work is not completed within the approved time frame, the developer and the off-site improvement agreement shall be deemed in default, and the County may seek recourse under the bond posted, according to §30.05.11P**,** *Bonds and Cash Deposits in Conjunction with the Off-Site Permit.*

H. Waivers[399]

1. Director of Public Works[400]

When an alternative design is shown to be equally serviceable in a particular instance and if the general prosperity, health, safety, and welfare of the public are not adversely affected, the Director may approve a Public Works Minor Deviation for:

i. Utility pole location, which shall not be permanent and may be withdrawn by the Director of Public Works upon 30 days' notice. Any change in location of any utility poles, or any guy wires, shall be made by the person or firm having ownership or control of the same, at no cost to the County.

ii. Time restrictions, as set forth in §30.05.11K, *Time Restrictions on Work in Streets*.[401]

---

[396] 30.52.110.c, carried forward without edits. Updated to match current use names.

[397] 30.52.110.d, changed Zoning Administrator reference to Director.

[398] 30.52.090, re-organized to improve readability.

[399] 30.52.120, carried forward with minor copy edits.

[400] 30.52.120.b, carried forward with minor copy edits.

[401] Reference to 30.32.100.

iii. Design standards and specifications as provided for in §30.04.09C, *Drainage,* or the Clark County Supplement to the Uniform Standard Drawings and Specifications, or the Hydrologic Criteria and Drainage Design Manual, including finished floor elevations outside the 100 Year Flood Plain.

iv. Right-of-way width requirements in order to accommodate special conditions such as discontinuity with existing streets or topographic conditions.

v. Time restrictions, as set forth in §30.04.09G, *Completion of Public Improvements.*

(a) The extension(s) of time shall not exceed 2 years total.

(b) The amount of the bond or cash deposit required must be recalculated if more than 1 year has elapsed since the bond has been posted.

vi. For any issue of development design, a Minor Deviation, as described in §30.05.06C, may be approved, provided that an alternative design is shown to be equally serviceable in a particular instance.

2. Waiver of Development Standard[402]

Waivers to the standards listed in this Chapter may be permitted in accordance with the following:

i. All standards listed in this Chapter may be waived in accordance with the procedure stipulated in §30.05.06F, *Waiver of Development Standards,* unless otherwise specified that the standard cannot be waived or varied.

ii. Within the PM-10 Non-Attainment Areas, the Director shall not accept an application to waive any paving less than a required 32-foot-wide road unless the paving will be replaced by Clark County.

30.04.10 SUBDIVISION DESIGN[403]

Commentary

This section has been restructured to break up a list of provisions that was 17 or 18 items long. In addition to the Applicability statement, there are now 2 subsections, Lot Configuration and Street System.

A. Applicability

The standards in this section shall apply to any proposed major or minor subdivision following [effective date of this Code], unless otherwise stated.

B. Lot Configuration[404]

1. All divisions of land shall result in the creation of lots that conform to lot requirements contained in this Title and are capable of being developed or built upon unless they are required for private streets, public or private utilities, for the provision of required landscaping, or other common area lots. Provisions must be made, by a recorded document, for the permanent maintenance of such street, utility and/or landscape lots. The entire area shall be subdividedo remnant lots shall be created.

2. All lots, parks, or public ground created shall have legal access in the form of easements, conditions, reciprocal ingress/egress or other similar agreements, or to streets.

3. The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or approximately radial if the street is curved.

[402] 30.52.120.c, minor copy edits, and content re-organized to enhance readability.

[403] 30.56, Part B

[404] 30.56.080

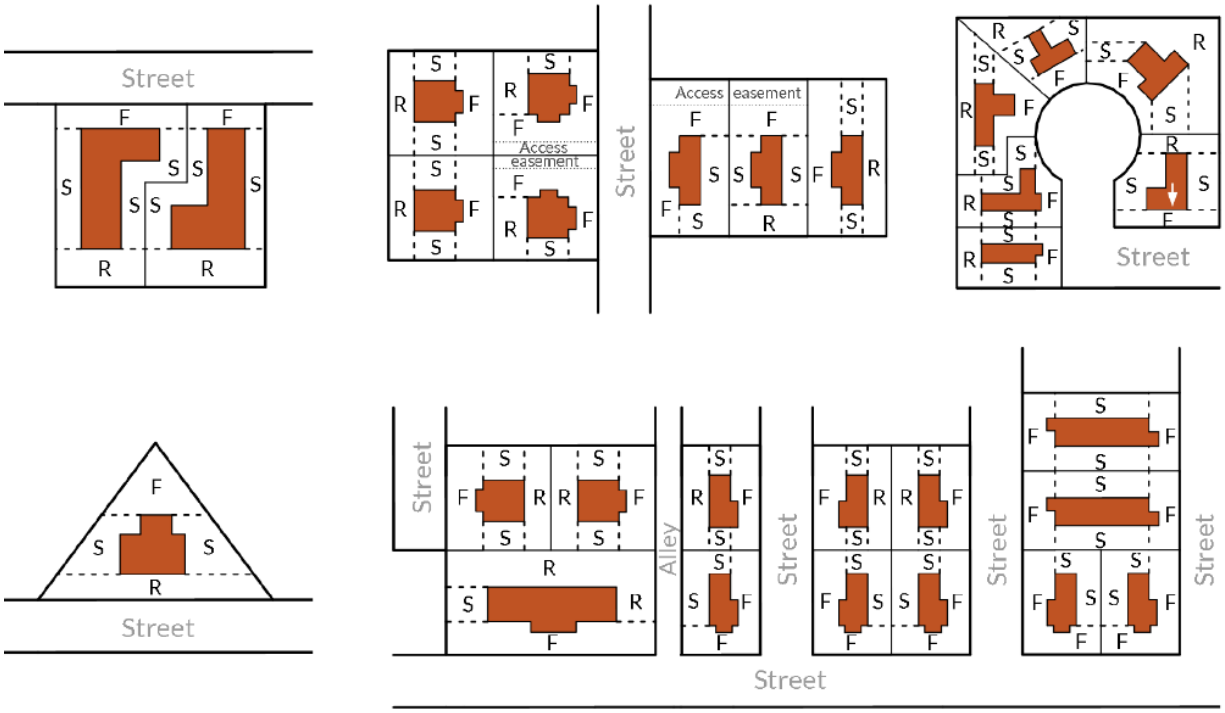
4. Double frontage lots and through lots are prohibited, except in hillside development where they are encouraged, as described in §30.04.06J, *Hillside Development*.

5. Single-family residential access to any arterial or collector street is prohibited unless the arterial or collector street is the only means of access to a residential lot created prior to July 1, 2000.

6. Single-family residential lots shall face into a subdivision or front a local street and shall not face, front, or have direct driveway access to a collector or arterial street without an intervening street or access easement.

7. A single-family residential lot on a cul-de-sac street shall face into the cul-de-sac unless located on the intersecting corner of the cul-de-sac and a local street, in which case the lot may face or front the intersecting local street See Figure 30.04-AA, below.

Figure 30.04-AA: Subdivision, Lot Configuration



8. Residential lots cannot be divided by a city or county boundary.

C. Access[405]

1. Single-family subdivisions on development sites greater than 5 acres shall include a minimum of 2 through-access drives.

2. Nonresidential driveways and drive aisles constructed across common property lines shall establish easements or agreements for common ingress/egress with the adjacent property.

[405] To respond to a Public Works comment, this provision was relocated here from §30.04.09.

D. Street System

1. Generally

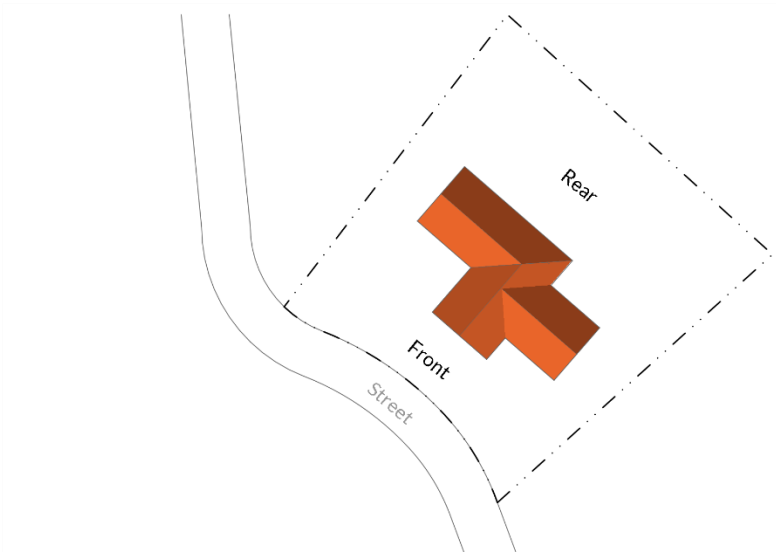
i. The design of street networks shall use through-streets where a connection to an existing or planned future public street is possible.

ii. Subdivisions should be planned to provide 2 rows of lots, except where lots are planned to back up to a collector or arterial street, drainage channel, shopping center, etc. This shall not prevent the inclusion within any subdivision plan of streets of greater width or irregular outline. Cul-de-sacs and looped access roads are encouraged to provide access to the central areas of the block.

iii. The intersection of a local street with a collector and arterial street should occur approximately 660 feet apart, except near intersections of arterial and collector streets, where the length should be no more than 1,000 feet.

iv. The street pattern shall connect the subdivision to existing or proposed future development and adjacent land per §30.04.09D, *Streets*, and the entire neighborhood, or district, incorporating slight amounts of curvature within level, or nearly level, areas, as shown in Figure 30.04-BB, below.[406]

Figure 30.04-BB: Curvilinear Streets



v. Radius cul-de-sacs per Uniform Standard Drawing Number 212 are the County's preferred turnarounds within residential subdivisions. Residential subdivisions utilizing a hammerhead design may be proposed as depicted in Uniform Standard Drawing Number 212.1.S1. Factors that will be considered in determining whether a hammerhead design is appropriate include, but are not limited to:

(a) The number and layout of off-street parking spaces;

(b) Driveway length;

(c) The number of hammerheads;

[406] Provision edited to replace the vague language of the original, which stated that the "street pattern should be related to adjoining areas." Removed language about encouraging curved streets, and following the natural contour of the land.

(d) Size of lots; and

(e) Shape and other constraints of the property.

30.04.11 NON-ESSENTIAL WATER FEATURES

A. General

1. The standards of this section shall not be waived or varied.
2. This §30.04.11 shall not apply to the following uses:
   - **i.** A body of water which stores water for use in flood control, in meeting peak water demands or for purposes relating to the treatment of sewage by a political subdivision of this State.
   - **ii.** A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS Chapter 318.
   - **iii.** A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS Chapter 539.
   - **iv.** A body of water which stores water used in a mining reclamation project.
   - **v.** Non-essential water features deemed to be a hazard to air navigation are prohibited.

B. Swimming Pools

Swimming pools (above ground and below grade) are considered to be accessory uses in all districts when not a principal use of the property and shall comply with the most current International Swimming Pool and Spa Code, and with the following:

1. Any waterfall or other decorative feature associated with a pool may extend into the setback area by up to 5 feet, but shall not cross a property line, and shall conform to the maximum fence or wall height (or fence/wall height as approved by waiver).
2. The water surface area of outdoor swimming pools shall not exceed the following:
   - **i.** Non-single-family residential development, including community pools and recreational facilities, shall be limited to 4% for the first 10 acres or less, and 0.4% for the additional total development area that exceeds 10 acres.
   - **ii.** For a resort hotel, an additional 5 square feet will be allowed for each guest room.
   - **iii.** Single-family residential development shall be limited to an area of 600 square feet.

C. Manmade Lakes

Manmade lakes are prohibited, except for the following:

1. A body of water constituting a wetlands project or located in a Recreational Facility that is owned or operated by a political subdivision of this State and that utilizes non-potable water.
2. A body of water that is located in a Recreational Facility that is open to the public and owned or operated by the United States of America or the State of Nevada.
3. Bodies of water in a Cemetery that are used for the purpose of storing irrigation water for the Cemetery and that have a combined aggregate surface area less than 5.5% of the total Cemetery area.

D. Ornamental Water Features

1. The following ornamental water features are permitted:
   - **i.** A water feature of not more than 25 square feet surface area when in conjunction with a single-family residence.
   - **ii.** Those in conjunction with a resort hotel must enter into an abatement agreement with the purveyor, if required.

2. The following shall not be considered ornamental water features:

i. Those that are necessary and/or functional components serving other allowable uses, including, but not limited to an interpretive feature of an educational exhibit; or

ii. Water features enclosed within a climate-controlled structure.

E. Recreational Water Park

The water surface area for recreational water parks for a single development shall be pursuant to water purveyor regulations.

Chapter 30.05 Administration & Procedures

Commentary

This new chapter is intended to consolidate and streamline all material related to administration of Title 30 and application processing. It is based generally on the current chapters 30.16 (Land Use Application Processing), 30.24 (Planned Unit Development), and 30.28 (Subdivision Application Processing), plus miscellaneous sections related to code administration from other current chapters.

New features include a rewrite of the common review procedures and restructuring of all specific procedures based on that new common framework. Additional commentary is provided in all major sections.

30.05.01 PURPOSE

The purpose of this chapter is to provide consistent, equitable procedures for the administration of this Title and to ensure that proposed development will be in accordance with the purposes and standards of this Title.

30.05.02 SUMMARY TABLE OF REVIEW PROCEDURES

Table 30.05-1: Summary Table of Review Procedures

KEY: R= Review and Recommendation D= Review and Decision [brackets]= Public Hearing ✓= required

Procedure	Reference	Pre-Submittal Conf.	Notice [1]				Review and Decision-Making Bodies			
			Newspaper	Mailed	Posted	Sign	Dept. and/or Agency Staff	Town Boards	Commission [2]	Board
PLAN AND ORDINANCE AMENDMENTS										
Master Plan Amendment	§30.05.04A		✓	✓	✓		R	R	[D]	[D]
Rezoning (Zone Boundary Amendment)	§30.05.04B	✓[3]	✓	✓	✓	✓	R	R	[R]	[D]
Title 30 Text Amendment	§30.05.04C			✓			R	R	[R]	[D]
APPLICATION TYPES										
Admin. Design Review	§30.05.05A						D			
Design Review	§30.05.05B			✓	✓		R	R	[R]/[D]	[D]
Planned Unit Development (PUD)	§30.05.05C	✓[3]	✓	✓	✓	✓	R	R	[R]	[D]
Special Use Permit	§30.05.05D	✓[3]	✓	✓	✓	✓	R	R	[R]/[D]	[D]
Concept Plan	§30.05.05E	✓		✓	✓	✓	R	R	[R]	[D]
Specific Plan	§30.05.05F	✓		✓	✓	✓	R	R	[R]	[D]
Temporary Use	§30.05.05G						D			
FLEXIBILITY AND RELIEF										
Admin. Extension of Time	§30.05.06A						D			
Extension of Time	§30.05.06B			✓	✓		R	R	[D]	[D]
Minor Deviation	§30.05.06C						D			

Table 30.05-1: Summary Table of Review Procedures

KEY: R= Review and Recommendation D= Review and Decision [brackets]= Public Hearing ✓= required

Procedure	Reference	Pre-Submittal Conf.	Notice [1]				Review and Decision-Making Bodies			
			Newspaper	Mailed	Posted	Sign	Dept. and/or Agency Staff	Town Boards	Commission [2]	Board
Variance	§30.05.06D			✓	✓		R	R	[R]/[D]	[D]
Waiver of Conditions	§30.05.06E			✓	✓		Same as original application			
Waiver of Development Standards	§30.05.06F			✓	✓		R	R	[R]/[D]	[D]
SIGN PROCEDURES										
Sign Review	§30.05.07A						R		[R]/[D]	[D}[4]
Sign Review Deviation	§30.05.07B						D			
SUBDIVISION/PUBLIC WORKS PROCEDURES										
Major Subdivision										
Tentative Map	§30.05.08A			✓			R	R	R/D	D
Final Map Technical Review	§30.05.08B						D			
Final Map Mylar	§30.05.08C						D			
Minor Subdivision										
Parcel Map Review	§30.05.08D						D			
Parcel Map Technical Review	§30.05.08E						D			
Parcel Map Mylar	§30.05.08F						D			
Reversionary Maps							D			
Reversionary Map Technical Review	§30.05.08G						D			
Reversionary Map Mylar	§30.05.08H						D			
Boundary Line Adjustment	§30.05.08I						D			
Extension of Time, Public Works	§30.05.08J						D			
Separate Documents	§30.05.08K						D			
Vacation of Patent Easement	§30.05.08L						D			
OTHER APPLICATIONS										
Annexation	§30.05.09A			✓			R	R		[D]
Application for Review	§30.05.09B			✓	✓		R	R	[D]	[D]
Development Agreement										
Negotiated	§30.05.09C			✓			R			[D]
Standard	§30.05.09C			✓			R			[D]
Street Name or Numbering System Change	§30.05.09D			✓	✓		R	R	[D]	
Street Naming	§30.05.09E						D			
Vacation and Abandonment	30.05.09F		✓	✓		✓	R	R	[R]/[D]	[D]

Table 30.05-1: Summary Table of Review Procedures

KEY: R= Review and Recommendation D= Review and Decision [brackets]= Public Hearing ✓= required										
Procedure	Reference	Pre-Submittal Conf.	Notice [1]				Review and Decision-Making Bodies			
			Newspaper	Mailed	Posted	Sign	Dept. and/or Agency Staff	Town Boards	Commission [2]	Board
Zoning Compliance	§30.05.09G						D			

Notes:

[3] Where any form of a specific application requires one of these notice types, it is marked with ✓. See specific application type for full details.

[4] Where a Planning Commission table cell shows "R/D," consult the specific procedure for information on when the Commission renders the final decision, rather than the Board of County Commissioners.

[5] Pre-submittal conferences required for applications involving certain uses: Resort Hotel, Neighborhood Casino, Hazardous Materials and Waste Storage.

[6] Board decides Comprehensive Sign Plans. Commission decides all other Sign Reviews.

30.05.03 Common Review Procedures

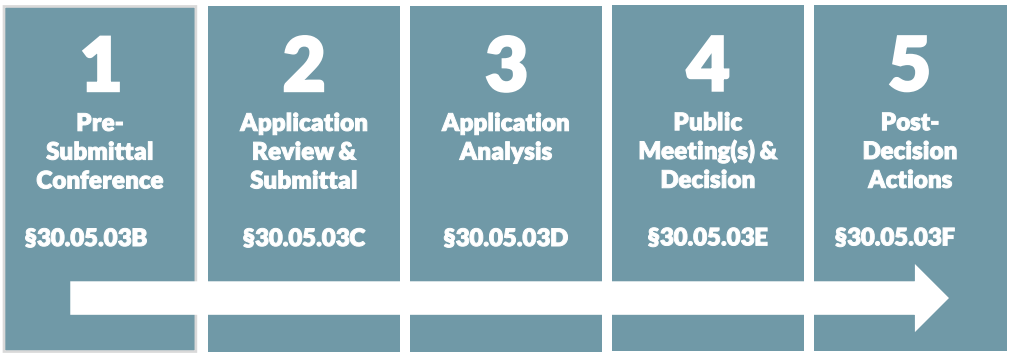
Commentary

Common review procedures establish the basic framework for review of most application types in Clark County. Topics such as public notice are presented once versus numerous times, helping to ensure consistency and reduce repetition. Subsequent sections on specific procedures build on the common procedures and note any modifications to these general rules.

This draft includes both new content and some existing material. Content without footnotes is new or significantly adapted from existing regulations.

A. General

This section describes the standard review procedures required for all applications unless otherwise stated in this Title. Generally, the review procedures include the steps shown below, however not every application requires every step. Application-specific procedures are in §§30.05.04 through 30.05.09.



B. Pre-Submittal Conference

1. Purpose

The Pre-Submittal Conference provides an opportunity to meet with staff, other County departments, and external agencies to discuss the proposed development plans, review procedures, submittal requirements, any impact to public facilities, infrastructure needs, and mitigation measures, if necessary.

2. When Required

A Pre-Submittal Conference is required for:

i. A Project of Regional Significance one-half mile from another local government's jurisdictional boundary;

ii. Specific Plan;

iii. Special Use Permit for Resort Hotel, Rural Resort Hotel, or Neighborhood Casino;

iv. Special Use Permit for Hazardous Materials and Waste Storage; and

v. Any of the following:

(a) Projects with 500 or more dwelling units;

(b) Projects with a minimum 1,200 rooms for transient guests;

(c) Projects generating 8,000 or greater average daily trips (ADTs) as defined by the latest edition of the Institute of Transportation Engineers or its successor;

(d) Development reaching the above thresholds by successive additions to the overall development subsequent to March 1, 2006; and

(e) Industrial and commercial projects encompassing more than 300 acres. This does not include government facilities.

3. Procedure

A Pre-Submittal Conference meeting request shall be submitted to the Department of Comprehensive Planning.

4. Effect

Any information or discussions held at the Pre-Submittal Conference shall not be binding upon the meeting participants. Suggested revisions and discussions of potential conditions to mitigate impacts are not a guarantee of project approval, which is subject to the discretion of the decision making body.

5. Expiration

If an application is not submitted within 180 days following the Pre-Submittal Conference, a new application for a Pre-Submittal Conference shall be required.

C. Application Review and Submittal

1. Initiating Authority

i. The following are authorized to initiate or submit an application:

(a) The property owner, which may consist of an individual, firm, government entity, association, syndicate, partnership, or corporation;

(b) A person specifically authorized by any of the parties listed in subsection (a) above, as evidenced by a signed letter or document;

(c) Any person who presents a letter from the governmental entity owning the property indicating that the entity is aware of and does not object to the filing of the application;

(d) A public utility for any water, sanitary or storm sewers, telecommunications, traffic signal and street lighting systems, petrochemical pipelines, electric power, gas, cable television systems or facilities, irrigation water company systems, or other facilities permitted to be within County rights-of-way or the companies operating such facilities, and including the meaning ascribed under NRS 704.020 for Public Utility or Utility;

(e) The Board of County Commissioners.

ii. If there are multiple owners, contract purchasers, or other persons authorized to submit the application, a single representative for all such persons shall sign the application or a letter or document consenting to the application.

iii. When a Pre-Submittal Conference is required, application submittal cannot occur until the Pre-Submittal Conference is complete.

2. Application Content[408]

i. Applications shall be submitted to the appropriate department, Comprehensive Planning or Public Works Department, with the appropriate application forms, along with all required submittal requirements.

[408] The current §30.16.240 (Document Submittal Requirements) is not carried forward, following the general recommendation that technical and detailed procedural information should be kept outside the Code, either on the County's website, or some sort of Administrative Manual.

ii. Unless otherwise specified in this Title, County review and decision making bodies shall review all applications submitted pursuant to this Chapter for compliance with the general standards stated below.

iii. Applicant must demonstrate compliance with the applicable standards of approval set forth in this Title.

iv. Additional review standards by application type are set forth in §§30.05.04 through 30.05.11. Review standards in §§30.05.04 through 30.05.11. shall supersede any conflicting general standards for approval in this Section.

v. Simultaneous processing of applications for the same project may be permitted. Applications to be considered concurrently shall include all required materials for all application types at one time. Application documentation and maps or plans may be combined, if all requirements in this section are satisfied and all required information is provided.

vi. All parcels of land included within an application shall be contiguous.

vii. A separate application is required for each Cannabis Establishment use.

viii. Applications denied or withdrawn with prejudice shall not submit the same, or more dense or intense project, within 12 months of denial or withdrawal.

ix. Applications for any land use that requires FAA Form 7460-1 submittal, *Notification of Proposed Construction*, shall not be accepted without written evidence from FAA of prior submittal to the agency.[409]

x. Property subject to the Cooperative Management Agreement Area Deed Modification Policy shall not submit prior to receiving confirmation from the Department of Aviation.

3. Variation from Submittal Requirements

Where the County's application requirements do not apply to a given proposal or property, the requirements will be tailored to information deemed necessary to review the project.

4. Standards for Acceptance

i. Determination of Application Completeness

Staff shall determine whether the application is complete or incomplete pursuant to the application submittal requirements. A complete application shall be processed according to the procedures in this chapter. An incomplete application shall not be accepted until all deficiencies noted have been resolved by the applicant.

ii. Conformance with Title 30 Required for Acceptance

Applications, including all plans, shall only be accepted when in conformance with this Title, except for those requesting to waive or modify standards. If an application is accepted and later found to be in noncompliance with this Title, if no revisions are made, the application shall be considered to be withdrawn and fees shall be refunded.

5. Application Fees

Fees are due after an application is deemed complete and ready for submittal. The fee schedule, established by resolution of the Board of County Commissioners and reviewed periodically, is available on the County website. Fees not paid within 30 days of invoice shall deem the application void.

[409] 30.16.210.F.

D. Application Analysis

1. Referral to Staff and Review Agencies

A listing of submitted applications shall be distributed to applicable County departments, and interested governmental and public utility entities, to review, comment, and make recommendations.

2. Processing Timeline

Requests subject to administrative approvals are processed within established timeframes. Processing times are described in the application-specific procedures.

3. Staff Review and Analysis

The application review and analysis may result in a staff recommendation for approval, denial, or approval with conditions.

4. Distribution of Staff Report

A copy of the staff report shall be sent to the applicant and the advisory and/or decision making body and made available for public review on the County web site at least 3 working days (as defined in NRS §241.015) prior to the hearing at which the application is scheduled to be heard.

5. Application Revisions

i. Once submitted, an applicant may revise an application in response to a request from a reviewing department, agency, Commission, or Board.

ii. Revisions shall be limited to minor changes, additions, deletions, or corrections that do not include substantive changes to the development proposed in the application, as determined by the Director.

iii. Minor revisions to plans or application materials may require an application to be held.

iv. Any revisions not deemed minor shall require renewed public notice requirements.

6. Application Withdrawal

i. After acceptance of an application, the application may be withdrawn by a property owner or applicant by submitting a letter of withdrawal. A property owner or applicant may not withdraw an application initiated by the Board.

ii. Withdrawn administrative applications withdrawnare not entitled to a refund of application fees. Applications subject to a hearing may receive a refund of 80% of fees, if withdrawn prior to public notice. 100% of fees may be refunded in the event of staff error.

iii. Withdrawals submitted after the posting or issuance of a public notice must be announced at the noticed meeting(s), at which time the application may be withdrawn with or without prejudice at the discretion of the Commission or Board. Applications withdrawn after the posting or issuance of a public notice are not eligible for any refund of fees.

7. General Standards for Approval for All Applications[410]

i. Consistency with Clark County Master Plan

The proposed development is compatible with the Clark County Master Plan.

ii. Compliance with This Title

[410] Except as indicated in footnotes, these criteria generally reflect those included in 30.16.210.12, along with some additional criteria. A consolidated list of general approval criteria minimizes repetition in later sections dealing with specific procedures.

The proposed development shall comply with all applicable standards in this Title, unless the standard is proposed to be waived or varied.

iii. Prior Approvals

The proposed development shall be consistent with the conditions of any prior unexpired land use, plan, or subdivision map approval. The proposed development shall also be consistent with any approved phasing plan for development and installation of public improvements and amenities.

iv. Evidence of FAA Determination

Properties in the Airport Airspace Overlay (AAO), as described in §30.02.26B, require written evidence from the FAA that a determination has been made whether a proposed structure constitutes a hazard to air navigation. This evidence shall be submitted at least 2 weeks prior to final approval, unless the Director concludes the FAA determination has been submitted early enough for action to occur, on any proposed structure that intrudes into the Airport Airspace Overlay District that is not excepted. Applications for which required FAA determinations have not been received shall be held or denied.

E. Public Meeting(s) and Decision[411]

1. Scheduling

i. Applications subject to a hearing shall be scheduled at either a regularly scheduled or special meeting of the appropriate decision making body.

ii. The public hearing shall be scheduled to allow sufficient time to analyze a proposal and prepare a staff report.

2. Hearing Notice

i. General Notice Requirements

(a) All applications required by this Title subject to hearing shall be preceded by public notice.

(b) If an item is held twice, or more than 85 calendar days have passed since the last notice was sent, renotification fees are required. Renotification fees are required if a more intense or dense requests is made part of a change to the initial application.[412]

ii. Types of Hearing Notice

(a) Newspaper Notice

Newspaper notice shall be published in a newspaper of general circulation in the County at least 10 calendar days prior to the scheduled hearing.

(b) Mailed Notice

Mailed notice shall be:

(1) Sent via first-class mail at least 10 calendar days prior to the scheduled meeting date.

(2) Provided to all owners whose property is wholly or partially within 1,500 feet of the subject property, unless an alternative notice radius is specified by this Title.

(i) Property owners shall be as listed in the most recent records of the Assessor's Office.

[411] Town Board review is part of this process, not a distinct step. Relevant content on Town Boards is located in the Review and Decision-Making Bodies section.

[412] 30.16.230.a.4, with edits.

(ii) The notification radius shall be measured from the outer boundary of the proposed land a distance outward including the properties within the listed radius distance.

(iii) If at least 100 property owners are not captured, the radius shall be increased to include the nearest 100 separately owned parcels.[413]

(3) Provided to any property or homeowner's association whose boundaries are defined by a recorded subdivision map and who has requested to receive mailed notice for any application types if located within the specified notification radius.

(4) Provided to a city when a project site abuts a city boundary or when a Project of Regional Significance;

(5) Provided to any Town Board whose jurisdiction includes the project; a courtesy notice shall also be sent to any Town Board within one-half mile of the proposed project; and

(6) Provided to the commander of any military installation located within 3,000 feet of the subject property.

(7) Provided to each tenant in a Manufactured Home Park when the park is within the notification radius.

(8) At minimum, mailed notice shall include the following information:

(i) A description of the proposed project with the application type;

(ii) A location map or description of the location of the proposed project;

(iii) The date, time, and location of the hearing being noticed; and

(iv) Hazardous Materials and Waste Storage, notice shall include a list of the substances and quantities that will be located at the facility.

(c) Posted Notice

All applications scheduled for a Town Board meeting or hearing before the Planning Commission and/or Board shall be shown on an agenda and posted in designated public locations within the community, a minimum of 3 working days prior to the meeting. Additionally, all agendas are posted and accessible on the Clark County internet web page at https://www.clarkcountynv.gov/

(d) Sign Notice

(1) The sign shall be constructed to withstand the elements for 40 calendar days and shall use consistent colors for the background and lettering of the sign.

(2) Projects with tracts of land less than 15 acres require 1 notification sign.

(3) Projects with tracts of land exceeding 15 acres and exceeding 1,320 feet of street frontage require an additional sign.

(4) No more than 5 signs required per property.

(5) Sign(s) shall be a minimum of 4 sq ft (2x2) in size with letters indicating the time of the public hearing and the application number shall be a minimum 2 inches in height.

(6) Signs shall remain posted on the property until final action is complete.

[413] 30.16.230.b.5.A.

(7) Manufactured Home Parks proposing redevelopment to a different use shall post one additional sign at the entrance of the park's on-site management office.

iii. Adequate Notice

(a) Minor Defects in Notice Shall Not Invalidate Proceedings

(1) Minor defects in any notice shall not invalidate the hearing proceedings.

(2) Minor defects in notice are those that do not impede communication of the notice to affected parties. The notice shall be considered to have a minor defect where the language still effectively describes the proposed project, its location, application type, and date, time and location of hearing.

(b) Failure to Receive Notice Shall Not Invalidate County Action

The failure of any person or entity to receive notice sent as set forth in this Title shall not constitute grounds to invalidate the actions of the County.

3. Hearing, Review, and Decision

i. The application shall be subject to review, recommendation(s), hearing(s), and decision(s) as indicated in Table 30.05-1: Summary Table of Review Procedures.

ii. The applicant has the burden of proof to demonstrate compliance with the applicable standards of approval set forth in this Title.

iii. The decision-making body listed in Table 30.05-1: Summary Table of Review Procedures, shall have the authority to take final action on an application. However, for those applications for which the Planning Commission is the decision making body, the Board shall take final action instead when submitted in conjunction with another application requiring Board action.[416]

iv. When the Commission recommendation shall be sent to the Board, the Board meeting shall occur no sooner than the second zoning agenda following Commission action.

v. The decision making body considers the application, relevant support materials, staff report, recommendations from other reviewing bodies, and any evidence and public comments from the hearing if required.

vi. The decision making body may approve, approve with conditions, or deny the application based on the applicable approval criteria listed in the application-specific procedures. decision making body

vii. The maximum density and intensity stated within a zoning district designation does not obligate the decision-making body to approve a development at the density or intensity proposed by an applicant, including up to the maximum. It shall be the obligation of the applicant to show, through sound land use planning practices and exceptional site and building design, that approval of a project at a proposed density or intensity is warranted.

4. Request to Hold

i. Requests to hold applications and postpone consideration to a later date may be submitted by the property owner, applicant, Commission, Board, or staff.

ii. Once a request to hold is received, it cannot be withdrawn.

iii. The decision making body may hold the application as requested, hold it to a date other than requested, or may vote to act on the application.

[416] 30.16.210.8.

iv. Per NRS §278.050 and §278.3195, the decision-making body shall not grant more than 2 continuances on the same matter without good cause shown.

v. When a request to reschedule an item is received, renotification may be required.

vi. If an item is held twice, or more than 85 calendar days have passed since the last notice was sent, renotification fees are required

vii. If an item is removed from an agenda due to insufficient funds, the application shall expire if funds are not remitted within 3 months from the date of notice of required payment.

viii. An application held indefinitely shall expire if no request to reschedule has been received within 6 months. Applications must be placed on an agenda the next available meeting after the request has been received.

ix. Administrative applications placed on hold shall expire 6 months from original submittal date. If a request to proceed is received prior to the expiration date, the processing time clock starts from the date the request is received.

5. Conditions of Approval

i. An decision-making body may impose conditions on any application, amendment or map necessary to meet the objectives of this Title and to mitigate potential adverse impacts of that development on the surrounding properties, communities, and streets.

ii. All conditions of approval shall be reasonably related to the anticipated impacts of the proposed use or development or based upon standards duly adopted by the County. Such conditions may include those necessary to carry out the purpose and intent of the Clark County Master Plan, other adopted County plans, and this Title.

iii. No conditions of approval shall be less restrictive than the requirements of this Title, except where the Code expressly allows otherwise.

iv. Any condition imposed by the Board designed to mitigate an adverse impact, even if the condition conflicts with any requirement of this Title, shall be permitted without additional application, amendment or map submittals, unless the condition would create a health or safety hazard (including, without limitation, sight zone or airport environs hazards).[417]

v. A condition imposed by the Commission but later found to be in conflict with any requirement of this Title shall require a new application to waive or deviate from the applicable standard of this Title. A new land use application shall not be required for increased fence or wall height, including retaining walls, if the Commission determines the increased height is required to mitigate the effect of a use on an adjacent use.[418]

vi. Any condition imposed on a previously approved application may be waived or modified through approval of a Waiver of Conditions. The Planning Commission may only waive or modify conditions imposed by the Planning Commission; however, the Board may waive or modify conditions imposed by either body.[419]

vii. If a prior approved application, or portion thereof, is expunged by a subsequent application approval, any prior conditions of approval shall also be considered expunged.

viii. A Development Agreement may be required to address:

[417] 30.16.210.11D, with edits.

[418] 30.16.210.11.D, with edits.

[419] 30.16.210.11.E.

(a) Public facilities and/or infrastructure needs, including but not limited to transportation, fire and police protection, flood control and drainage, parks, and open space, trails system, Schools, water and sewer services, related to the proposed development or the cumulative impact of the proposed development, or as identified in the PFNA or RISE report;[420] or

(b) The needs identified by the Southwest Las Vegas Valley PFNA Report.

ix. Conditions imposed on any application shall run with the land and be binding on the property owner and their successors.

6. Effect of Approval[421]

i. An decision of approval shall constitute a finding by the decision-making body that the application, amendment or map is consistent with the standards and purposes enumerated in the Master Plan, this Title, and/or the Nevada Revised Statutes.

ii. The approval of an application, amendment or map does not waive building codes, fire codes, business license requirements, or any other requirements imposed by County, State, or Federal regulations or law.

7. Effect of Denial

A decision to deny shall constitute a finding by the decision making body that the application, amendment or map is inconsistent with the standards and purposes enumerated in the Master Plan, this Title, and/or the Nevada Revised Statutes.

8. Expiration of Approval

Applications, amendments or maps shall expire as described for each application type, or as otherwise approved.

F. Post-Decision Actions

1. Finality of Decision[423]

A decision becomes final at the expiration of the fifth working day if a request for appeal or reconsideration is not received. No permits or licenses shall be issued until the decision becomes final.

2. Notice of Action

i. Hearing

A Notice of Final Action shall be issued after the decision is final.

ii. Administrative

A Notice of Administrative Decision shall be issued the day of the decision, noting the decision is final after the appeal period.

iii. Contents

The notice shall:

(a) Contain any conditions of approval imposed upon the application by the decision-making body; and

(b) Be sent to the applicant listed on the application.

[420] 30.16.210.11.F, partially carried forward, with edits.

[421] 30.16.210.12.B.

[423] 30.16.210.14, with edits.

3. Changes to Approved Plans

After approval of any application, amendment or map, any change to the approved plan shall require approval of a new application prior to proceeding with any development permits.

4. Appeals

Decisions by the Planning Commission or Director, and determinations by the Director made in the administration of this Title, may be appealed to the Board.

i. Filing an Appeal

(a) Any appeal must be submitted no later than 5 p.m. on the fifth working day following action on an application or receipt of a determination.

(b) All appeals shall be filed in writing, using the form on the Department of Comprehensive Planning County website, with exceptions as noted below:[424]

(1) Appeal of a denial for a Vacation of Patent Easement shall file a Vacation application.

(2) Appeal of a denial of a Zoning Compliance application shall file a Request for Reasonable Zoning Accommodation.

(c) A Planning Commissioner who voted on an application may not file an appeal.[425]

(d) Once an appeal has been filed, it cannot be withdrawn.[426]

(e) Appeal of an approval of an expansion of the Gaming Enterprise District outside the Las Vegas Boulevard Gaming Corridor or the Rural Clark County Gaming Zone, per Chapter 463 of NRS, shall be to the review panel of the Gaming Policy Committee within 10 working days of the Board's decision.

ii. Notice of Appeal

Notice of appeal shall follow the same mailed notice procedure required for the original application type. Anyone present at a Planning Commission meeting that listed mailing information on the sign-in sheet, will also receive mailed notice.

iii. Review and Decision by the Board

(a) The Board may reverse or affirm, in whole or in part, the decision, determination, or conditions appealed from that in the Board's discretion is appropriate.

(b) The Board may remand the matter to the original hearing body for consideration with a statement detailing the reason for the remand.

5. Reconsideration[427]

i. After the Board has taken final action on an application, amendment or map, any member of the Board who voted in favor of the motion that carried may request to reconsider the item. Requests for reconsideration shall be made in writing to the Director within 5 working days of the decision.

ii. The request for reconsideration suspends the finality of the original decision, and the reconsideration shall be placed on the second Board agenda after the request is made to determine whether reconsideration should move forward.

---

[424] 30.16.210.15.A, partial.

[425] 30.16.210.15.I.

[426] 30.16.210.15.G.

[427] 30.16.210.16, with edits.

iii. If the Board directs staff to bring the reconsidered application, amendment or map forward, it shall be scheduled for a public hearing at a subsequent meeting of the Board subject to the same notice procedure as the original application.

30.05.04 Plan and Ordinance Amendments

A. Master Plan Amendment

Commentary

This carries forward the current Master Plan update procedure from Chapter 30.12, with edits to fit the new common procedures framework. The current code has separate Planning Area update and amendment procedures. The intent is to merge the various processes, recognizing that there is additional information needed for the transportation map amendment.

1. Purpose

The purpose of this section is to provide standards and procedures for the acceptance, processing, hearing, and final action on Master Plan updates and amendments, with the intent of providing for the orderly and efficient development of land. The amendment process is established to provide flexibility in response to changing circumstances and to reflect changes in public policy, and to advance the general welfare of the County.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Amendments and Updates to Planning Area(s) or Transportation Map(s)

Clerical errors and omissions may be administratively corrected at any time without a hearing.

ii. Planning Area Update Schedule

Each Planning Area should be reviewed, and revised, if appropriate, according to the schedule established by the Board. Each year, the Director of Comprehensive Planning may request direction from the Board whether to begin the process of comprehensively updating the Planning Area.

iii. Site-Specific Planning Area Amendments

The Board may initiate an amendment to a Planning Area in accordance with the annual amendment process.

iv. Planning Area Amendments Reconsideration Process

The Board may reconsider any part of an amendment in accordance with the reconsideration process.

v. Exceptions

The Board may initiate an amendment to incorporate an approved Specific Plan.

vi. Transportation Map Amendment

A Transportation Map must be amended prior to or concurrent with any land use request to reduce the width or modify the alignment of any roadway shown on the map(s).

vii. Pre-Submittal Conference

May be required per §30.05.03B**.**

viii. Application Review and Submittal

(a) Initiating Authority

(1) Property owner for site-specific amendments to the owner's property;

(2) Property owners abutting a trail or transportation alignment; or

(3) The Board. Upon receipt of a request by a member of the Board to amend the Comprehensive Master Plan, the Director of Comprehensive Planning shall prepare an agenda item to receive direction at a subsequent meeting of the Board.

(b) Application Content

In addition to application form provided by the County, an application shall contain:

(1) Justification Letter;

(2) Approval received in writing from the Board member in whose district the request is located; or, if such Board member is constrained by ethical conflicts of interest, the request for acceptance shall be placed on an agenda for the Board to consider.

ix. Application Analysis

(a) Standards for Approval

The Commission and Board shall evaluate proposed Master Plan amendments and/or additional elements based on whether and the extent to which they will serve the general prosperity, health, safety, and/or welfare of the County.

x. Public Meetings and Decision

(a) Hearing Notice

(1) Site-specific requests: mailed notice, posted notice, newspaper notice.

(2) All other Master Plan amendments (including text changes pursuant to NRS 278.210): posted notice, mailed notice, newspaper notice.

(b) Hearing, Review, and Decision

(1) Recommending Entities

(i) Site-specific requests: Town Board(s), government entities, or Commission.

(ii) Transportation Map Amendments: Public Works and RTC recommendation prior to TAB/CAC meeting or neighborhood meeting.

(iii) All other Master Plan Amendments: Agencies or Commission.

(2) Hearing

Public Hearing

(3) Decision Making Body

(i) Commission

The Commission shall consider the amendment at a public hearing. The affirmative vote of not less than two-thirds of the total membership of the Commission shall be required to adopt any amendment. The Commission shall forward a certified copy of the adopted amendment to the Board for final action.

(ii) Board Final Action

Following action by the Commission, the Board shall conduct a public hearing to consider the amendment and the facts presented.

a. If the Board adopts the amendment certified by the Commission, the amendment shall be considered effective, and no further action is required.

b. Pursuant to NRS 278.220, if the Board denies or adopts the amendment with changes from the Commission's certified copy, a report of the Board's action shall be submitted to the Commission within 40 days.

c. The Commission may respond in a report addressing the Board's action which shall be filed with the Board within 40 days. The effective date of the amendment shall be the date the Commission report is received by the Board. If the Commission does not respond within 40 days, the effective date is the date the Board adopted the amendment.

d. If no report is sent within 40 days, the amendment shall be deemed adopted and the effective date shall be the date the Board adopted the plan.

e. The Board may only consider an amendment that has been considered by the Commission.

f. The denial of an amendment shall constitute a finding that the amendment is inconsistent with the standards and purposes enumerated in the Plan, this Title, and/or the Nevada Revised Statutes.

B. Zone Boundary Amendment (Rezoning)

Commentary

This carries forward the current procedure from §30-16-3, with edits to fit the new common procedures framework and other edits as noted.

1. Purpose[428]

The purpose of the Zone Boundary Amendment (rezoning) procedure is to make amendments to the Official Zoning Map of Clark County and zoning overlay districts to reflect changes in public policy, changed conditions, or to advance the welfare of the County. The purpose is neither to relieve hardships nor to confer special privileges or rights on any person.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Pre-Submittal Conference

May be required per §30.05.03B.

ii. Application Review and Submittal

(a) Standards for Acceptance

(1) Amendments to the Official Zoning Map shall only be accepted when consistent with the Master Plan land use category.

(2) Applications may be submitted on or after the adoption date of the Planning Area; however, such applications shall not be acted upon prior to the effective date of the adopted land use plan.

(3) Amendments may follow the parcel lines identified on the Clark County Assessor's parcel map(s) if the submitted legal description does not exactly match the parcel boundaries, unless the reclassification request includes more than one district within the parcel or is for only a portion of the parcel.

(4) Amendments to establish or modify any overlay district, including to establish increased density or intensity within any overlay district, shall not be accepted unless in compliance with the standards of that overlay district, as described in §30.02.26, *Overlay Districts*.

iii. Application Analysis

(a) Standards for Approval[429]

In addition to the general standards of approval in §30.05.03D.7, *General Standards for Approval for All Applications*, the following shall be met:

(1) The existence or approval of a Master Plan land use category shall not be construed to obligate the Board to approve a request for a zoning district.

(2) The zoning district density and intensity of uses shall be compatible with the surrounding area.

(3) If the allowable density or intensity of use is sought to be reduced, and at least 20% of the owners within the notification radius object to the change, the Board shall consider the

[428] New.

[429] This existing standard proposed not to be carried forward, pending additional discussion: "Good cause shall be shown if the Board approves a density of over 2 dwelling units per acre within 330 feet of an RNP-I or RNP-II district; 4 dwelling units per acre within 330 feet of an RNP-III district; or a non-residential use within 330 feet of an RNP-I, RNP-II, or RNP-III district." The new residential adjacency standards may make this requirement unnecessary.

merits of the objections and shall make a written finding that the public interest and necessity will be promoted by the change.

iv. Public Meeting(s) and Decision

(a) Public Notice

Posted notice, mailed notice, newspaper notice, and signs.

(b) For Historic Neighborhood Overlay District

Applications to establish a Historic Neighborhood Overlay District shall also provide mailed notice to the State Historic Preservation Office.

(c) Recommending Entities

Government entities, Town Board, plus cities for projects of regional significance, and Commission when processed concurrently with an application requiring a recommendation from the Commission.

(d) Hearing

Public Hearing required.

(e) Decision Making Body

Board. A request may be approved as submitted or may reduce to a more restrictive district, within the specific residential, commercial, or manufacturing zoning district category requested. A Zone Boundary Amendment request to a different zoning district category, requires the application to be held and renotified.

v. Post-Decision Actions

(a) An ordinance to finalize the zoning and amend the Official Zoning Map or establish/modify a zoning overlay district shall be prepared and introduced for consideration by the Board.

(b) Approval of a zoning district shall not obligate the decision-making authority to approve a development proposing the maximum density or intensity of uses of that district.

C. Title 30 Text Amendment

Commentary

This subsection carries forward the current procedure from §30.16.050, with edits to fit the new common procedures framework.

1. Purpose

The text of this Title 30 may be amended to respond to changed conditions or changes in public policy, or to advance the general welfare of the County.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

Any member of the Board may direct the Director of Comprehensive Planning to prepare an ordinance and schedule it for introduction and a public hearing.

(a) Initiating Authority

(1) An amendment to the text of this Title may be initiated by the Director of Comprehensive Planning, the Public Works Director, the Director of Department of Building, the Board of County Commissioners or any Board member.

(2) A person with a property interest related to the requested Title 30 Text Amendment.

(b) Standards for Acceptance

A person with property interest shall obtain the concurrence of a Board member prior to submission of a Title 30 Text Amendment.

ii. Application Analysis

(a) Standards for Approval

(1) A Title 30 Text Amendment is a legislative decision by the Board. The Title 30 Text Amendment does not and is not intended to relieve particular hardships nor to confer special privileges or rights upon any person or property.

(2) The Commission and Board shall consider whether and to what extent the proposed amendment:

(i) Serves the general prosperity, health, safety, and/or welfare of the entire County;

(ii) Is consistent with the Master Plan and other County plans;

(iii) Does not conflict with other subsections of this Title or other Chapters in the Clark County Code;

(iv) Is necessary to address a demonstrated community need; and

(v) Is necessary to respond to substantial changes in conditions and/or policy.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

(1) Generally: Posted notice.

(2) Amendment to airport zoning regulations: notice in accordance with NRS 497.080.

(b) Hearing, Review and Decision

(1) Recommending Entities

Government entities, Town Board, Planning Commission.

(2) Hearing

Public Hearing required.

(3) Decision Making Body

Board.

(c) Effect of Approval

Approval shall serve as direction to the Director to prepare an ordinance.

3. Post-Decision Actions

i. The Director shall schedule the ordinance for introduction and a public hearing in accordance with NRS Section 244.095-119.

ii. Any related land use application may be submitted after an enabling Text Amendment ordinance has been adopted, provided the application is not acted on before the effective date of the ordinance.

30.05.05 Application Types

A. Administrative Design Review

Commentary

This carries forward the current procedure from §30.16.130, with edits to fit the new common procedures framework and other edits as noted. To help streamline the process, some relatively minor activities are shifted here from Design Review, and others should be considered.

1. Purpose

The Administrative Design Review procedure is intended to ensure compliance with the development and design standards of this Title.

2. Procedure

Common review procedures in Cha apply, subject to the following additions and modifications:

3. Application Review and Submittal

i. Standards for Acceptance

(a) Administrative Design Review may be requested for the following or as otherwise specified in this Title, unless the Director determines such review is not necessary:

(1) Initial non-single-family development with less than 25,000 square feet of total building area;

(2) Changes from prior land use approval greater than 10% but not more than 25% (see §30.05.06C, *Minor Deviation*);

(3) Additions to a development after original approval or construction, including but not limited to: Retail/vending structures; electric vehicle charging stations; windmill and similar water dispensers; smog checks; ATMs; drycleaners; and drive-through windows and other features added to address parking, parking lot design, queuing, onsite circulation, and landscaping;

(4) Development located within a PF – Public Facilities district if the proposed development will not have significant impacts to the neighboring area; and

(5) As determined by the Director.

(b) An application for Administrative Design Review shall not be accepted if a deed modification is required.

ii. Application Analysis

(a) Processing Timeline

10 working days.

(b) Standards for Approval

In addition to the general standards in §30.05.03D.7, *General Standards for Approval for All Applications*, the following shall be met:

(1) The proposed development is compatible with adjacent development and is harmonious and compatible with development in the area;

(2) Elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and

(3) Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

None required.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government Entities.

(2) Hearing

None required.

(c) Decision-Making Body

Director.

(d) Expiration of Approval

(1) 2 years to commence.

(2) Digital conversion of outdoor advertising structure: 6 months to commence. No extensions of time may be permitted.

iv. Post-Decision Actions

(a) Changes to Approved Plans

Changes that cannot be accommodated through a Minor Deviation shall require a new Administrative Design Review or Design Review and/or Waiver of Development Standards.

B. Design Review

Commentary

This carries forward the current procedure from §30.16.20, with edits to fit the new common procedures framework and other edits as noted.

To shift more responsibility for minor projects to staff, the list of projects that require Design Review is pared back, with the expectation that more projects can be shifted to administrative Design Review, such as establishment of off-site parking. Also, other sections of this Title require Design Review for certain projects, such as hillside development.

1. Purpose

The Design Review procedure is intended to ensure compliance with the development and design standards of this Title.

2. Procedure

Common review procedures in §30.05.03 apply.

i. Application Review and Submittal

(a) Standards for Acceptance

Design Review is required for the following or as otherwise specified in this Title, unless the Director, Commission, or Board determines such is not necessary:

(1) All new single-family attached residential construction;

(2) Initial non-single-family development with total building area of 25,000 square feet or more;

(3) Changes in previously approved uses or primary structures;

(4) When in conjunction with any other required land use application for proposed construction;

(5) Initial development located within a PF zoning district; or

(6) As determined by the Director.

ii. Application Analysis

(a) Standards for Approval

In addition to the general standards in §30.05.03D.7, *General Standards for Approval for All Applications*, the following shall be met:

(1) The proposed development is compatible with adjacent development and is harmonious and compatible with development in the area;

(2) Elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and

(3) Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

iii. Public Meetings and Decision

(a) Hearing Notice

Posted notice and mailed notice, plus:

(1) If a public hearing is required by the Commission, Board, or Director for a subsequent application, the notice shall require the same mailed notification required for the original application requiring the Design Review, unless a larger mailed notice is required by the subsequent use/application type.

(b) Recommending Entities

Government entities, public utilities, and Town Board, plus cities for projects of regional significance.

(c) Hearing

Public Hearing.

(d) Decision Making Body

Commission, except Board for the following:

(1) When required as a condition of approval of any previous application;

(2) Application submitted in conjunction with, or in lieu of, another application that requires Board approval;

(3) Applications for a project of regional significance;

(4) Applications for development within a Historic Designation Overlay;

(5) Applications requiring a deed modification pursuant to the Cooperative Management Area Deed Modification Policy; and

(6) At the discretion of the Director.

(e) Expiration of Approval

2 years to commence, unless otherwise specified. When heard in conjunction with a Tentative Map, the expiration date shall match the corresponding application.

iv. Post Decision Actions

(a) Changes to Approved Plans

Any changes that cannot be accommodated through a Minor Deviation or Administrative Design Review shall require a Waiver of Development Standards and/or Design Review.

C. Planned Unit Development (PUD)[434]

Commentary

This substantially new subsection is proposed to replace the current 30.24. The current PUD procedure is not used often in Clark County because of the ready availability of waivers and because the current district has many distinct development standards that are not generally applicable. Moving forward, a new simpler PUD process may become a more appropriate tool for larger or unusual projects -- especially if the rewritten, more flexible Title 30 is successful in reducing waiver requests for the majority of more straightforward projects.

1. Purpose

A Planned Unit Development (PUD) allows greater flexibility than allowed by the strict application of this Title, and/or unique or innovative land use concepts, while providing greater public benefits to the County that support Master Plan goals.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Pre-Submittal Conference

May be required per §30.05.03B.

ii. Application Review and Submittal

(a) Application Content

(1) A PUD may be submitted for any contiguous area of five acres or more within any combination of zoning districts.

(2) A PUD plan shall be prepared and submitted for purposes of establishing the development regulations for a planned development and specifically identifies where there are deviations from this Title.

(i) Where the applicant is proposing modifications from the zoning regulation of this Title, the applicant shall specify both the existing regulations and the wording of each corresponding substitution, as proposed.

(ii) The PUD plan shall demonstrate how the proposed PUD will generally provide public benefits to justify the increased flexibility offered by the County through the PUD procedure.

(b) Standards for Acceptance

The PUD procedure shall not be used when a Special Use Permit, Variance, Waiver of Development Standards, Minor Deviation, or Zone Boundary Amendment (Rezoning) to an existing base zoning district could achieve a similar result.

[434] Clarify how/whether PUDs relate to the new Planned Community Overlay district, which is newly proposed in this Title 30 rewrite.

iii. Application Analysis

(a) Standards for Approval

In reviewing a proposed PUD, the Commission and Board shall consider the general standards in §30.05.03D.7, *General Standards for Approval for All Applications*, and whether and to what extent the proposed PUD:

(1) Complies with this Title, except where modifications are expressly authorized through the PUD zoning document, the PUD development standards document, and in the PUD development plan map;

(2) Addresses a unique situation, provides substantial benefit to the County, or incorporates a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PUD;

(3) In the case of proposed residential development, that the development will promote compatible buildings and uses and that it will be compatible with the character of the surrounding area;

(4) In the case of proposed commercial, industrial, institutional, recreational, and other non-residential uses or mixed-uses, that such development will be appropriate in area, location, and overall planning for the purpose intended; and

(5) Public facilities such as Schools, fire protection, law enforcement, water, wastewater, streets, public services, and parks are adequate to serve the anticipated population within the PUD.

iv. Public Meeting(s) and Decision

(a) Hearing Notice

Posted notice and mailed notice.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities, Town Board, plus cities for projects of regional significance.

(2) Hearing

Public hearing required.

(3) Decision Making Body

Board.

(c) Expiration of Approval

2 years to commence.

v. Post-Decision Actions

(a) Future Development

All future development within the PUD shall be in conformity with the approved PUD plan and the applicant may proceed with the development of the property by applying for any necessary plan or plat approval(s).

(b) Administration and Enforcement

While ownership of a project may subsequently be transferred (in whole or in part), the PUD plan shall continue to be implemented and maintained on the total acreage of the PUD.

Prior to issuance of any development permits, a copy of the PUD plan shall be recorded against the property.

(c) Amendments to a Planned Unit Development

The applicant or its successors may request amendments to the PUD plan. Amendments shall be delineated as major or minor amendments, according to the criteria set forth below. Amendments to the approved PUD plan will not affect development units not included in the proposed amendment.

(1) Major Amendments

If the Director determines the amendment to be major, the amendment request shall be processed as a new PUD application. An amendment will be deemed major if it involves any one of the following:

(i) A change in the overall PUD boundary;

(ii) A significant change to the approximate boundary of one or more development unit(s) from that approved in the PUD, as determined by the Director. A change to an individual development unit generally shall be deemed to be significant if it represents a 10% increase to the approximate gross area of the development unit as approved in the PUD;

(iii) An increase of 10% or more of the approved number of projected dwelling units or gross leasable area (GLA) for an individual development unit;

(iv) Any change in land use or density that is likely to negatively impact or burden public facilities and utilities infrastructure as determined by the Director;

(v) Any change in land use or density that is likely to negatively impact or burden mobility adjacent to the PUD or to the overall major street system; or

(vi) Any other proposed change to the development plan, which substantively alters one or more components of the PUD.

(2) Minor Amendments

(i) Amendments not meeting one or more of the criteria listed above for major amendments, and meeting the requirement below, shall be considered minor.

a. Applications shall include letters of consent which must clearly illustrate or describe the proposed amendment. Letters shall be signed by adjacent property owners.

(ii) If the amendment is determined to be minor, an adminstrative application may be approved, which may include conditions of approval.

D. Special Use Permit

Commentary

This subsection carries forward the current procedure from §30.16.070, with edits to fit the new common procedures framework and other edits as noted.

1. Purpose

i. Generally

The Special Use Permit procedure provides a mechanism for the County to evaluate proposed development and land uses that have unique or widely varying operating characteristics or unusual features. This procedure is intended to ensure compatibility with surrounding areas.

ii. Gaming Enterprise District[435]

(a) The Gaming Enterprise District (GED) is an area suitable for operating a nonrestricted license in accordance with NRS 463 and may be expanded after meeting specific criteria that identify areas suitable for the potential expansion of gaming activities and resort hotel uses.

(b) An expansion of the GED will only occur after a Special Use Permit has been approved to establish a Resort Hotel (or Rural Resort Hotel) and a nonrestricted gaming license has been issued. After approval of a Special Use Permit to expand the GED, the property will be treated as being within the GED for the purpose of issuing building permit(s) and business license(s) for the project.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Pre-submittal Conference

May be required per §30.05.03B.

ii. Application Review and Submittal

(a) Standards for Acceptance

A Special Use Permit is required when specified in this Title. Applications for the following uses shall not be accepted unless in compliance with the listed standards:

(1) Cannabis Establishment

A separate application is required for each cannabis establishment use, per §30.05.03C.2.vii.

(2) Expansion of Gaming Enterprise District

(i) Limitations on Expansion

Applications to expand the GED by expanding an existing development or establishing a new development shall include evidence certified by a professional land surveyor licensed in the State of Nevada demonstrating conformity with the separation requirements listed below only under the following circumstances, which shall not be waived or varied:

a. The property is zoned Commercial Resort (CR); and

b. The property is within the Las Vegas Boulevard Gaming Corridor, as defined in NRS §463.3076; or

c. The property is exempt by NRS §463 from the provisions of NRS §463.3086; or

d. The property is within an area designated by the Master Plan as Entertainment Mixed-Use (EM) outside of the Las Vegas Boulevard Gaming Corridor. However, if the property is within the Las Vegas Valley BLM Disposal Boundary and is not exempted from the provisions of NRS §463, it shall also conform to the separations below. Property within the Rural Clark County Gaming Zone per NRS §463 is not required to meet the separations.

[435] Based on Part E of Chapter 30.48. Though listed as an overlay in the current Title 30, the Gaming Enterprise District is not a "true" overlay in that it is not adopted by ordinance and not on the official zoning map. It is listed as one of the "Miscellaneous Maps" at the start of the districts chapter and the process for expanding the district through the SUP process is integrated here.

i. Is 1,500 feet from the property upon which any structure, including structures within another political subdivision, used primarily for religious services, or School for pre-school through grade 12 as defined by NRS §394.103 or NRS §385.007; and

ii. Is 500 feet from the property line of a developed residential district, including uses within another political subdivision. For this subsection, a developed residential district means a parcel of land zoned primarily for residential use in which at least 1 completed residential unit has been constructed on the date of the application for enlargement or establishment. A parcel in the Commercial Resort (CR) district that is also designated as Entertainment Mixed-Use (EM) by the Master Plan, shall not be considered land zoned primarily for residential use regardless of any existing, proposed, or approved use on that parcel of land; or

e. Any other property shall:

iii. Be a minimum of 5,000 feet from the lot line of any residential, School for pre-school through grade 12 as defined by NRS 394.103 or NRS 385.007, or Place of Worship use;

iv. Not be within the Cooperative Management Agreement Area;

v. Contain a minimum of 50 acres;

vi. Have a minimum lot depth of 600 feet; and

vii. Have immediate access to freeways/beltways and or future frontage roads via arterial streets or access roads within ¼ mile of the freeway/beltway on-ramps/off-ramps. The Board may consider other locations that deviate from this requirement where the location generally meets the intent of this subsection.

f. Where property is zoned residential, but undeveloped and designated for nonresidential use by the Master Plan, separations shall be considered based on the land use designation. Where the land use designates a mixture of residential and nonresidential uses, the separation requirements shall be considered a residential designation.

(ii) Support Material

Any application to expand the GED shall include written documentation demonstrating that:

a. The roads, water, sanitation, utilities, and related services to the location are adequate;

b. The proposed establishment will not unduly impact public services, consumption of natural resources, and the quality of life enjoyed by residents of the surrounding neighborhoods;

c. The proposed establishment will enhance, expand, and stabilize employment and the local economy;

d. The proposed establishment will be located in an area planned or zoned for that purpose pursuant to NRS §278.010 to §278.630, inclusive;

e. The proposed use shall not adversely affect any developed residential district, or any structure used primarily for religious services, or School for

pre-school through grade 12 as defined by NRS §394.103 or NRS §385.007 within 2,500 feet; and

f. The proposed establishment will not be detrimental to the health, safety or general welfare of the community or be incompatible with the surrounding area.

(3) Neighborhood Casino

To establish a neighborhood casino, at least one neighborhood meeting with property owners within a 2,500-foot radius shall be required prior to application submittal

(4) Monorail

The developer of a monorail shall be treated the same as a public utility for the sole purpose of determining the initiation of an application.

iii. Application Analysis

(a) Standards for Approval

Requests shall be considered on a case-by-case basis for the proposed lot(s) or parcel(s). Applications are subject to the discretion of the Commission and/or Board in consideration of the general standards for approval in §30.05.03D.7, *General Standards for Approval for All Applications*, and the following specific standards:

(1) Cannabis Establishments

The following additional factors shall apply in determining which, if any, proposed location for a Cannabis Establishment is appropriate and best-suited to serve the needs of the residents of Clark County:

(i) Whether crime in the area poses an undue threat to the security of the proposed Cannabis Establishment, its products, employees or prospective patrons;

(ii) Whether the design of the proposed Cannabis Establishment maintains a professional appearance;

(iii) Whether the proposed Dispensaries are properly dispersed throughout the more populous area of Clark County so that those authorized to use medical cannabis will have convenient access to a sufficient distribution of cannabis for medical use, while also considering whether the locations that are approved, if any, do not adversely impact any one area by being located too closely to another Dispensary.

(iv) Whether the Dispensary is proximately located to medical offices, pharmacies, neighborhood services or similar facilities, including by way of public transportation, such that patrons of a Dispensary may conveniently access other facilities serving their medical needs.

(v) Whether the Cannabis Retail Store is adequately separated from other Cannabis Retail Stores to prevent a high concentration of stores within close proximity.

(vi) Whether the proposed establishment has prepared an Impaired-Driver Prevention Plan.

(vii) Any Cannabis Establishment that obtains a Cannabis Establishment Certificate/License from the State without obtaining the appropriate land use approval from Clark County shall not be considered a legal use and a business license shall not be issued unless all required land use approvals for the Cannabis Establishment have been obtained.

(2) Above-Ground Transmission Lines

Applications for above-ground transmission lines 200kv or greater, which are located outside the corridors identified in the Public Facilities and Services Element of the Master Plan shall demonstrate that:

(i) The construction of the aboveground transmission line des not conflict with any existing or planned infrastructure or other utility projects; and

(ii) The proximity of the proposed site does not negatively impact any School, Hospital, or urban residential area with a density greater than two dwelling units per acre.

(3) Expansion of Gaming Enterprise District

An application to expand the Gaming Enterprise District shall demonstrate that that the application meets the requirements of §30.05.05D.2.ii(a)(2)(ii), *Support Material.*

iv. Public Meetings and Decisions

(a) Hearing Notice

Posted notice and mailed notice except for the following:

(1) Gaming Enterprise District Expansion

Posted notice, mailed notice with 2,500-foot radius, and sign(s).

(2) Establishment of Neighborhood Casino

Posted Notice, mailed notice with 2,500 foot radius, sign(s), and newspaper notice in a newspaper of general circulation within the County, minimum ⅛ of page, substantially concurrent with the time mailed notices are sent. Content of advertising is left to applicant, but must be approved by staff.

(3) Explosives, Hazardous Materials or Waste in Amounts Regulated by NRS and NAC

Posted notie, mailed notice, newspaper notice, and signs. The same notice must be provided for hearings before both the Commission and Board, at least 30 days before the date of each respective hearing. Such notice must also be sent to the entities listed in §278.147 of NRS:

(i) The Administrator of the Nevada Division of Environmental Protection of the Department of Conservation and Natural Resources;

(ii) The State Fire Marshal; and

(iii) The Administrator of the Nevada Division of Industrial Relations of the Department of Business and Industry.

(4) Alcohol as Principal Use Outside a Gaming Enterprise District[436]

For any liquor store, tavern, or other establishment whose primary business is the on/off-premise consumption of alcohol shall also include a sign pursuant to NRS 278.315.

(5) Redevelopment of Manufactured Home Park

Signs per §30.05.03E.2.ii(d)(7).

[436] NRS 278.315(7).

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities, Town Board, plus:

(i) For a project of regional significance: Cities.

(ii) For Explosives, Hazardous Materials or Waste: entities listed under Section 278.147 of NRS.

(2) Hearing

Public hearing required.

(3) Expansion of Gaming Enterprise District

(i) Upon receipt of the documentation required above, the Board shall hold a public hearing in accordance with the procedures established in §30.05.03, *Common Review Procedures*. A majority vote of the total membership of the Board, meaning the entire elected or appointed membership of the Board, regardless of whether the entire membership is present at a meeting or not, but does not include members present at a meeting who abstain for ethical reasons, is required to approve an application for such a use.[438]

(ii) A court reporter shall record the hearing in accordance with NRS §463 and §656.

(iii) Following the public hearing, the Board shall either grant or deny the petition. The Board may grant a petition only if it is determined that the proponents have brought forth adequate evidence to demonstrate that the petition meets the requirements of §30.05.05D.2.ii(a)(2)(ii), *Support Material.*

(4) Decision-Making Body

(i) Commission, except for the following, when the recommendation of the Commission shall be forwarded to the Board for final decision:

a. Establish a facility for Explosives, Hazardous Materials or Waste in amounts regulated by NRS and NAC and as required pursuant to NRS §278.147.

b. Expand or establish Monorail.

(ii) Board for the following:

a. Applications that required a pre-submittal application prior to submittal;

b. Expand the Gaming Enterprise District;

c. Establish a Heliport;

d. Project of regional significance;

e. Redeveloping Manufactured Home Parks to a different use;

f. Exotic or wild animals and inherently dangerous exotic or wild animals;

g. Cannabis establishment;

h. Transitional living facility for released offenders;

i. Applications requiring a deed modification pursuant to the Cooperative Management Area Deed Modification Policy;

[438] Clarify the voting requirement. The prior language in the Special Use Permit required a majority of 3/4 of the Board members present at the meeting.

j. A special use request submitted in conjunction with, or in lieu of, another application that requires Board approval; and

k. At the discretion of the Director.

(5) Expiration of Approval

2 years to commence, unless otherwise approved; or, when heard in conjunction with tentative map, the expiration date shall match the corresponding application.

E. Concept Plan

1. Purpose

The Concept Plan procedure provides a mechanism for review of large and/or complex development projects. The Concept Plan is a general development plan reviewed for potential impacts prior to a Specific Plan.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Pre-Submittal Conference

Required per §30.05.03B.

ii. Application Review and Submittal

(a) Application Contents

A Concept Plan application shall include the types of uses and zoning designations required for such including:

(1) General development standards, including landscaping, streetscape, buffering and screening between uses; and design standards;

(2) All land uses within the project, which must follow the designations found in the Master Plan; and

(3) Phasing plan.

iii. Application Analysis

(a) Standards for Approval

The application may be approved if the Board determines that the application meets the intent of a Concept Plan to move forward with submittal of a Specific Plan.

iv. Public Meeting(s) and Decision

(a) Hearing Notice

Posted notice, mailed notice with 2,500-foot radius, and signs.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities, Town Board, cities, and Planning Commission.

(2) Hearing

Public Hearing required.

(3) Decision Making Body

Board.

(c) Expiration of Application

1 year if a Final Public Facilities Needs Assessment and Specific Plan have not been submitted.

v. Post-Decision Actions

(a) The applicant shall appoint a representative(s) to consult with the Director of Comprehensive Planning to resolve issues related to development of the project identified by the Board and staff.

(b) All issues shall be addressed prior to the submission of, and be reflected in the proposed Public Facilities Needs Assessment/Plan and Specific Plan.

F. Specific Plan

Commentary

This subsection carries forward certain elements of the current Chapter 30.20, Major Project Application Processing, with proposed new name.

1. Purpose

The Specific Plan procedure provides a mechanism for review of large and/or complex development projects. The Specific Plan is reviewed for compliance with the development and design standards of this Title, and allows the Board to ensure that potential impacts of development are considered before plan approval or issuance of a building permit.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

(a) Application Contents

(1) A Specific Plan application shall include the following at minimum:

(i) Applicable development standards, including landscaping, streetscape, buffering and screening between uses; and design standards;

(ii) Signage;

(iii) Transportation plan,

(iv) All land uses within the project, which must follow the designations found in the Master Plan; and

(v) Phasing plan.

(2) Public Facilities Needs Assessment (PFNA)

(b) Standards for Acceptance

(1) A Public Facilities Needs Assessment/Plan (PFNA) is required.

(2) If the proposed Specific Plan is not in conformance with the adopted land use plan, a plan amendment in accordance with §30.05.04A shall be approved by the Board after the approval of the Specific Plan. The land use categories approved in the Specific Plan will be included in the land use plan.

ii. Application Analysis

(a) Standards for Approval

The application may be approved if the Board determines that the application meets the general standards of approval in §30.05.03D.7, *General Standards for Approval for All Applications*, and the following:

(1) The Specific Plan is consistent with community goals, compatible with existing and planned land uses, and addresses issues identified in the public facilities needs assessment.

(2) The public facilities needs assessment and Specific Plan will ensure adequate public services including transportation, fire and police protection, flood control and drainage, parks and open space, trails system, Schools, and water and sewer services;

(3) The proposed phasing for facilities and services adequately address the needs of the proposed development, and

(4) Existing services to established development will not be significantly affected.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

Posted notice and mailed notice with 2,500-foot radius.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities, Town Board, cities, and Planning Commission.

(2) Hearing

Public hearing required.

(3) Decision-Making Body

Board.

(c) Conditions of Approval

(1) Generally

(i) The Board may identify issues, significant improvements and anticipated phasing, and may modify the PFNA and/or Specific Plan as needed.

(ii) Approval of the PFNA and/or the Specific Plan shall not confer the right to commence development, but shall instead provide guidance regarding the potential of the project and the issues which need to be resolved to the satisfaction of the Board through subsequent applications and agreements.

(2) Specific Plan

(i) The approval of the Specific Plan establishes the allowable land use categories.

(ii) The applicant shall process a land use plan map amendment per §30.05.04A to adopt the land use categories approved in the Specific Plan.

(d) Expiration of Approval

(1) Once a Specific Plan is incorporated into the Land Use Plan, there is no time limit. If a Specific Plan is not incorporated into the Land Use Plan, any approved Specific Plan for which land use applications for development have not been submitted within two years of the approval shall expire, and all approvals shall be void, unless an application for an extension of time has been submitted.

iv. Post-Decision Actions

(a) Addition to Zoning Map

After Specific Plan approval, the property shall be identified as a Major Project on the Official Zoning Map.

(b) Extension of Time

Any request for an Extension of Time may require updating all or part of the analysis.

(c) Amendments[442]

During construction, the Director may authorize minor adjustments without requiring resubmittal of an application provided such adjustments:

(1) Comply with the standards of this Title;

(2) Are necessary to meet provisions of the building code or other life safety code;

(3) Are necessary to meet conditions of approval by other city, county, or state departments and/or agencies; or

(4) Would not significantly alter the function, form, intensity, character, demand on public facilities, or impact on adjacent properties as approved with the Design Review.

G. Temporary Use

1. Purpose

The Temporary Use procedure provides a mechanism for the County to evaluate prospective uses and/or structures on private property of limited duration to ensure compliance with applicable standards of this Title, including §30.03.01E, *Temporary Uses and Structures*.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

(a) Standards for Acceptance

(1) Applications shall only be accepted when permitted in Table 30.03-1: *Summary Table of Allowed Uses*, as temporary (T) or as required by Chapter 30.06, *Signs*.

(2) Specialty Signs proposed in conjunction with Seasonal Sales or a Special Event, the sign request may be processed concurrently with the temporary use application for the Seasonal Sales or a Special Event.

(3) Applications must be submitted at least 30 days in prior to the start date of the Seasonal Sales, Special Event, or sign installation.

ii. Application Analysis

(a) Processing Time

(1) Seasonal Sales and Special Event: 10 working days.

(2) Temporary Signs: 5 working days.

[442] New.

(b) Standards for Approval

The temporary use shall be approved upon demonstration by the applicant that the proposed temporary use is appropriate for its proposed location during the proposed period.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

None required.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities.

(2) Hearing

None required.

(3) Decision-Making Body

Director

(c) Conditions of Approval

Limited to the approved dates.

30.05.06 Flexibility and Relief Procedures

A. Administrative Extension of Time[443]

1. Purpose

An applicant may request to extend the expiration of approval of an application.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

(a) Standards for Acceptance

(1) A request to extend an application shall be submitted prior to the expiration date or no later than 5:00 p.m. on the actual expiration date. When the expiration date is not a working day, the application shall be submitted on the last working day prior to expiration.

(2) An application may only be granted one Administrative Extension of Time. An application for an Administrative Extension of Time shall not be accepted where the Notice of Action requires a subsequent application as a Public Hearing or the Notice of Action prohibits an Extension of Time.

(3) For Vacation and Abandonment, see §30.02.01A.

(4) Tentative Maps are not eligible for an Administrative Extension of Time.

ii. Application Analysis

(a) Standards of Approval

Conditions have not sufficiently changed to warrant a denial. Consideration may include, but is not limited to, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property.

(b) Processing Timeline

10 working days.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

None required.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities.

(2) Hearing

None required.

(3) Decision-Making Body

Director

[443] Based on the current 30.16.200. Separated from extensions of time requiring a public hearing for clarity.

(4) Conditions of Approval

All extensions of time are subject to any Conditions of Approval that applied to the original approval.

(5) Expiration of Approval

1 year from the original expiration date.

B. Extension of Time[444]

1. Purpose

An applicant may request to extend the expiration time for commencement or completion of any application.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

(a) Standards for Acceptance

A request to extend an application shall be submitted prior to the expiration date and in no case, later than 5:00 p.m. on the day the application is due to expire. When the expiration day is not a working day, the application shall be submitted on the last working day prior to expiration.

ii. Application Analysis

(a) Standards of Approval

(1) Conditions have not substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property.

(2) Project is progressing through the development permit process or there has been substantial work towards completion within the time specified.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

(1) Posted notice and mailed notice.

(2) Any request for Extension of Time for a neighborhood casino shall require a public hearing with posted notice and mailed notice with a 2,500-foot radius notice.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities and Town Board.

(2) Hearing

Public hearing required.

(3) Decision-Making Body

Commission or Board; original approval authority.

[444] Based on the current 30.16.200.

(4) Conditions of Approval

(i) All extensions of time are subject to any conditions of approval that applied to the original approval.

(ii) Decision making body may add or modify conditions if it finds that circumstances have changed to warrant added conditions.

(5) Expiration of Approval

Two years to commence, unless the Commission or Board determines a time limit for the extension.

C. Minor Deviation

Commentary

This is based generally on the current Administrative Minor Deviation in §30.16.110. A proposed new list of standards that may be modified using this procedure is included.

1. Purpose

The Minor Deviation procedure is intended to allow minor modifications or deviations from various standards of this Title and from an approved land use application and associated plans. Minor Deviations are intended to provide greater flexibility without requiring a Waiver of Development Standards or Variance, or other land use application due to changes in previously approved plans.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

(a) Application Content

(1) Each requested standard shall be considered a separate Minor Deviation request as it relates to the approval criteria in §30.05.06C, but multiple deviations may be considered in one application.

(2) A summary table and complete description of all proposed changes shall be provided demonstrating compliance with the Standards for Acceptance. Any subsequent deviation shall include a revised summary and calculation.

(b) Standards for Acceptance

In addition to where otherwise allowed in this Title, a Minor Deviation may be requested as follows:

(1) To allow for a construction error (even when this Title prevents the filing of deviations or waivers of development standards) for deviations up to 10% of the standards, if the approved building permit plans showed the correct standard and previous related inspections were approved on the property.

(2) For requests not related to an approved land use application and associated maps/plans, a Minor Deviation may be requested of up to 10% of the following standards:

Table 30.05-2: Allowable Minor Deviations

Code Standard
SITE STANDARDS

Table 30.05-2: Allowable Minor Deviations

Code Standard
Lot area, minimum
Lot coverage, maximum
LOT DIMENSIONAL STANDARDS
Front setback, minimum
Side setback, minimum
Rear setback, minimum
Encroachment into setback pursuant to Table 30.02-4, Authorized Encroachments into Required Setbacks, maximum
BUILDING STANDARDS
Structure height, maximum (excludes wireless Communication Antennas and towers)
Accessory building height, maximum (excludes wireless Communication Antennas and towers)
DEVELOPMENT STANDARDS
Number of required parking spaces, maximum or minimum
Lighting height, maximum
Fence or wall height, maximum

(3) When necessary to deviate in a minor way from an approved land use application and associated plan, a Minor Deviation may be requested for the following:

(i) Up to 10% of area of any open space, parking area, or other area shown on the original approved plan.

(ii) Up to 10% of the size of any building or structure, or of the total land area covered by any building or structure.

(iii) Up to 10% of the height of any building or structure or of any part thereof.

(iv) Up to 10% of the number of buildings or structures shown on the original approved plan provided the total land area covered by all buildings and structures does not increase or decrease more than 10%.

(v) A change to the size and the type of windows, openings or doors, the colors or materials on the elevations or roof of a structure, or other similar changes may be allowed provided the approved architectural style is maintained.

(4) Letters of consent from adjacent property owners are required for any deviations pursuant to Table 30.05-3: Allowable Minor Deviations.

(5) Applications will not be accepted for the following:

(i) Increased density.

(ii) Minimum lot size for properties located in the NPO-RNP Overlay District and properties within the Ranch Estate Neighborhood land use category.

(iii) Minimum driveway length requirements.

(iv) Structures over 200 feet.

(v) Deviations to further reduce a previously approved Waivers of Development Standards.

ii. Application Analysis

(a) Processing Timeline

10 working days.

(b) Standards for Approval

(1) The deviation will not adversely affect abutting property or property owners.

(2) The deviation is in conformance with the approved land use application and associated plan, and any of its conditions.

(3) The deviation complies with all other provisions of this Title.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

None required.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities.

(2) Hearing

None required.

(3) Decision-Making Body

Director

(c) Expiration of Approval

2 years to commence, unless otherwise approved.

D. Variance

Commentary

This subsection carries forward the current procedure from §30.16.090, with edits to fit the new common procedures framework, plus other edits as noted.

1. Purpose

The Variance procedure is intended to afford relief to property owners with lots where there are special circumstances or conditions peculiar to the property or building by reason of exceptional narrowness, shallowness, shape, or topographic condition of a specific piece of property, or by reason of other extraordinary or exceptional situation. Where strict adherence to the regulations of this Title would result in exceptional practical difficulties to the development of the property, an applicant may request a Variance and shall have the burden of proof to establish that the proposed Variance is appropriate for its proposed location.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

(a) Standards for Acceptance

(1) When a Waiver of Standards application is identified in this Title as an alternative method to seek relief, an applicant must pursue the Waiver of Standards application, receive decisions from the appeal authority, prior to submittal.

(2) A Variance request shall only be considered when no other form of flexibility and/or relief authorized in this Title is sufficient to mitigate the practical difficulties that would result from the strict application of the standards and criteria in this Title.

(3) A Variance application may only request relief from the development standards of this Title.

(4) The Variance requested shall be the minimum necessary to afford relief.

(5) FAA requirements are in §30.05.03D.7.iv, *Evidence of FAA Determination*, and the standards of the Airport Airspace Overlay per §30.02.26B shall also apply.

(6) A Variance request shall not be considered for any standard in this Title that specifies it shall not be varied, and shall also not be considered for any of the following:

(i) To request a use otherwise not permitted within the zoning district.

(ii) Site development standards required for specific uses in Chapter 30.03, *Use Regulations*.

(iii) Airport Environs Overlay District requirements of §30.02.26C.

(iv) Requirements for the expansion of the Gaming Enterprise District of §30.05.05D, *Special Use Permit.*

(v) Sight zone requirements in §30.04.09D.2.v.

(vi) Clear visibility for all interior drive aisles per §30.04.09D.2.v, *Sight Zones*.

(vii) Mobility-impaired parking spaces per §30.04.05H.4.v.

(viii) Procedural requirements of this Title in Chapter 30.05, *Administration & Procedures*.

(ix) Parking spaces required per Table 30.04-2: *Minimum Required Off-Street Parking and Stacking Spaces*.

(x) Residential density restrictions as identified in Chapter 30.02, *Zoning Districts,* also including 30.02.26, *Overlay Districts.*

(xi) Incidental take permits as identified in §30.05.11F, *Incidental Take Permit: Compliance with Endangered Species Act*.

(xii) Standards for uses involving hazardous chemicals, explosives, materials, or wastes.

(xiii) To depart from any regulation of this Title that is derived from an NRS requirement.

ii. Application Analysis

(a) Standards for Approval[445]

(1) The Variance is consistent with the Master Plan and does not contradict the intent of this Title to protect the general health, safety, and welfare of the public.

(2) The applicant proposes to use the property in a reasonable manner that cannot be achieved by any other feasible means than approval of a Variance from the standards of this Title.

(3) The practical difficulties that form the basis for the Variance request are unique to the property, are not solely economic considerations, and have not been created by the landowner. Examples of practical difficulties that are unique to the property include

[445] Standards edited and condensed from 30.16-6.j.

but are not limited to irregularity, narrowness, or shallowness of the lot, exceptional topographical or physical conditions, or inadequate access to direct sunlight for solar energy systems, that are peculiar to the property that do not apply to other lands within the neighborhood or the same class of zoning district.

(4) The extent of the Variance request is the minimum extent necessary to afford relief.

(5) The Variance will not alter the essential character of the surrounding area, will not be materially detrimental to other property in the area, and will not produce an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

(6) If the Variance request is associated with an approved application for a nonconforming Zone Boundary Amendment, the applicant shall demonstrate with clear and convincing evidence that any proposed modification to required design and development standards, including reductions to landscaping, screening, and buffering requirements will not adversely impact neighboring properties.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

Posted notice and mailed notice.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities and Town Board.

(2) Hearing

Public hearing required.

(3) Decision-Making Body

Commission, except Board for the following;

(i) Application submitted in conjunction with, or in lieu of, another application that requires Board approval;

(ii) Applications for a project of regional significance;

(iii) Variances to paving;

(iv) At the discretion of the Director.

(c) Expiration of Approval

Two years to commence, unless otherwise approved, or when heard in conjunction with a Tentative Map, then expiration date shall match the corresponding application.

E. Waiver of Conditions

Commentary

This subsection carries forward the current procedure from 30.16.180, with edits to fit the new common procedures framework.

1. Purpose

The Waiver of Conditions procedure may be used to request a modification of, or deletion to, a condition of approval imposed by the Commission or Board.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

(a) Standards for Acceptance

(1) An application may be accepted to waive a condition imposed by the Planning Commission or Board on any approved land use application or tentative map application.

(2) Applications subject to the Cooperative Management Area Deed Modification Policy shall not be accepted without confirmation from the Department of Aviation.

ii. Application Analysis

(a) Standards for Approval

Upon finding that the condition will no longer fulfill its intended purpose, the authority may waive conformance to the condition.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

Posted notice and mailed notice as required for original application.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities, and Town Board.

(2) Hearing

Public Hearing required.

(3) Decision-Making Body

Original decision-making body.

(4) Expiration of Approval

Effective immediately unless other timing is approved.

F. Waiver of Development Standards

Commentary

This subsection carries forward the current procedure from 30.16.100, with edits to fit the new common procedures framework.

1. Purpose

A Waiver of Development Standards request may be submitted to modify a development standard in this Title where the adherence to an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

(a) Standards for Acceptance

(1) A Waiver of Development Standards may be requested when not otherwise specifically prohibited by this Title.

(2) Applications shall not be accepted or considered for the following requests:

(i) Applications to waive or modify zoning base district standards, including density and height, shall not be accepted.

(ii) Modification or waiver of FAA requirements as established in §30.05.03D.7.iv, *Evidence of FAA Determination*, and the standards of the Airport Airspace Overlay per §30.02.26B.

(3) Applications subject to the Cooperative Management Area Deed Modification Policy shall not be accepted without confirmation from the Department of Aviation.

3. Application Analysis

i. Standards for Approval

(a) The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

(1) The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

(2) The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood, and will not be materially detrimental to the public welfare;

(3) The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Plan and of this Title, and;

(4) The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities or services.

(b) Applicants for a Waiver of Development Standards shall further respond to additional standards as specified within the various chapters of this Title.

(c) Demonstration of compliance with FAA requirements as described in §30.05.03D.7.iv, *Evidence of FAA Determination*, and the standards of the Airport Airspace Overlay per §30.02.26B.

4. Public Meeting(s) and Decision

(a) Hearing Notice

Posted notice and mailed notice.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities and Town Board.

(2) Hearing

Public Hearing required.

(3) Decision-Making Body

Commission, except Board for the following:

(i) Applications submitted in conjunction with, or in lieu of, another application that requires Board approval.

(ii) Waivers for paving.

(iii) Waivers to private street and access easement width per §30.04.09D.2.i, *Dedication of Right-of-Way*.

(iv) Waivers to appeal a denial of extension of time for bond per §30.04.09G, *Completion of Public Improvements*.

(v) Applications to waive a communication towers bond.

(vi) Applications requiring a deed modification pursuant to the Cooperative Management Area Deed Modification Policy.

(vii) At the discretion of the Director.

(c) Conditions of Approval

A waiver of off-site improvements constitutes a temporary postponement only and shall only be approved subject to signing deed restrictions for the future improvements.

(d) Expiration of Approval

Two years to commence, unless otherwise approved, or when heard in conjunction with a Tentative Map, then expiration date shall match the corresponding application.

30.05.07 SIGN REVIEW

Commentary

This substantially new section includes a general sign review procedure to accompany the new sign standards in Chapter 30.06. Though sign review is not new, a written procedure for processing requests for signage is new. Sign review would include the ability to consider waivers from sign standards by more than 10%, or requests for a larger number of signs than normally permitted. Also, a rewritten Comprehensive Sign Plan provision would allow additional flexibility for sign requests in the CR district for resort hotels.

A. Sign Review

1. Purpose

A Sign Review may be used to request a sign type in a zoning district where such a sign is not permitted, or to request a deviation of greater than 10% from certain standards and requirements in Chapter 30.06, *Signs.*

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

(a) Application Content

A Comprehensive Sign Plan may be requested for Resort Hotels, including Rural Resort Hotels, in the CR district. Comprehensive Sign Plans shall include a sign plan for the entire development consisting of the following:

(1) Dimensions and locations of all sign structures and faces;

(2) Materials and colors;

(3) Proposed illumination and illumination levels when in conjunction with a Neighborhood Casino;

(4) A design theme with illustrative examples of each sign type; and

(5) Any other maps, drawings or materials to adequately describe the sign proposal.

(b) Standards for Acceptance

Applications for any prohibited signs shall not be accepted.

ii. Application Analysis

(a) Standards for Approval

(1) Compatibility, in terms of scale and architectural features, with the site and surrounding area;

(2) Harmony with the character of the neighborhood;

(3) Impact on the surrounding land uses;

(4) The health, safety, and welfare of the inhabitants of the area.

(5) A demonstration that the Comprehensive Sign Plan, if requested, will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of property in adjacent or nearby residential districts.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

Posted notice and mailed notice.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government Entities and Town Board.

(2) Hearing

Public hearing required.

(3) Decision-Making Body

Commission, except Board for Comprehensive Sign Plans.

(4) Expiration of Approval

2 years to commence, unless otherwise approved.

iv. Post-Decision Actions

(a) Changes to Approved Plans

Changes to approved plans will require a Sign Review Deviation or new Sign Review.

B. Sign Review Deviation

1. Purpose

A Sign Review Deviation may be requested to deviate in a minor way from the standards of Chapter 30.02, *Signs,* and from an approved land use application and associated plans.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Content

(a) Each requested standard shall be considered a separate Minor Deviation request as it relates to the standards in Chapter 30.06, *Signs*, but multiple deviations may be considered in one application.

(b) A summary table and complete description of all proposed changes shall be provided demonstrating compliance with the Standards for Acceptance. Any subsequent deviation shall include a revised summary and calculation.

ii. Standards for Acceptance

(a) A Sign Review Deviation may be requested as follows:

(1) To allow for a construction error (even when this Title prevents the filing of waivers) for deviations up to 10% of the standards, if the approved building permit plans showed the correct standard and previous related inspections were approved on the property.

(2) To increase the maximum sign height and sign face up to 10%.

(3) To relocate an existing or previously approved sign on the same parcel or within the commercial complex.

(4) When necessary to deviate in a minor way from an approved Comprehensive Sign Plan, a Sign Review Deviation may be requested for the following:

(i) Increase the area of any sign face up to 25%.

(ii) Increase the height of a sign structure up to 25%.

(iii) Increase the number of signs on the original approved plan up to 25% of the number of signs on the original approved plan provided the sign area of all signs does not increase or decrease more than 25%.

(iv) Architectural changes to the sign structure or conversion of sign type or other similar changes may be allowed provided the approved architectural style and sign theme is maintained.

(b) Applications will not be accepted to further reduce a previously approved Waivers of Development Standards.

iii. Application Analysis

(a) Processing Timeline

10 working days.

(b) Standards for Approval

(1) The deviation will not adversely affect abutting property or property owners.

(2) The deviation is in conformance with the approved land use application and associated plan, and any of its conditions.

(3) The deviation complies with all other provisions of this Title.

iv. Public Meeting(s) and Decision

(a) Hearing Notice

None required.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities.

(2) Hearing

None required.

(3) Decision-Making Body

Director

(4) Expiration of Approval

2 years to commence, unless otherwise approved.

v. Post-Decision Actions

(a) Changes to Approved Plans

Changes to approved plans will require a Sign Review Deviation or new Sign Review.

30.05.08 SUBDIVISION/PUBLIC WORKS PROCEDURES

Commentary

This section carries forward the subdivision procedures in 30.28, plus Vacation of Patent Easement, formatted to fit the new common procedures framework.

A. Tentative Map

1. Purpose

The Tentative Map review is the initial action that shows the design of a proposed subdivision and the existing conditions in and around it.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

(a) Standards for Acceptance

(1) All land included within a single map must be contiguous.

(2) All property included within the tentative map shall be a legal lot(s), or shall be legalized prior to recording the first final map mylar.

(3) All components of a mixed-use development may be included on one major subdivision map, provided all proper land use approvals for such a mixed-use development have been obtained by the local governing body.[449]

(4) Applications subject to the Cooperative Management Area Deed Modifications Policy shall not be accepted without confirmation from the Department of Aviation.

(5) A Vacation and Abandonment application must be filed prior to or concurrently with a tentative map application to vacate any easements and/or right-of-way necessary to develop/subdivide the legal lot(s). The Vacation and Abandonment must be approved prior to or concurrently with the approval of a tentative map.

ii. Application Analysis

(a) Standards for Approval

(1) The property owner shall demonstrate that the proposed subdivision is in full compliance with the requirements of this Title.

(2) Each of the proposed lots shall be designed with adequate width and depth to accommodate the proposed use(s).

iii. Public Meeting(s) and Decision

(a) Hearing Notice

Posted notice. Additionally for Manufactured Home Parks proposed for subdivision and/or redevelopment to a different use, mailed notice for each tenant of the Manufactured Home Park, plus signs per §30.05.03E.2.ii(d), *Sign Notice.*

[449] Confirm this is still correct. Most other references to mixed-use specific procedures not carried forward with elimination of Mixed-Use Overlay.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities, Town Board, and cities for projects of regional significance.

(2) Hearing

Hearing required.

(3) Decision-Making Body

Commission, except Board for the following:

(i) Application submitted in conjunction with, or in lieu of, another application that requires Board approval;

(ii) Applications requiring a deed modification pursuant to the Cooperative Management Area Deed Modification Policy; or

(iii) At the discretion of the Director of Comprehensive Planning.

(4) Expiration of Approval

A Tentative Map shall expire if:

(i) No Final Map Mylar covering all or a portion of the property included in the Tentative Map is recorded within four years from the date of approval of the Tentative Map; or

(ii) No Final Map Mylar of a series of final maps is recorded within 2 years from the recordation date of a Final Map Mylar covering a portion of the Tentative Map; or

(iii) The Commission or Board may grant an extension for 2 years provided a Final Map Mylar of a series of final maps has been recorded since the recordation date of the last Final Map or the last Extension of Time.

B. Final Map Mylar Technical Review

1. Purpose

The purpose of the Final Map Mylar technical review is to allow the Director of Public Works the opportunity for a technical review of Final Map Mylars and amended Final Map Mylars to ensure conformance with improvement requirements, design standards, detailed survey information, and technical correctness of the map.

2. Procedure

Common review procedures in §30.05.03 apply.

i. Application Review and Submittal

(a) Standards for Acceptance

(1) The Tentative Map must be approved.

(2) The Technical Impact Analysis must be conditionally accepted by the Director of Public Works in accordance with §30.05.11G, *Technical Impact Analysis.*

(3) All components of a mixed-use development may be included on one major subdivision map, provided all proper land use approvals for such a mixed-use development have been obtained by the local governing body.[450]

[450] Confirm this is still correct. Most other references to mixed-use specific procedures not carried forward with elimination of Mixed-Use Overlay.

(b) Application Analysis

(1) Distribution and Review

Copies of the map shall be distributed to interested government entities and/or public utilities potentially affected by the proposed subdivision who, together with the Director of Public Works, will conduct the necessary reviews, inspections and research to determine the requirements to be completed by the property owner in order to record a future map, and shall transmit such information to the Director of Public Works within 15 working days.

(2) Standards for Approval

(i) All divisions of land shall conform to the Plan, the zoning requirements applicable to the zoning district, to the improvement standards listed under §30.05.11, *Permits and Licenses,* unless otherwise specified, to all conditions of land use applications pertaining to the property, and to any other applicable state law or county ordinance.

(ii) All approved plans, conditions, restrictions, and rules shall be made a part of the application's approval and shall be binding on the property owner. A map shall be held to conform to the tentative map if no additional building lots are created, no additional property is added, and the design of the subdivision matches the general traffic and drainage pattern of the approved Tentative Map.

(iii) The Final Map Technical Review must be approved prior to the submission of the Final Map Mylar.

ii. Public Meeting(s) and Decision

(a) Hearing Notice

None required.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government and public utility entities.

(2) Hearing

None required.

(3) Decision-Making Body

Director of Public Works.

iii. Post-Decision Actions

(a) Notice of Requirements

(1) The Director of Public Works, taking into account the requirements of other governmental entities, shall prepare and issue a notice of requirements to the property owner detailing requirements for recording the map.

(2) This notice can be relied upon for the same time period as the initially approved Tentative Map, or 1 year if the associated Tentative Map has been previously extended past the initial 4 years due to recorded phases.

(3) Any changes made by the applicant to the technical geometry of the map can be accomplished with revisions to the original plans, provided applicable fees are paid.

(b) Completion of Requirements

(1) The property owner shall complete all the requirements listed on the notice provided by the Director of Public Works and return required corrections to the Director of Public Works for subsequent review.

(2) Specific agencies must separately review and approve the proposed subdivision, Technical Impact Analysis, and improvement plans in accordance with §30.05.11, *Permits and Licenses*. When satisfied as to the suitability of the subdivision and the technical correctness of the material submitted, approval will be transmitted to the Director of Public Works.

(c) Expiration of Approval

The same time period as the initially approved Tentative Map, or one year if the associated Tentative Map has been previously extended past the initial four years due to recorded phases. One year for an amended map without an associated Tentative Map.

C. Final Map Mylar

1. Purpose

The purpose of the Final Map Mylar review is to enable the Director of Public Works to verify completion of and conformance to the Final Map Technical Review.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

(a) Standards for Acceptance

(1) The Final Map Technical Review must be approved prior to submittal of the Final Map Mylar.

(2) The Director of Public Works shall verify completion of and conformance to the Final Map Technical Review, and shall ensure that off-site improvement permits are issued, all required bonds are posted, and fees paid.

(3) All required land use applications are active.

ii. Application Analysis

(a) Standards for Approval

Upon final review, and the obtaining of all required signatures on the map, the map shall be approved and shall be recorded.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

None required.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities and public utilities.

(2) Hearing

None required.

(3) Decision-Making Body

Director of Public Works.

(c) Expiration of Approval

The map must be recorded within 30 days from release by the Director of Public Works or to the expiration of the Tentative Map, whichever is less.

D. Parcel Map Review

1. Purpose

The Minor Subdivision Parcel Map Review procedure is to allow the Director of Public Works to review preliminary maps for subdivision of four or fewer lots to ensure conformance with improvement requirements, design standards, and all other applicable regulations.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

(a) Standards for Acceptance

(1) All land included within a single map must be contiguous.

(2) Applications subject to the Cooperative Management Area Deed Modification Policy shall not be accepted without confirmation from the Department of Aviation.

ii. Application Analysis

(a) Distribution and Review

Copies of the plan shall be distributed to interested government entities and/or public utilities potentially affected by the proposed subdivision who, together with the Director of Public Works, will conduct the necessary reviews, inspections and research to determine the requirements to be completed by the property owner in order to record a future map, and shall transmit such information to the Director of Public Works within 15 working days, excepting the technical review of any future surveyed map.

(b) Standards for Approval

All divisions of land shall conform to the Plan, the zoning requirements applicable to the zoning district, the improvement standards listed under §30.05.11, *Permits and Licenses,* unless otherwise specified, all conditions of land use applications pertaining to the property, and any other applicable state law or County ordinance. All approved plans, conditions, restrictions and rules shall be made a part of the application's approval and shall be binding on the property owner.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

None required.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities and public utilities.

(2) Hearing

None required.

(3) Decision-Making Body

Director of Public Works.

(c) Expiration of Approval

One year from date of the notice of requirements letter.

iv. Post-Decision Actions

(a) Notice of Requirements

The Director of Public Works, taking into account the requirements of other governmental entities, shall prepare and issue a notice listing requirements. This notice can be relied upon by the property owner for the purposes of submitting a map for a period of one year from the date of the notice of requirements letter, subject to any state statute or local ordinance adopted prior to final approval of the map and to the technical review of any surveyed map as required in §30.05.08E, *Parcel Map Technical Review*.

3. Administrative Exception

i. An administrative exception to filing a Parcel Map Review may be submitted if all issues that would have been identified in the Parcel Map Review have been addressed. Such request for administrative exception must be in writing and must be accompanied by the following:

(a) One copy of documentation explaining that the following requirements have been identified and satisfied through previous subdivision or land use application approvals;

(b) Approval of the proposed land use;

(c) Demonstration of legal access to the parcel;

(d) Evidence that the property is outside the 100-year flood plain;

(e) Approved drainage impact analysis or evidence that the drainage requirements have otherwise been identified and/or satisfied, and;

(f) Evidence that any required off-site improvement requirements have been identified and/or satisfied.

ii. Submission of applicable fees.

iii. The Director of Public Works shall issue a written approval or denial of the request within 10 working days of receipt of a complete request.

iv. Time limit for an exception is 1 year from date of approval.

E. Parcel Map Technical Review

1. Purpose

The Parcel Map Technical Review procedure is to allow the Director of Public Works to review Minor Subdivision Parcel Maps or amended maps to ensure conformance with improvement requirements, design standards, detailed survey information, and technical correctness of the map.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

(a) Standards for Acceptance

(1) The Parcel Map Preliminary Review or exception to determination must be approved.

(2) Any Technical Impact Analysis must be conditionally accepted by the Director of Public Works in accordance with §§30.05.11G, *Technical Impact Analysis.*

(3) Off-site improvement plans, if required, must be submitted.

(4) Applications subject to the Cooperative Management Area Deed Modification Policy shall not be accepted without confirmation from the Department of Aviation.

(5) A vacation and abandonment application must be approved, if required, to vacate any easements and/or right-of-way.

ii. Application Analysis

(a) Distribution and Review

Copies of the map shall be distributed to interested government entities and/or public utilities potentially affected by the proposed subdivision who, together with the Director of Public Works, will conduct the necessary reviews to determine that the requirements of the parcel map review have been met, and shall transmit such information to the Director of Public Works within 15 working days.

(b) Standards for Approval

(1) All divisions of land shall conform to the Plan, the zoning requirements applicable to the zoning district, to the improvement standards listed under §30.05.10D.10, unless otherwise specified, to all conditions of land use applications pertaining to the property, and to any other applicable state law or County ordinance.

(2) All approved plans, conditions, restrictions, and rules shall be made a part of the application's approval and shall be binding on the property owner.

(3) When subject to the Cooperative Management Area Deed Modification Policy and a deed modification is required, a copy of the new CC&Rs must be provided with submission or the Parcel Map Mylar.

(4) The Parcel Map Technical Review must be complete prior to the submission of the Parcel Map Mylar.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

None required.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities and public utilities.

(2) Hearing

None required.

(3) Decision-Making Body

Director of Public Works.

(c) Expiration of Approval

To match the expiration date of the parcel map preliminary review, or exception to determination.

iv. Post-Decision Actions

(a) Notice of Requirements

(1) The Director of Public Works, taking into account the comments of other governmental entities, shall prepare and issue a notice to the property owner detailing any technical corrections to be made to the map or requirements of the Parcel Map Review not yet met.

(2) If there are no corrections and all requirements are complete, the letter shall indicate that the Parcel Map Mylar can be submitted.

(3) Any changes made by the applicant to the technical geometry of the map can be accomplished with revisions to the original plans, provided applicable fees are paid.

(b) Completion of Requirements

The property owner shall complete all the requirements listed on the notice provided by the Director of Public Works and return required corrections to the Director of Public Works for subsequent review. Specific agencies must separately review and approve the proposed subdivision, technical impact analysis, and improvement plans in accordance with §30.05.11, *Permits and Licenses.*

F. Parcel Map Mylar

1. Purpose

The Parcel Map Mylar review is to enable the Director of Public Works to verify completion of and conformance to the Parcel Map Technical Review.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

(a) Standards for Acceptance

(1) The Parcel Map Technical Review must be approved prior to submittal of the Parcel Map Mylar.

(2) The Direction of Public Works shall verify completion of and conformance to the Parcel Map Technical Review, and shall ensure that off-site improvement permits are issued, all required bonds are posted, and fees paid.

(3) All required land use applications are active.

ii. Application Analysis

(a) Standards for Approval

The Director of Public Works shall verify completion of the Parcel Map Technical Review, conformance to it, and ensure all required bonds are posted and fees paid. Public Meeting(s) and Decision

(b) Hearing Notice

None required.

(c) Hearing, Review, and Decision

(1) Recommending Entities

Government and publilc utilities.

(2) Hearing

None required.

(3) Decision-Making Body

Director of Public Works.

(d) Expiration of Approval

If not recorded, an approved map shall expire at the expiration of the Parcel Map Technical Review.

G. Reversionary Map Technical Review

1. Purpose

The Reversionary Map Procedure offers a means for a recorded Final Map, Parcel Map, Certificate of Land Division, or division of land into large parcels, or part thereof to be reverted.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

3. Application Review and Submittal

i. Standards for Acceptance

(a) All land included within a single map must be contiguous.

(b) One reversionary map may revert more than one map of platted lands and/or more than one map type.

(c) If applicable, public right-of-way and easements must be vacated prior to submission of the map.

ii. Application Analysis

(a) Distribution and Review

Copies of the map shall be distributed to interested government entities and/or public utilities potentially affected by the proposed reversion who, together with the Director of Public Works, will review the map, and shall transmit required corrections to the Director of Public Works within 15 working days.

(b) Standards for Approval

The Reversionary Map Technical Review must be completed prior to the submission of the Reversionary Map Mylar.

iii. Public Meeting(s) and Decision

(a) Hearing, Review, and Decision

(1) Recommending Entities

Government entities and public utilities.

(2) Hearing

None required.

(3) Decision-Making Body

Director of Public Works.

(b) Expiration of Approval

1 year from the date of the notice of requirements letter.

iv. Post-Decision Actions

(a) Notice of Requirements

(1) The Director of Public Works, taking into account the requirements of other governmental entities, shall prepare and issue a notice of requirements to the property owner detailing requirements for submitting the Reversionary Map Mylar.

(2) This notice can be relied upon by the property owner for the purposes of submitting a mylarfor a period of one year from the date of the notice of requirements letter, subject to any state statute or local ordinance adopted prior to final approval of the map.

(3) Any changes made by the applicant to the technical geometry of the map can be accomplished with revisions to the original plans, provided applicable survey fees are paid.

H. Reversionary Map Mylar

1. Purpose

The purpose of the Reversionary Map Mylar review is to enable the Director of Public Works to verify completion of and conformance to the final map technical review.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

(a) Standards for Acceptance

(1) The Final Map Technical Review must be approved prior to submittal of the Final Map Mylar.

(2) The Director of Public Works shall verify completion of and conformance to the Final Map Technical Review, and shall ensure that off-site improvement permits are issued, all required bonds are posted, and fees paid.

(3) All required land use applications are active.

ii. Application Analysis

(a) Standards for Approval

Upon final review, and the obtaining of all required signatures on the map, the map shall be approved and shall be recorded.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

None required.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities and public utilities.

(2) Hearing

None required.

(3) Decision-Making Body

Director of Public Works.

(c) Expiration of Approval

The map must be recorded within 30 days from release by the Director of Public Works.

I. Boundary Line Adjustment

1. Purpose

A Boundary Line Adjustment may be used within a subdivision to adjust the location of lot lines.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

(a) Standards for Acceptance

A Boundary Line Adjustment may be submitted for the following:

(1) To correct a construction error in the field; or

(2) To make a nonconforming lot or lots more conforming; or

(3) As determined by Director Public Works.

ii. Application Analysis

(a) Standards for Approval

(1) The Director of Public Works shall review submittal materials for conformance to this Title and accuracy of surveying procedure, as well as sufficiency, mathematical correctness, monumentation, legal description and title impact.

(2) The Boundary Line Adjustment shall be subject to this Title and any other applicable state law or County ordinance.

(3) When the Director of Public Works confirms that the map is in conformance with this Title and is technically complete and accurate, the Boundary Line Adjustment shall be approved and may be recorded.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

None required.

(b) Hearing, Review, and Decision

(1) Recommending Entities

None.

(2) Decision-Making Body

Director of Public Works.

(3) Expiration of Approval

The map expires if not recorded within one year of the notice of requirements letter.

iv. Post-Decision Actions

(a) Notice of Requirements

(1) The Director of Public Works, in consideration of the requirements of other governmental entities, shall prepare and issue a notice of requirements to the property owner detailing requirements for recording the mylar.

(2) Said notice can be relied upon by the property owner for the purposes of submitting a mylar for a period of 1 year from the date of the notice of requirements letter, subject to any state statute or local ordinance adopted prior to final approval of the mylar.

(3) Any changes made by the applicant to the technical geometry of the mylar can be accomplished with revisions to the original plans, provided assessed fees are paid.

J. Extension of Time, Public Works

1. Purpose

The purpose of the Extension of Time procedure is to allow additional time for property owners to complete requirements for recordation for applications in §30.05.08A through §30.05.08I and §30.05.08K.[451]

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Analysis

(a) Reevaluation of Map Requirements

Requests for extension may require the re-evaluation of map requirements, which may result in revised or additional requirements or recalculated bonds and fees to ensure they are sufficient for the construction of required improvements. The decision-making body may deny or add new conditions to the application if it finds that circumstances have substantially changed to warrant denial or additional conditions.

(b) Standards for Approval

(1) Final Map MylarTechnical Review

The same time period as the initially approved tentative map, or one year if the associated tentative map has been previously extended past the initial four years due to recorded phases. An amended map without an associated tentative map may apply for an Extension of Time of up to one year.

(2) All Other Maps

An Extension of Time not to exceed one year.

(3) Separate Documents

An Extension of Time not to exceed one year.

(4) Vacation and Abandonments

2 extensions of time may be granted, each not to exceed 2 years. If additional time is needed, a new Vacation and Abandonment application is required.

ii. Public Meeting(s) and Decision

(1) Hearing, Review, and Decision

(i) Recommending Entities

Government entities.

(ii) Public Notice/Hearing

None required.

[451] Confirm all these sections are subject to Extensions of Time-

(iii) Decision-Making Body

Director of Public Works.

(2) Approval Expiration

See Standards for Approval.

iii. Post-Decision Actions

(a) Finality of Decision

The decision of the Director of Public Works becomes final when the Direction signs the application, or upon expiration of the appeal or reconsideration period, as described in §30.05.03F, *Post-Decision Actions.* The property owner shall be notified of the decision. No maps shall be recorded until the decision becomes final.

K. Separate Documents

1. Purpose

The purpose of this procedure is to enable the review of Separate Documents, such as but not limited to, right-of-way dedications, drainage easements, bus pad easements, pedestrian access easements, ingress/egress access easements, utility easements, traffic control easements, roadway easements, and BLM grants.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

3. Application Review and Submittal

i. Standards for Acceptance

(a) Submittals shall only be accepted when the applicant demonstrates that the proposed separate document conforms to this Title.

(b) Land use must be approved, if applicable.

(c) Technical impact analysis must be conditionally accepted, if applicable.

(d) Improvement plan must be submitted, if applicable.

ii. Application Analysis

(a) Standards for Approval

(1) All Separate Documents shall be in compliance with all applicable approved plans, conditions, restrictions and rules.

(2) When the Director of Public Works confirms that the Separate Document is in conformance with this Title and is technically complete and accurate, the Separate Document shall be approved and recorded.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

None required.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities.

(2) Hearing

None required.

(3) Decision-Making Body

Director of Public Works.

(c) Expiration of Approval

The document expires if not recorded within one year. BLM applications remain active until recorded.

iv. Post-Decision Actions

(a) Finality of Decision

The decision of the Director of Public Works in reviewing the Separate Documents becomes final upon recording of the separate documents by the Director. Following decision, the property owner shall be notified of the recording.

(b) Extension of Time

Extensions of time for up to one year each may be granted.

L. Vacation of Patent Easement

1. Purpose

The administrative Vacation of Patent Easements procedure is to allow for elimination of government patent easements that are no longer required for a public purpose.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

3. Application Review and Submittal

i. Standards for Acceptance

Written consent of each owner of property abutting the proposed vacation and any utility that is affected by the proposed vacation is required.

ii. Application Analysis

(a) Processing Time

10 working days.

(b) Standards for Approval

In addition to meeting the general standards in §30.05.03D.7, *General Standards for Approval for All Applications*, the Director of Public Works shall determine that there is no present or future public need for the area proposed to be vacated, and that the public will not be materially injured by the proposed vacation. The approval of the Vacation shall constitute such a determination.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

None required.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities and public utilities.

(2) Hearing

None required.

(3) Decision-Making Body

Director of Public Works.

iv. Post-Decision Actions

(a) Recordation

The order of vacation shall not be recorded in the Office of the County Recorder until all conditions of approval have been satisfied.

(b) Approval Expiration

(1) Vacation must be recorded in the Office of the County Recorder within 2 years from the date of approval.

(2) Extensions of Time ar not permitted.

(c) Appeal

The means to appeal a denial of Vacation of Patent Easement is submitting a Vacation and Abandonment.

30.05.09 OTHER APPROVALS

A. Annexation

1. Purpose

The Annexation procedure allows for the reclassification of parcels of land from one jurisdiction to another.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Decision

(a) Standards for Acceptance

Annexation may be requested to consider the inclusion of property within the boundaries of an unincorporated town as such boundary existed on July 1, 1983, as required by NRS 268.580(d), into one of the County's incorporated cities (Boulder City, Henderson, Las Vegas, Mesquite, or North Las Vegas).

ii. Application Analysis

(a) Standards for Approval

An Annexation application may be approved by the Board when it achieves any of the following:

(1) Establish consistent boundaries based on natural features which will provide for consistent and logical services and service areas;

(2) Correction of survey errors; or

(3) No negative fiscal impact upon the County.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

Posted notice and mailed notice to city only.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities and Town Board.

(2) Hearing

Hearing required.

(3) Decision-Making Body

Board.

(c) Expiration of Approval

Decision effective immediately. No expiration.

B. Application for Review

1. Purpose

Requests for Application for Review enable the decision-making body to verify compliance with conditions of approval applied to the original application request or to monitor a project for impacts.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

(a) Standards for Acceptance

(1) A request to review an application shall be submitted before 5:00 p.m. of the day the application is due for review, or the last working day prior to the review due date.

(2) Application shall include a report summarizing compliance with conditions and/or how project is not impacting the surrounding neighborhoood, community, or streets.

ii. Application Analysis

(a) Standards for Approval

Circumstances have not substantially changed to warrant denial or added conditions. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

Posted notice and mailed notice.

(b) Hearing, Review, Decision

(1) Recommending Entities

Government entities and Town Board.

(2) Hearing

Public hearing required.

(3) Decision-Making Body

Original approval authority.

(c) Conditions of Approval

(1) The decision-making body may require additional review or eliminate further review.

(2) The decision-making body may deny, or add new or modified conditions, to the application if it finds that circumstances have substantially changed.

(3) Conditions may be added or modified to further mitigate potential adverse effects of the proposal. Conditions may also be waived or modified if found there are no adverse effects.

(4) All reviews are subject to all the conditions of the original approval unless otherwise specified by the Commission or Board.

(d) Expiration of Approval

The decision-making body shall determine a time limit. A time limit for review to assess the continued impact of the use on the community and adjacent uses may also be imposed.

C. Development Agreement

1. Purpose

A Development Agreement provides assurance the property owner has committed to providing sufficient public facilities and infrastructure needs related to the development.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

3. Application Review and Submittal

i. Standards for Acceptance

A Notice of Final Action has been issued and includes a condition requiring a Development Agreement.

ii. Application Analysis

(a) Standards for Approval

Approval is contingent upon the Board determining:

(1) The issues identified in the Public Facilities Needs Assessment or RISE Report relating to this project have been adequately addressed;

(2) A Development Agreement is a necessary and appropriate mechanism to implement the development of the project;

(3) The Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the Master Plan;

(4) The Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the zoning district in which the property is located and all other provisions of this Title;

(5) The Development Agreement is in conformity with the public convenience, general welfare and good land use practices;

(6) The Development Agreement will not be detrimental to the public health, safety and general welfare;

(7) The Development Agreement will not adversely affect the orderly development of property; and

(8) The Development Agreement is consistent with the provisions of NRS Chapter 278.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

Posted notice required for introduction of an ordinance and posted notice and newspaper notice are required for public hearing of the ordinance.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities.

(2) Hearing

Hearing required to introduce an ordinance and a public hearing required for final action.

(3) Decision-Making Body

Board.

(c) Expiration of Approval

As specified in the Development Agreement, with all agreements subject to a two-year review.

iv. Post-Decision Actions

(a) Vesting of Rights

Any Negotiated Development Agreement approved and adopted pursuant to this Section may provide vesting for specified development rights only upon achieving specific progress thresholds. The thresholds shall be based on the construction of specific public or private improvements or the submission of Specific Plans or data prior to the exercise of certain development rights. If any negotiated improvement is not completed or contribution is not made by the negotiated threshold date listed in the Development Agreement, no additional building permits shall be issued for the project. No vested rights shall be acquired other than those allowed in the agreement and otherwise provided under the laws of Clark County, the state of Nevada or governmental or quasi-governmental bodies.

(b) Applicability to Code

When specified in the Negotiated Development Agreement, the laws, ordinances, codes, resolutions and regulations in effect as of the effective date of the agreement shall apply to all development within the community. If not specified, the laws, ordinances, codes, resolutions, and regulations in effect at time of map approval or permit issuance shall apply, unless changed by an amended Development Agreement. This shall not include fees, monetary payments, submittal requirements or review procedures prescribed by ordinance for any provision relating to standards and specifications that have been adopted by any other governmental agency and those sections of the Code which apply to state and federal laws and regulations; uniformly applying to all development and construction.

D. Street Name or Numbering System Change

1. Purpose

A Street Name or Numbering System Change request may be filed to change the legally established name of an existing street alignment when there are habitable or occupied buildings facing the street, to name streets inconsistent with the standards of the Las Vegas Valley Street Naming and Address Assignment Policy, or to change the address numbering system used on a street.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Decision

(a) Standards for Acceptance

(1) Only one street alignment, or numbering system, shall be considered with each application;

(2) Applications shall be processed for entire street segments, from intersection to intersection.

(3) Nothing in this subsection shall prevent a property owner from requesting an address change that conforms to Las Vegas Valley Street Naming and Address Assignment Policy.

(4) Cooperative Management Deed Modification Policy does not apply.

ii. Application Analysis

(a) Standards for Approval

All proposed street names shall comply with the Las Vegas Valley Street Naming and Address Assignment Policy, as adopted by the Board on August 3, 1988, unless the decision-making body determines the public interest would be served by the change.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

Posted notice and mailed notice to city and abutting property owners only.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities, Town Board, and City of Las Vegas Fire Department's Fire Alarm Office.

(2) Hearing

Public hearing required.

(3) Decision-Making Body

Planning Commission.

(4) Expiration of Approval

None.

iv. Post-Decision Actions

(a) Upon the approval of a system of street naming, numbering or house numbering, or any amendment thereto, the Director shall determine its application to all streets, avenues, thoroughfares or other traffic-ways, or to the numbering of any premises thereon, and shall communicate the same to the owner of each abutting developed parcel.

(b) The official, assigned address of all buildings, units of buildings, or other approved land uses shall be displayed in accordance with the display requirements prescribed in the Las Vegas Valley Street Naming and Address Assignment Policy.

(c) Applicant shall cover the costs of the advertising signs and costs to businesses and residences along the street alignment to cover changes to business cards, checks, and stationery.

(d) Applicant to notify affected business/property owners when the street name change will take effect.

(e) The applicant shall be responsible for the installation of street signs, per Public Works requirements, within 60 calendar days of the approval of the application unless otherwise approved.

E. Street Naming

1. Purpose

This procedure is used to name unnamed streets, or to change names of certain streets.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

(a) Standards for Acceptance

(1) An administrative Street Naming may be processed to change the name of a street when in compliance with compliance with the Las Vegas Valley Street Naming and Address Assignment Policy and:

(i) There is no habitable structure on the street;

(ii) All property abutting the street is under common ownership; and

(iii) There is no objection from the Fire Alarm Office of the City of Las Vegas Fire Department.

(2) Requests not in compliance with (a) above may be submitted in accordance with §30.05.09D, *Street Name or Numbering System Change*.

(3) Cooperative Management Deed Modification Policy does not apply.

(b) Exceptions

(1) Streets within a subdivision shall be named by the recordation of the map and need not follow this procedure.

(2) If in compliance with this subsection, street names established by the recording of a subdivision map, may be changed by filing a Certificate of Amendment with the County Surveyor rather than following this procedure.

ii. Application Analysis

(a) Processing Time

10 working days.

(b) Standards for Approval

Street names are in compliance with the Las Vegas Valley Street Naming and Address Assignment Policy, as adopted by the Board on August 3, 1988.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

None required.

(b) Hearing, Review, and Decision

(1) Recommending Entities

City of Las Vegas Fire Department's Fire Alarm Office

(2) Hearing

None required.

(3) Decision-Making Body

Director.

(c) Expiration of Approval

None.

iv. Post-Decision Actions

(a) Upon the approval of a street name, the Director shall determine its application to all streets, avenues, thoroughfares, or other traffic-ways, or to the numbering of any premises on the street, and shall communicate the same to the owner of each abutting developed parcel.

(b) The official, assigned address of all buildings, units of buildings, or other approved land uses shall be displayed in accordance with the display requirements prescribed in the Las Vegas Valley Street Naming and Address Assignment Policy.

(c) The Director may require the posting of street signs in accordance with the Las Vegas Valley Street Naming and Address Assignment Policy.

(d) The applicant shall be responsible for installation of street signs, per Public Works requirements within 60 calendar days of the approval of the application, unless otherwise approved.

F. Vacation and Abandonment

1. Purpose

The procedure for the relinquishment of any interest of any dedicated public road, improvement or public easement of interest to Clark County, in conformance with NRS 278.480.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

(a) Initiating Authority

Property owner includes the property owner of any property abutting the alignment proposed to be vacated.

(b) Standards for Acceptance

(1) Applications shall be processed for entire street segments, from intersection to intersection, unless the Director of Public Works or Comprehensive Planning determines that the vacation and abandonment of a partial segment is appropriate.

(2) An arterial or collector street or alignment requiring a Transportation Element Amendment shall be processed prior to or concurrent with a Master Plan Amendment per §30.05.04A, *Master Plan Amendment*.

(3) Cooperative Management Deed Modification Policy does not apply.

ii. Application Analysis

(a) Standards for Approval

There is no present or future public need for the area proposed to be vacated, and that the public will not be materially injured by the proposed vacation.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

Posted notice, newspaper notice, and mailed notice. Delivery confirmation of mailed notice is required for abutting properties only.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities, public utilities, Town Board.

(2) Hearing

Public hearing required.

(3) Decision-Making Body

Commission, except Board for the following:

(i) Vacations of right-of-way for streets included on Transportation Element map, if the vacation runs concurrent with a Master Plan Amendment;

(ii) Vacation requests submitted in conjunction with, or in lieu of, another application that requires Board approval; or

(iii) At the discretion of the Director.

(c) Approval Expiration

Two years to commence, unless otherwise approved; or, when heard in conjunction with tentative map, the expiration date shall match the corresponding application.

iv. Post-Decision Actions

(a) Recordation

The order of vacation shall not be recorded in the Office of the County Recorder until:

(1) Consenting recommendations have been received from any public utility; however, if no utility company has responded within 90 days of the approval date, the County may record the order of vacation; and

(2) All conditions of approval have been satisfied.

(3) The order of vacation shall not be recorded in the Office of the County Recorder until all conditions of approval have been satisfied, and consenting recommendations have been received from any public utility. However, the County may record the order of vacation if utility companies have not responded within 90 days from the approval date.

G. Zoning Compliance

1. Purpose

Zoning Compliance applications may be processed to demonstrate that a proposed project is in compliance with all applicable requirements of this Title.

2. Procedure

Common review procedures in §30.05.03 apply, subject to the following additions and modifications:

i. Application Review and Submittal

(a) Standards for Acceptance

Zoning Compliance applications may be used to ensure compliance with the requirements of this Title prior to issuance of required permits or licenses when this Title does not require any other form of land use application or review of a proposed development project.

ii. Application Analysis

(a) Processing Time

Ten working days.

(b) Standards for Approval

The Zoning Compliance shall be approved upon demonstration by the applicant that the proposed project complies with all applicable regulations of this Title.

iii. Public Meeting(s) and Decision

(a) Hearing Notice

None required.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities.

(2) Hearing

None required.

(3) Decision-Making Body

Director.

(c) Expiration of Approval

Two years to commence.

30.05.10 REVIEW AND DECISION-MAKING BODIES[456]

The County officials and bodies listed below have the responsibility for implementing and administering this Title in cooperation with all listed authorities:

A. Board of County Commissioners (Board)

1. Initiate, adopt, and amend a Master Plan pursuant to §30.05.04A, *Master Plan Amendment*.
2. Approve, conditionally approve, or deny land use applications and subdivisions as specified in Table 30.05-1: Summary Table of Review Procedures.
3. Hear appeals of decisions made by the Planning Commission, the Director of Public Works, Director of Department of Building, or Director of Comprehensive Planning regarding any application for which they have final authority to act.
4. Take any other action not delegated to other bodies that may be desirable and necessary.
5. The Chair is authorized to sign land use applications for projects which have been initiated or otherwise approved by the Board.

B. Planning Commission (Commission)

1. Prepare, adopt, and amend the Clark County Master Plan pursuant to §30.05.04A, *Master Plan Amendment*.

[456] 30.04.040 with minor edits for organization and consistency.

2. Approve, conditionally approve, or deny land use applications and subdivisions, and make recommendations for approval or denial to the Board as specified in Table 30.05-1: Summary Table of Review Procedures

C. Town Boards

1. Participate in the Town Board review process, which is intended to ensure early and effective citizen participation in conjunction with proposed applications, giving area residents an opportunity to understand proposed development, and allowing an opportunity to mitigate any impacts such proposals may have on the community.
2. Based on the results of Town Board meetings, present recommendations on proposed development to the decision-making bodies charged with approving or denying applications.
3. Receive community input and provide advice and recommendations to the decision-making body for any land use and subdivision application, except administrative applications.
4. Review land development studies or hold public meetings as requested by the Commission or Board.

D. County Officials

The County officials below have the listed responsibilities in the administration of this Title:

1. Director of Building

Oversight of the Department of Building, which is responsible for:

i. Enforcement of this Title only during the construction of on-site buildings and structures.

ii. Administration and enforcement of Titles 22, 24, and 25 of this Code.

iii. Interpretation of the requirements related to on-site accessible parking.

2. Director of Comprehensive Planning (Director)

i. Administer and enforce this Title.

ii. In consultation and co-operation with other governmental entities, formulate recommendations for all applications to be considered by the Commission or the Board.

iii. Act as the Zoning Administrator to approve, conditionally approve, or deny certain land use applications subject to administrative approvals, including verification of all zoning requirements and developability of lots.

iv. Determine whether rezoning requests are conforming to the various adopted land use plans.

v. Administer specifications and procedures relating to this Title.

vi. Accept an Extension of Time or Application for Review when the extension or review is submitted within one year of the expiration or review deadline of the application if:

(a) The applicant has encountered verifiable extenuating circumstances such as a medical emergency for oneself or a family member, death of a family member, or litigation associated with the subject application which prevented the submission of the extension in a timely manner.

(b) If the subject application expired, or review deadline passed, during the diligent processing of any development permits or licenses.

vii. Prepare updates and amendments to the Comprehensive Master Plan and render interpretations of this Title relative to the Master Plan.

viii. Conduct reviews of land use applications, and subdivision maps to ensure compliance with this Title. including the acceptance, review and processing of land use applications and subdivisions, the maintenance of all records in compliance with Nevada Open Meeting Law, and rendering interpretations of this Title in cooperation with other government entities.

ix. Render interpretations of the Comprehensive Master Plan.

3. Director of Public Works

i. Establish standards for approval of technical studies, off-site plans, permits and off-site improvements.

ii. Prepare amendments to and render interpretations of the improvement standards of this Title.

iii. Establish standard conditions for excavations in "No Cut" streets.

iv. Approve all full street closures.

v. Review of off-site plans and technical studies on development projects affecting Public Works Capital Improvement Projects.

vi. Establish criteria and standards for License and Maintenance Agreements.

vii. Construct off-site improvements on defaulted bond projects.

viii. Establish night work only streets.

ix. Establish standards for Flood Plain Management.

x. Establish standards for and approve encroachments in the right-of-way for Special Event permits, coordinated through the Las Vegas Metropolitan Police Department, and oversized loads.

xi. Conduct technical reviews of subdivision maps, permits, and land use applications to ensure compliance with this Title.

xii. Approve amount of bonds or cash deposits related to construction and installation of required facilities and improvements.

xiii. Claim bonds on defaulted projects and deposit funds with Public Works.

xiv. Issue encroachment permits in "No Cut" streets in conformance with established standard conditions.

xv. Coordinate all comments and issue approvals on off-site plans and technical studies affecting Public Works Capital Improvement Projects and issue right-of-way permits.

xvi. Issue encroachment permits.

xvii. Administer the FEMA Community Rating System.

xviii. Accept, process, and record any and all documents necessary to effect the dedication of real property of any interest therein to Clark County or the termination of temporary easements that are resulting from the general application of land use and development requirements, including applicable conditions of discretionary approvals there for the rights-of-way, easements, and public facilities.

xix. Authorize the submittal of an Extension of Time for any subdivision when the request for an extension is submitted within one year of the expiration of the application if the applicant has encountered verifiable extenuating circumstances such as a medical emergency for oneself or a family member, death of a family member, or litigation associated with the subject application which prevented the submission of the extension in a timely manner.

xx. Administer specifications and procedures relating to subdivision regulations and the technical data required.

xxi. Grant or deny certain administrative land use applications as specified in Chapter 30.05, *Administration & Procedures.*

xxii. Review and approve plans, technical studies, and cost estimates for improvements, including private streets, in conformance with established standards.

xxiii. Prepare and have executed License and Maintenance Agreements in accordance with established criteria and standards.

4. Code Enforcement Manager

Enforce the Unified Development Code.

5. County Surveyor

The County Surveyor is responsible for complying with the Nevada Revised Statutes and Clark County Code concerning all matters relating to the Office of County Surveyor, professional land surveying and mapping, legal descriptions, mining claims and any duties assigned by the Board of Clark County Commissioners and, or the Director of Public Works.

6. Director of Business License

Enforce this Title prior to the approval business licenses.

7. Director of Environment and Sustainability

Enforce this Title regarding public health. Further, the Director has all authority with respect to the regulation and control of odor, smoke, particulate emissions, dust, desert conservation, and sustainability.

8. District Attorney

Provide legal advice to County Officials and represent Clark County in the prosecution of any criminal or civil action necessary to enforce this Title, including an action for injunctive relief, ensure compliance with Nevada Open Meeting Law, and provide legal advice to Director of Building, Director of Public Works, the Director of Comprehensive Planning, Board, and Commission.

9. County Recorder

Record all maps and required documents presented for recording, and enforce this Title with respect to the recording of documents.

10. Sheriff

Enforce this Title as directed by the Director of Comprehensive Planning.

30.05.11 PERMITS AND LICENSES

Commentary

This section carries forward the content from 30.32, with minor edits and updates to formatting. Much of this content is the responsibility of Public Works. It would be helpful for them to provide input on whether any big changes should be included in this content.

A. Purpose[457]

1. The purpose of this section is to provide means for the acceptance, processing, and final action on various permits and licenses necessary to establish uses and structures.
2. Permits and licenses may be issued if in conformance with this Title. Any permit or license issued in conflict with this Title shall be void.
3. It is unlawful to commence any use, or any work for the erection, construction, reconstruction, moving, conversion, alteration, demolition, excavating, grading, right-of-way improvement, or addition upon any property, or within a right-of-way, until all applicable permits and licenses have been obtained.
4. These requirements are also intended to ensure that off-site improvements meet proper standards, do not unnecessarily obstruct streets and other rights-of-way, and promote the general prosperity, health, safety, and welfare of the public.
5. Structures and premises shall be maintained consistent with the approved plans. Any change of use shall be permitted subject to conformance to this Title and the issuance of licenses when applicable.

B. Seasonal Sales or Special Events[458]

Amusement rides and inflatable amusement devices in conjunction with Seasonal Sales or Special Events shall comply with the standards below.

1. Amusement Ride and Inflatable Amusement Device Standards

i. Operational Requirements

At a minimum, an amusement ride or inflatable amusement device shall be:

(a) Placed on solid footings or anchored to prevent shifting and tipping;

(b) Fenced, barricaded or otherwise guarded against public intrusion in all areas around the ride or device, where persons may be endangered during its operation;

(c) Installed and maintained in accordance with the manufacturer's specifications;

(d) Free of stress-related or wear-related damage to critical parts, the failure of which could result in injury to a member of the public;

(e) Operators shall carry liability insurance for the Seasonal Sales event insuring the owner or operator of the amusement ride or inflatable amusement device against liability for injury to persons arising out of the use of an amusement ride or inflatable amusement device in an amount not less than $1,000,000 per occurrence;

(f) Operators shall include a statement with the applicable land use application indicating installation and operation standards will be followed; and

(g) Temporary amusement rides may exceed the height of the zoning district; however, intrusions into airport airspace shall obtain the required approval per §30.02.26B, *Airport Airspace Overlay.*

[457] 30.32.010

[458] 30.32.015

ii. Amusement Ride Inspection Standards

At a minimum, if applicable, an amusement ride must be inspected for the following:

(a) Temporary amusement ride inspections are required and shall satisfy the inspection requirements of the amusement ride standards in this §30.05.11, as determined by an inspector certified by the National Association of Amusement Ride Safety Officials (NAARSO), or other similarly qualified association or group, or by an engineer licensed in Nevada and qualified to inspect the amusement ride in question;

(b) Temporary amusement rides shall have been inspected within 6 months of the Seasonal Sales event;

(c) Whether the amusement ride is maintained in accordance with the manufacturer's specifications for the ride;

(d) Whether there exists stress-related or wear-related damage to critical parts of the amusement ride, the failure of which could result in injury to a member of the public;

(e) Whether belts, bars, footrests, interior padding, and other equipment necessary for safe entrance and exit, and necessary to support and restrain a passenger safely while an amusement ride is in operation, are provided and maintained in a safe condition; and

(f) Whether supporting structures used in connection with an amusement ride are designed and constructed so that the amusement ride may be operated safely given proper allowance for wind forces, dynamic effects of equipment, load reversals and repetitions to which such structures may be subjected during normal operation of the ride.

C. Business Licenses[459]

1. No business license may be issued for any purpose until all required land use applications have been approved and all conditions of approval have been satisfied.

2. A business license for each separate use as required by Titles 6, 7, and 8 of the Clark County Code shall be issued by the Director of Business License, who shall ensure compliance with all applicable requirements of this Title prior to the approval of the license.

D. Building Permits[460]

Grading permits may be issued independently per §30.05.11E.

1. No building permit shall be issued for any purpose until all required land use applications have been approved and the property is a legal lot or, when applicable, required subdivision maps have been recorded, and compliance with Hillside Development regulations as required in §30.04.06J has been confirmed, if applicable and as required by this Title, except as expressly permitted.

i. Exception

Building permits for multiple family condominium projects requiring a subdivision map may be issued prior to the submission of the condominium map, provided the creation of the subdivision map was not a specific condition of approval by the Commission or the Board, and the project has not benefited by the standards for a Planned Unit Development, established in §30.05.05C.

2. The Building Official shall ensure that permits are issued and structures are constructed only in accordance with this Title. Prior to the issuance of a certificate of occupancy, the Building Official shall verify that all applicable on-site improvements under their authority meet the requirements of this Title. The Building Official shall require any plans, such as site, elevations, landscape plans, and any

[459] 30.32.020

[460] 30.32.030

documentation necessary, including information regarding neighboring lots, which may be necessary to determine and provide for the enforcement of this Title.

3. Building permits shall not be issued for any single-family residence on a lot which abuts a street on which off-site improvements have not been completed, unless a property owner has complied with §30.04.09D.1, *Street Improvement Standards*.

4. No building permit shall be issued for any building, or structure, on a lot from which insufficient dedication has been secured per §30.04.09D.2.i, *Dedication of Right-of-Way.*

5. No building permit shall be issued for any building, or structure, other than a single-family residence in compliance with subsection 3 above, on a lot which abuts a street on which off-site improvements per §30.04.09, *Public Works Development Standards,* have not been completed adjacent to the property, or bonds posted and off-site improvement plans approved for the improvements per §30.05.11P, *Bonds and Cash Deposits in Conjunction with the Off-Site Permit*, in accordance with the specifications of the Clark County Department of Public Works. Off-site improvements need not be required in the case of a building permit for which the estimated valuation is less than $10,000 or unless waived per §30.04.09H, *Waivers.* If a Waiver of Development Standards is approved to modify off-site improvements pursuant to §30.05.06F, or at the discretion of the Director of Public Works, compliance with §30.04.09B.3.x is required.

6. A building permit for each separate building and/or structure shall be secured from the Building Official of the County by the owner, or his agent, in accordance with Title 22 of the Clark County Code.

7. For commercial projects, no permanent public certificate of occupancy shall be issued until the traffic impact analysis and the improvement plans are approved by the County, the required participation agreements executed and the required improvements are permitted, constructed and accepted by the Director of Public Works.

8. For residential subdivision projects for which bonds have been posted and off-site improvement plans approved for the improvements per §30.05.11P, *Bonds and Cash Deposits in Conjunction with the Off-Site Permit,* in accordance with specifications of the Clark County Department of Public Works, the required agreements executed and required improvements permitted, the improvements must be constructed, completed and accepted by the Director of Public Works or his designee prior to the final inspection and approval by the Building Official of all homes, buildings and structures within the residential subdivision.

9. Prior to the issuance of a certificate of occupancy for non-residential development, a certificate of compliance signed by the property owner or the landscape contractor shall be submitted certifying that all required landscaping and screening has been installed in accordance with §30.04.01, *Landscaping.*

10. Prior to the issuance of permits for Non-Essential Water Features, as described in §30.04.11, the Building Official shall ensure that the requirements of the water purveyor have been met.

E. Grading Permits[462]

1. Except for site stabilization for disturbed soils, land shall not be disturbed, which includes clearing vegetation, rough grading, stockpiling, or altering the natural ground surface or its elevation, until a grading permit has been issued by Clark County in accordance with all of the requirements listed in this subsection: (NOTE: A temporary stormwater permit for construction activities should be obtained through the Nevada Division of Environmental Protection and stockpiling permits must be obtained from the Building Official.)

[462] 30.32.040

i. A land use application has been approved pursuant to Chapter 30.05, *Administration & Procedures,* of this Title, if required for the proposed use, or a parcel map determination letter has been issued by Clark County Public Works, if required.

ii. Both drainage impact and/or traffic analyses are approved, if required.

iii. A grading plan is approved.

iv. Improvement plans required under §30.04.09, *Public Works Development Standards,* have been reviewed and a bond estimate approved, when applicable.

v. When applicable, a bond is posted and all fees paid in accordance with §30.05.11P, *Bonds and Cash Deposits in Conjunction with the Off-Site Permit*, for the construction and installation of required off-site improvements, which may be based on an estimate calculated from the improvement plans required under §30.05.11D.8.

vi. Pursuant to Section 94 of the Clark County Air Quality Regulations, a Dust Control Permit from the Department of Environment and Sustainability is required if grading or soil disturbing activities exceed one quarter acre or if trenching exceeds 100 feet in length.

vii. If there is an interval of 30 days or longer between grading and continuing construction activity, or if construction activity ceases for a 30-day period for any reason, then long-term soil stabilization is required. Long-term soil stabilization consists of the application and maintenance of a dust palliative; gravel; landscaping; or the development of a strong soil crust combined with fencing or some other means of controlling site access. Merely watering the soil to develop a crust is not generally sufficient for long-term stabilization. The Director of the Department of Environment and Sustainability shall determine whether a specific treatment constitutes long-term treatment.

viii. The area to be graded shall not exceed the area encompassed within the grading plan approved by the Director of Public Works and the Building Official.

ix. If the land to be graded includes property designated for public purposes by public ownership or easement but intended for private use, a vacation and abandonment shall be approved by all government and utility entities with an interest in the right-of-way or easement, but need not be recorded if a signed, notarized statement releasing Clark County of any liability for damage to any public or utility improvement within the right-of-way or easement to be vacated is provided.

x. Permits for grading may include retaining walls, flood walls and drainage channels, block walls or fences.

xi. When the lot is subject to the Hillside Development regulations established in §30.04.06J:

(a) The grading plans shall clearly identify the area and percentage of the lot to be disturbed;

(b) Where natural areas are designated, temporary fencing shall be installed where they abut construction areas in order to prevent encroachment into the natural areas; and

(c) For additional requirements, including the requirement for a Design Review, see Hillside Development regulations in §30.04.06J.

xii. Prior to any disturbance of any land, including rough grading, grubbing, or stockpiling, the applicant shall pay a Multiple Species Habitat Conservation Plan (MSHCP) mitigation fee prior to the issuance of a grading permit, pursuant to (a) and (b) below.

(a) The purpose of this fee is to allow the applicant, by certificate of inclusion, to comply with the Federal Endangered Species Act through the Incidental Take Permit issued to the County. Fees collected are used to implement the terms of the Incidental Take Permit.

(b) All applicants for grading, building or off-site permits shall, prior to issuance thereof, complete a land disturbance/mitigation fee form furnished by each Clark County Department which

issues such permits. The land disturbance/mitigation fee form must be complete, signed by the applicant for the permit and contain, at a minimum, the following information:

(1) The Assessor's parcel number.

(2) The number of acres within the parcel and the area disturbed by related offsite improvements.

(3) The amount of mitigation fees actually paid.

2. The Commission or Board shall not approve any request for a waiver of standards for premature grading prior to the Department of Environment and Sustainability's approval of a dust mitigation plan that includes steps to guarantee the maintenance of dust control should the proposed construction not be completed. This condition cannot be waived or varied.

i. Exception

A grading permit may be issued prior to the completion of the requirements in subsections 1.iv and 1.v above, providing all the other requirements listed in this §30.05.11E have been met, and so long as the developer has entered into a grading agreement adopted by the County.

F. Incidental Take Permit: Compliance with Endangered Species Act[463]

All applicants for a Land Disturbance Permit shall complete a land disturbance/mitigation fee form described in §30.05.11E.1.xii(b) above prior to issuance of the permit.

1. Compliance with the Endangered Species Act

i. All persons, firms, or entities located within Clark County which engage in any activity covered pursuant to the Clark County Multiple Species Habitat Conservation Plan, including but not limited to residential and commercial development, agriculture, mining, grazing and off highway vehicle activities must comply with the applicable requirements of the Incidental Take Permit to be included, by certificate of inclusion, for coverage under the Incidental Take Permit.

ii. All persons, firms, or entities, their agents and employees, which comply with this Chapter are hereby permitted to incidentally take any species for which the United States Fish and Wildlife Service has issued the Incidental Take Permit so long as such person, firm or entity has complied and continues to comply with the applicable requirements of the Incidental Take Permit.

iii. All persons, firms, or entities which are not required to pay an MSHCP Mitigation Fee pursuant to the terms of this Chapter, but are otherwise in compliance with the applicable requirements of the Incidental Take Permit, are hereby permitted to incidentally take any species covered by the Incidental Take Permit.

iv. The certificate of inclusion that allows a person, firm or entity to comply with Federal Endangered Species Act through the Incidental Take Permit, including the incidental take of species listed in the Incidental Take Permit, shall be immediately revoked, without further action or notice, in the event such person, firm or entity ceases to be in compliance with subsections i, ii, and iii above.

G. Technical Impact Analysis[464]

Any technical impact analysis required by this Title, or as a condition of the approval of any application, shall be prepared by a Nevada licensed professional engineer, submitted, and approved before the submittal of the completed map or prior to the issuance of building permits for the improvement. Complete

[463] 30.32.050

[464] 30.32.060

and accurate technical impact analyses shall be submitted to the Director of Public Works for conditional acceptance prior to the submission of a Final Map Mylar Technical Review or Parcel Map Technical Review.

1. Conditional Acceptance

i. The Director of Public Works shall review any required technical impact analysis to determine that the impact analysis is complete and accurate enough to ensure that the design of the proposed subdivision or development will not conflict with the goals of the technical impact analysis.

ii. When the preparer resubmits the impact analysis in a form acceptable to the Director of Public Works, the Director shall conditionally accept the impact analysis. The Director's conditional acceptance affirms the impact analysis is complete and accurate enough to ensure that the design of the proposed subdivision or development will not conflict with the findings of the impact analysis.

iii. If it is determined at any time in the process that the technical impact analysis is incomplete, inaccurate or has not adequately addressed outstanding issues, the impact analysis will be returned to the preparer for re-submission in an acceptable form.

2. Notice of Requirements

Upon conditional acceptance of all required impact analyses, a notice of requirements will be prepared and provided to the preparer and/or developer indicating that a technical review can be submitted in accordance with §30.05.08B,*Final Map Mylar Technical Review*. Any developer aggrieved by the conditions imposed as a result of this review may appeal the results by filing a Waiver of Development Standards per §30.05.06F, which need not be a public hearing.

3. Final Approval

No technical impact analysis shall be approved unless the developer demonstrates that compliance with the impact analysis will mitigate the impact of the development on adjacent and downstream properties.

H. Right-of-Way Permit[466]

A right-of-way permit shall be obtained for any improvements within a right-of-way or public easement in accordance with the following.

1. An off-site permit shall be issued for the purposes of constructing any major new improvements when:

2. The improvement plans and technical impact analyses for the proposed work have been reviewed and approved.

3. All necessary fees have been paid and bonds and agreements have been executed in accordance with the applicable requirements of this Title.

4. A grading permit is issued for the grading of the project, if applicable.

5. The Final Map Mylar, if required, has completed the first technical review, pursuant to the requirements established in §30.05.08C, *Final Map Mylar.*

6. An encroachment permit shall be issued for the purposes of minor reconstruction, modification or maintenance of existing improvements, the installation of new utility facilities, or any other minor encroachment approved by the Director of Public Works within five working days when:

i. The applicant has completed an application for a permit on the forms provided and has submitted all plans, engineering calculations and other data that is required and applicant has agreed, in writing, to comply with all conditions as stated on that permit.

[466] 30.32.070

ii. The applicant is properly licensed by the State Contractor Board, for performance of work within public right-of-way, or is a utility company.

iii. The plans for the proposed work, including a construction traffic control plan in accordance with §30.05.11O.3 of this Title, have been reviewed and approved.

iv. All necessary fees and deposits have been made in accordance with this §30.05.11 and the County fee schedule available on the County's website.

v. The applicant is not currently in default on an existing permit. If an applicant is currently in default, the application will be denied until final resolution of the defaulted permit, either by completing the work or, in the event the County has already completed the work, reimbursing the County for costs incurred exceeding the deposits posted in accordance with this §30.05.11 of this Title.

7. If an emergency arises, necessitating immediate work within the right-of-way during the hours when the Public Works Department is not open for business, notification shall be made to the Las Vegas Metropolitan Police Department and Clark County Fire Department, prior to commencement of work, giving the location, time and the extent of work required. An application for an encroachment permit shall be submitted to the Director of Public Works on the following working day, whether the emergency work has been completed or not. The permit shall be granted if the applicant complies with this §30.05.11.

8. Whenever any work, with the exception of emergency work per subsection 7 above, for which a permit is required by this Title has commenced without first obtaining the required permit, or exceeding the scope of a valid permit, an investigation shall be made before a permit may be issued for such work. A right-of-way permit violation fee shall be collected in addition to all other applicable fees prior to issuance of a permit. The payment of such permit violation fee shall not exempt any person from compliance with all other requirements of this Title or the technical codes nor from any penalty described by law.

9. Prior to issuance of an encroachment permit or prior to commencement of construction for an offsite permit, a traffic control plan must be submitted, a review fee paid, and the traffic control plan approved by the Director of Public Works to ensure that the work will not unreasonably interfere with vehicular and pedestrian traffic, the demand and necessity for parking spaces, and the ingress and egress from the affected or adjacent properties and rights-of-way. The Traffic Control Plan shall conform to the "Manual on Uniform Traffic Control Devices, Latest Edition" and the manual entitled "Nevada Work Zone Traffic Control Handbook, Latest Edition."

10. Any proposed utility line not shown to be underground shall not be approved unless the Director approves the installation, contingent upon the approval of a Waiver of Development Standards, as described in §30.05.06F, which need not be a public hearing.

11. In the State of Nevada Hydrographic Basin 212, commonly known as the Las Vegas Valley PM10 non-attainment area of the County, whenever any work is in a public right-of-way that is unpaved, and there is no existing permitted obligation to pave the right-of-way by another applicant, the applicant is required to provide:

i. An agreement executed by the utility company that they will provide dust control of the right-of-way disturbed by the applicant and compliance with Clark County Air Quality regulations until the right-of-way is paved in accordance with Clark County standards;

ii. Paved roadway access improvements in accordance with Clark County Code in the right-of-way disturbed by the applicant; or

iii. A cash payment to the Clark County Capital Improvement Fund in the amount equal to the estimated cost of constructing the paved access roadway improvements within the right-of-way

disturbed. The cost will be established by the Department of Public Works and will be based upon the square feet of the right-of-way disturbed by the applicant. Such funds shall be used specifically for paving the roadway in the area of the work covered by the permit.

I. Improvement Plans[467]

1. Standard Drawings and Specifications

Improvements within a public or private right-of-way/easement shall be constructed in accordance with the "Uniform Standard Drawings for Public Works Construction Off-Site Improvements, Clark County Area, Nevada" and "Uniform Standard Specifications For Public Works Construction Off-Site Improvements, Clark County Area, Nevada" and appendices, current edition or as amended, and on file for public review at the County Clerk's Office and at the Clark County Regional Transportation Commission of Southern Nevada office, as modified by:

i. Policies of the Director of Public Works on file for public review at the office of the Director of Public Works.

ii. "Clark County Supplement to Uniform Standard Drawings and Specifications" and appendices, current edition or as amended, and on file for public review at the County Clerk's Office and at the office of the Director of Public Works.

iii. "Minimum Road Design Standards for Non-Urban Roadways" and appendices, current edition or as amended from time to time, and on file for public review at the County Clerk's Office and at the office of the Director of Public Works.

iv. Improvements shall also be constructed in accordance with §30.04.09C.1, *Drainage Regulations, Criteria, and Design Manual*.

2. Improvement Plan Submittal, Review and Approval

i. The developer, or representative, shall submit to the Director of Public Works:

(a) Four copies of the improvement plans. The plans, profiles, cross sections and specifications shall be in accordance with this Title and any conditions imposed by the Commission or Board.

(b) An improvement plan review fee.

ii. The plans shall be submitted prior to the submission of a final map technical review or parcel map technical review.

iii. The plans shall be reviewed to determine whether they are complete and accurate in accordance with this Title, any conditions imposed by the Commission or Board, and in compliance with any required and approved technical impact analyses.

iv. If the plans are not complete and accurate, the Director of Public Works shall provide information to the applicant's engineer detailing the necessary corrections to be made. Applicant's engineer shall resubmit the following to the Director of Public Works together with the required inspection fees:

(a) Corrected street plans and profiles: original.

(b) Corrected sewer plans and profiles: original.

(c) Corrected street lighting plan: original.

(d) Corrected water plan: original.

(e) Corrected drainage improvements and grading plans: original.

[467] 30.32.080

v. When the Director of Public Works is satisfied as to the technical correctness of the improvement plans submitted for a subdivision map, the approval shall be transmitted to the Director of Comprehensive Planning.

vi. The final improvement plans, which shall remain on file with the County, shall be signed as approved by the Director of Public Works when bonds are posted, fees are paid, the plans, profiles, cross sections and specifications for improvements meet the requirements of this Title, all special requirements that have been required by the Commission and the Board have been met, and all applicable agency approvals have been obtained. The final plans should contain all original signatures of the approving agencies and design engineer and be legible and clear for reproduction purposes.

vii. Approval by other entities, as required, shall be either indicated by letter or on the plans and profiles retained by the Director of Public Works or the applicable agencies, departments or districts.

viii. Any changes from the approved plans deemed necessary during the construction and installation of improvements shall be approved by the Director of Public Works and, where publicly funded projects are impacted, the applicable agency. If plans are revised, plans and required fees shall be submitted prior to acceptance of the revised development improvements.

J. Utility Improvement Plans, Submittal and Review[468]

The developer and the utility companies are responsible for complying with the requirements of this chapter, and the developer shall make the necessary arrangements with the utility companies involved for the design plans and for the installation of said utility lines. It shall be the responsibility of the property owner to provide utility easements as may be required.

1. Overhead Utility Permit

Following the approval of a waiver of standards or variance to establish overhead utilities, if required, utility companies requesting approval for the installation of overhead utility lines shall be required to submit two copies of a plan to the Director of Comprehensive Planning showing the following:

i. The distribution systems proposed to be installed;

ii. Location of all existing facilities, existing or proposed sources of power and the location of any street intersections;

iii. The location of any existing or proposed rights-of-way and/or easements;

iv. The assessor's parcel number for the starting point of the extension; and

v. A legend which includes, at a minimum, standard symbols or notations of existing utilities, including locations of poles and easements.

2. Review Process

Approval by the Director is required prior to construction or installation of overhead utilities.

i. The Comprehensive Planning Director shall review the plan for compliance with the Clark County Code and then forward the approved plans to the Director of Public Works.

ii. The Director of Public Works shall ensure that overhead utilities shall not be installed without plans for such approved by the Director of Comprehensive Planning.

[468] 30.32.090

K. Time Restrictions on Work in Streets[469]

1. Except for emergency work, as defined in Chapter 30.08, no work may be performed in any travel lanes, on any street listed on Table 30.05-4, except during the time periods specified in said schedule.

Table 30.05-4: Time Restrictions on Work in Streets

Legend (Time Restrictions)			
RESTRICTION	PERMITTED WORK PERIODS		
A	7:00 p.m. to 6:00 a.m., 7 days per week		
B	9:00 p.m. to 6:00 a.m., 7 days per week		
C	9:00 p.m. to 6:00 a.m., except no work on holidays and Friday night through Sunday morning		
D	9:00 a.m. to 3:00 p.m. and 9:00 p.m. to 6:00 a.m., Monday through Friday		
E	Work is permitted Monday through Friday, excluding national holidays, from 2:00 a.m. to 10:00 a.m.		
All Other Streets	7:00 a.m. to 5:00 p.m., 7 days per week		
STREET	FROM	TO	RESTRIC-TIONS
Arville Street	Tropicana Avenue	Flamingo Road	C
Arville Street	Russell Road	Tropicana Avenue	D
Buffalo Drive	Tropicana Avenue	Sahara Avenue	D
Cameron Street	Tropicana Avenue	Flamingo Road	A
Cameron Street	Russell Road	Tropicana Avenue	D
Casino Drive (Laughlin)	Thomas Edison Drive	Colorado River Bridge/ State Route 163	E
Charleston Boulevard	Clark County 215	Hualapai Way	B
Charleston Boulevard	Nellis Boulevard	Hollywood Boulevard	D
Clark County 215 & Frontage Roads	1-15 south of Russell Road	1-15 northeast of Craig Road	B
Clark County 215	I515/US 95	Warm Springs Road	B
Convention Center Drive	Las Vegas Boulevard South	Paradise Road	D
Craig Road	Lamb Boulevard	Las Vegas Boulevard South	D
Dean Martin	Wigwam	Frank Sinatra Drive	C
Decatur Boulevard	Warm Springs Road	Sahara Avenue	B
Decatur Boulevard	Cactus Avenue	Clark County 215	D
Desert Inn Road	Arville Street	Boulder Highway	B
Desert Inn Road	Red Rock Ranch	Arville Street	D
Durango Drive	Blue Diamond Road	Desert Inn Road	D
Eastern Avenue	St. Rose Parkway	Sahara Avenue	D
Flamingo Road	Boulder Highway	Nellis Boulevard	B
Flamingo Road	900' West of Las Vegas Boulevard South	Paradise Road	C
Flamingo Road	Hualapai Way	Rainbow Boulevard	D
Fort Apache Road	Hacienda Avenue	Flamingo Road	A
Frank Sinatra Drive	Sammy Davis Jr. Drive	Russell Road	E

[469] 30.32.100

Table 30.05-4: Time Restrictions on Work in Streets

Legend (Time Restrictions)			
Giles Street	Hacienda Avenue	Reno Avenue	C
Harmon Avenue	Swenson	Aldebaran Avenue	D
Harmon Avenue	Wynn Road	Valley View Boulevard	A
Joe W. Brown Drive	Desert Inn Road	Sahara Avenue	A
Jones Boulevard	Warm Springs Road	Tropicana Avenue	D
Jones Boulevard	950 Feet North of Sahara Avenue	O'Bannon Drive	D
Jones Boulevard	Tropicana Avenue	Sahara Avenue	D
Karen Avenue	Paradise Road	Joe W. Brown Drive	C
Koval Lane	Reno Avenue	Sands/Twain Avenue	C
Lamb Boulevard	Boulder Highway	Charleston Boulevard	A
Lamb Boulevard	Owens Avenue	Las Vegas Boulevard North	A
Las Vegas Boulevard	Russell Road	Sahara Avenue	E
Las Vegas Boulevard	St. Rose Parkway	Russell Road	C
Mandalay Bay Road	Las Vegas Boulevard South	Giles Street	C
Maryland Parkway	Russell Road	Sahara Avenue	D
Paradise Road	Tropicana Avenue	Sahara Boulevard	C
Pebble Road	Las Vegas Boulevard South	Eastern Avenue	D
Pecos Road	Warm Springs Road	Flamingo Road	D
Pecos/McLeod Drive	Flamingo Road	Desert Inn Road	D
Rainbow Boulevard	Blue Diamond Road	Tropicana Avenue	B
Reno Avenue	Las Vegas Boulevard South	Koval Lane	C
Russell Road	Decatur Boulevard	Las Vegas Boulevard South	C
Russell Road	Paradise Road	Spencer Street	B
Russell Road	Spencer Street	City of Henderson Limits	D
Sahara Avenue	Boulder Highway	Nellis Boulevard	D
Sahara Avenue	Nellis Boulevard	Hollywood Boulevard	D
Sahara Avenue	Hualapai Way	Clark County 215	D
Sahara Avenue	Durango Drive	Rainbow Boulevard	B
Sahara Avenue	Northbridge Lane/Tam Drive	Boulder Highway	C
Sahara Avenue	Rainbow Boulevard	Decatur Boulevard	B
Sammy Davis Jr. Drive	Frank Sinatra Drive	Sahara Avenue	E
Sandhill Road	Sunset Road	Boulder Highway	D
Sands/Twain Avenue	Las Vegas Boulevard South	Paradise Road	C
Sands/Twain Avenue	Paradise Road	Maryland Parkway	D
Serene Avenue	Spencer Street	Eastern Avenue	D
Silverado Ranch Boulevard	Dean Martin Drive	Eastern Avenue	D
Spring Mountain Road	Durango Drive	Valley View Boulevard	B
Spring Mountain Road	Hualapai Way	Durango Drive	D
Spring Mountain Road	Valley View Boulevard	Las Vegas Boulevard South	C
Sunset Road	Decatur Boulevard	Las Vegas Boulevard South	B
Swenson Street	Hacienda Avenue	Desert Inn Road	D
Tropicana Avenue	Hualapai Way	Rainbow Boulevard	D
Tropicana Avenue	Las Vegas Boulevard South	Maryland Parkway	C

Table 30.05-4: Time Restrictions on Work in Streets

Legend (Time Restrictions)			
Tropicana Avenue	Rainbow Boulevard	Frank Sinatra Drive	B
Twain Avenue	Valley View Boulevard	Dean Martin Drive	C
Valley View Boulevard	Flamingo Road	Sirius Avenue	C
Valley View Boulevard	Tropicana Avenue	Clark County 215	A
Warm Springs Road	Dean Martin Drive	Pecos Road	D
Windmill Lane	Las Vegas Boulevard South	Eastern Avenue	D
Wynn Road	Tropicana Avenue	Harmon Avenue	A

2. The Director of Public Works may waive the time restrictions as set forth in this Section if the general prosperity, health, safety, or welfare of the public is not adversely affected and if the work to be performed:

i. Is not within 250 feet of a residential dwelling.

ii. Will not unnecessarily disrupt traffic flow.

iii. Requires materials that are not readily available during the restricted time periods.

iv. Would not significantly disrupt traffic flow during the restricted time periods any more than during the unrestricted time periods.

v. Necessitates that such work be accomplished at different time periods than those specified herein.

vi. Can be completed in whole, or in part, with more intense construction activity that shortens the overall length of the traffic disruption.

3. Where the applicant is aggrieved by the decision of the Director of Public Works, the applicant may file an appeal in the form of a Waiver of Development Standards application to the Commission as provided in §30.05.06F, which need not be a public hearing.

L. Notice of Public Street Project Commencement[470]

1. Whenever the County or any other party proposes to construct, reconstruct, or resurface a street, the County shall provide the owners of the properties as identified on the current Clark County Tax Assessor's Records that abut the street, or proposed street that is scheduled for such improvement, utility owners or operators, and any governmental entities affected by the scheduled construction, reconstruction or resurfacing with a notice that:

i. Advises them of the proposed improvement.

ii. Affords them the opportunity to place, expand, relocate, modify, or connect utilities in such street or proposed street before the work of improvement commences.

iii. Advises them that, if they fail to do so, they will be restricted from excavating in the street that is to be constructed, reconstructed, or modified for the purpose of making utility placement, expansion, relocation, modification, or connections for a period of five (5) years after the work of improvement is completed.

2. At least 180 calendar days prior to the commencement of the work of construction, reconstruction, relocation, or resurfacing, notice to owners of property identified in subsection 1 above shall be filed

[470] 30.32.110

and recorded in the Office of the County Recorder with respect to each of such properties. Owners/operators of utilities or governmental entities shall receive notice by certified mail.

M. Utility Connections to be Made with Public Street Project[471]

For any notice provided to the owners of the property, public utilities, or government entities, in accordance with the preceding subsection, §30.05.11L, *Notice of Public Street Project Commencement,* except as otherwise provided by the Nevada Revised Statutes or by a franchise agreement with the County, the following conditions apply:

1. The notice shall be binding upon the owner or affected entity and upon any successor in interest in, and to, such property or entity.

2. All utility connections, expansions, relocations, modifications, or placements must be made within 180 days of notification, or in conjunction with, the work of improvement on the street or proposed street. Failure to make any such improvement(s) within 180 days of notification, or in conjunction with the construction, reconstruction or modification of the street, shall be restricted from excavating in the constructed, reconstructed or modified street for any reason for a period of five years after the work is completed and accepted by the County for maintenance, except as provided by §30.05.11L, *Notice of Public Street Project Commencement.*

N. Exceptions to Restrictions Against Cutting Streets[472]

1. Alternate Methods

In the event that any owner specified above, upon which notice is binding, seeks to work in a public street for the purpose of making a utility connection, expansion, relocation, modification, or placement, may request approval from the Director of Public Works, subject to the following conditions.

i. Alternative methods of providing utility placements, connections, expansions, relocations or modifications, other than by cutting the subject street, must be considered and may be required by the Director of Public Works. Such alternative methods may include, but are not limited to, underground jacking, boring or tunneling under the street surface or by excavating in unpaved alternative alignments or paved alternative alignments not covered by this Chapter. Such alternatives shall also consider the construction of the connection, expansion, relocation or modification from another direction or street in the vicinity, and must conform to the utility's standards and service rules.

ii. When the alternative methods specified above in subsection i cannot be performed, cuts will be allowed and the restoration of pavement shall meet, or may exceed, the minimum requirements described in §30.04.09E.1, *Utility Improvement Requirements*, and may require additional resurfacing of the streets after repairs are made to maintain a uniform pavement appearance.

2. Emergency Work

The restrictions against cutting streets contained in this subsection §30.05.11N shall not apply to emergency work. Emergency work shall be accomplished in accordance with §30.05.11H.7.

O. Off-Site Inspections[473]

1. All construction or work within a right-of-way or easement for which a permit is required shall be subject to inspection by the Director of Public Works.

[471] 30.32.120

[472] 30.32.130

[473] 30.32.140

i. The permittee shall notify the Director, one working day prior to requested inspection, that such work is ready for inspection.

ii. Any permitted work shall not be done beyond each successive stage of construction as indicated in specifications without first obtaining an inspection and approval of the Director.

iii. The Director, upon notification shall, within a reasonable time frame, make the requested inspections and shall either indicate that portion of the construction is satisfactory as completed or shall notify the permittee or their agent where the work fails to comply with this Title. Any portions which do not comply shall be corrected and such portion shall not be covered until authorized.

iv. A re-inspection fee may be assessed for each re-inspection of work if any one of the following conditions occur:

(a) Work for which an inspection has been requested is not complete.

(b) Corrections identified in a previous inspection are not complete.

(c) Work for which inspection has been requested has been covered.

(d) Work which requires approval prior to the requested inspection has not been approved.

v. There shall be a final inspection and approval on all construction when completed and ready for acceptance by the Director and all necessary re-inspection, construction traffic control violation, night work and/or overtime fees have been paid as required by the County fee schedule.

2. The following inspection provisions are required for grading work permitted under the "Uniform Regulations for the Control of Drainage" to verify compliance with approved plans, specifications, and computations, as approved by the local administrator and permitted by the Designated Official. The Designated Official shall ensure that inspections are conducted by qualified individuals and reports are filed to verify compliance by one of the following methods, based upon the project circumstances.

i. Certification by a Nevada Licensed Professional Engineer who designed the project that work is in substantial compliance with the approved plans, computations, specifications and required testing or certification by a quality control testing and/or inspection agency under this Title or inspection report filed by a County Inspector.

ii. Certifications by a Nevada Licensed Professional Land Surveyor may be required to ensure finish grades comply with the approved plans. No final inspection shall be approved, certificate of completion accepted, or certificate of occupancy issued without such compliance.

3. Construction Traffic Control Plan

i. Any applicant with an approved permit not maintaining barricades or signage in conformance with their approved Construction Traffic Control Plan within right-of-way which, upon notification, has not corrected the situation and requires the placing of barricades, warning lights or signs by the Director of Public Works, in the interest of public safety shall be charged a construction traffic control violation fee for each occasion in which the Director finds it necessary to place or maintain the traffic control devices in the construction zones on behalf of the contractor.

ii. Any traffic control device left in County right-of-way beyond the time limits established on the Construction Traffic Control Plan may be confiscated by the County. The permittee, after providing sufficient proof of ownership, may, at any time up to, and including, the thirtieth day after confiscation, obtain a return of the traffic control device upon payment of the construction traffic control plan violation fee.

P. Bonds and Cash Deposits in Conjunction with the Off-Site Permit[474]

The construction or installation of improvements shall be assured by entering into an agreement with the County whereby the developer agrees to furnish labor, equipment, and material necessary to complete the work within the time specified. The developer shall deliver to the County either a 100% performance bond or a cash deposit in such an aggregate amount as is estimated by the Director of Public Works to be the total cost of the construction and/or installation of improvements required.

1. Posting of Bonds

Bonds posted pursuant to the above shall run to the County and provide that the developer, his heirs or successors and assigns, and their agents and servants, will comply with the applicable terms, conditions, and subsections of these regulations and will faithfully perform the work of constructing and installing such facilities and improvements in accordance with applicable laws and regulations, and that the developer will save and hold the County harmless from any expense incurred, or damages resulting from the failure of the developer, his heirs, successors or assigns, and their agents or servants, to complete the work of installation and construction of the improvements within the time and manner required by this Title.

2. Acceptance of Bonds

Before acceptance, the Director of Public Works shall approve any required bond or cash deposit.

i. If a bond is offered, it shall be executed by a surety or guaranty company, licensed in the State of Nevada, on a form approved by the County and the company shall:

(a) Hold a current Certificate of Authority as an acceptable surety on federal bonds per the current United States Department of Treasury listing of approved sureties, Department Circular 570.

(b) Have a current rating of "A" or better by the A.M. Best Company and a Rating Outlook of Stable or Positive.

ii. If cash is offered in lieu of a bond it shall:

(a) Be of an amount that does not exceed the amount that is federally insured by the Federal Deposit Insurance Corporation of the National Credit Union Administration. In order to offer a cash in lieu of bond, the total cost of the construction and/or installation of the improvements shall not exceed the amount that is federally insured by the Federal Deposit Insurance Corporation or the National Credit Union Administration.

(b) Be deposited with the Director of Public Works who shall provide a receipt and signify the amount and purpose of said deposit, in compliance with these regulations. No interest shall be paid on funds deposited.

(c) Be deposited in a local bank or credit union, insured by the Federal Deposit Insurance Corporation or the National Credit Union Administration, if a proper agreement is entered into by, and between, the developer, the County and such bank, to pay for the installation of said improvements as they are installed. This agreement shall provide, among other things, that there shall, at all times, be a 10% retention of the funds so deposited until all improvements have been completed and accepted by the Director of Public Works. The named bank shall have an office or offices lawfully located and actually doing business within the County of Clark, State of Nevada.

3. Duration and Release

i. Surety Bond

[474] 30.32.150

(a) Unless the property that is the subject of the development has been reverted to acreage, bonds posted pursuant to these regulations shall not be released or returned until such time as the improvements guaranteed have been accepted and approved by the Director of Public Works. No improvements shall be accepted or approved unless they conform with the approved set of off-site plans on file. There may be a one-time bond reduction of 80% of the surety bond for subdivision projects when only the following improvements are remaining to be built on the streets:

(1) Sidewalks;

(2) Utility pads and boxes;

(3) Slurry seal on the asphalt; and

(4) Water and sewer utilities have agreed to this reduction.

(b) The reduction does not constitute acceptance of any of the projected improvements for maintenance, which will occur upon completion of the required work and release of the remaining 20% of the surety bond.

ii. Cash Deposits/Installment Release

Upon completion and inspection of separate phases of work, the Director of Public Works shall have the authority to release funds from a cash deposit made in accordance with §30.05.11P.2.ii every 30 days provided, however, that there shall be at all times a 10% retention of all funds so deposited until all of such improvements have been completed and accepted by the Director of Public Works. In the event a cash deposit is made with a local bank or credit union, the release of the funds so deposited shall be governed by the provisions of the deposit agreement.

iii. Replacement Bond

Any developer wishing to replace an existing bond with a new bond in an amount equal to the amount previously established in this Section, prior to the completion and acceptance of the improvements required by the County Code, shall be required to pay a bond replacement fee to cover the cost of processing the replacement bond.

4. Default on Work Required Under Bond

i. If the construction or installation of any improvements or facilities for which a bond is posted is not completed within two years of the date of approval of the Final Map Mylar, (or the time provided in an approved Extension of Time granted per §30.05.08J), whichever is sooner, or if such construction or development is not in accordance or compliance with all applicable standards of §30.04.09, *Public Works Development Standards*, or the Off-Site Improvement Agreement or the off-site permit, the County may seek recovery against the bond and the surety shall be responsible and liable for the completion or procurement of completion of the obligations of its principal, whether or not construction of the development, or the off-site improvements, has commenced, and regardless of whether the principal is the owner of the property that is the subject of the development.

ii. In no way is the bond intended, or to be interpreted, to condition or delay surety's obligations until after completion of principal's obligations to fully construct the improvements. In the event cash is deposited with the Director of Public Works, the County may use as much of such cash as is necessary to construct or install the improvements or facilities. If any portion of a cash deposit is not required or used by the County, such excess cash shall be repaid to the person making the deposit upon acceptance or approval of the improvements or facilities herein required. Should the actual cost of the improvements exceeds the bond, the developer is in no way relieved from paying the entire amount of such excess.

Q. Cash Deposit in Conjunction with an Encroachment Permit[475]

1. Prior to the issuance of an encroachment permit for any of the purposes designated in §30.05.11H.6, an applicant that has had a previous permit in default within the previous two years shall be required to make a deposit with the Director of Public Works in such sum as designated by the Director of Public Works to restore the streets and improvements to their proper condition.
2. Should the person obtaining such permit default or fail, neglect, or refuse to restore the right-of-way to proper condition to the satisfaction of the Director of Public Works, the Director of Public Works may use any part of the deposit for such work.
3. Deposit shall be released upon final approval of the work by the Director of Public Works, less any deductions made pursuant to this Section.

[475] 30.32.160

Chapter 30.06 Signs

Commentary

This chapter brings forward the content of the draft rewrite of County's sign ordinances from 2017, plus some provisions from the current sign regulations. Redundant and unnecessary provisions are not carried forward. Sources are footnoted.

This draft is a significant reorganization from previous versions, including an individual table of standards for each permanent and specialty sign type. This structure more closely mirrors the way information is presented in the Uses chapter. Definitions have been removed and relocated to §30.07.02, *Defined Terms*.

30.06.01 General Provisions

A. Purpose[476]

The purpose of this Chapter is to create the legal framework for a comprehensive and balanced system of sign regulations that:

1. Promote the health, safety and general welfare of visitors and citizens of Clark County;
2. Promote and help accomplish the goals, policies, and objectives of Clark County's Master Plan;
3. Promote traffic and pedestrian safety;
4. Promote commerce and economic development;
5. Reduce the possibility for property damage or injury that may be caused by signs that are improperly constructed or poorly maintained;
6. Promote aesthetically pleasing and compatible signage;
7. Preserve the non-commercial character of residential neighborhoods;
8. Regulate electronic signs to reduce roadway distraction and negative impacts to surrounding neighborhoods.

B. Applicability

The regulations of this Chapter and a requirement for a sign permit shall apply to all signs except those identified as exempt in §30.06.01D, *Exemptions from Sign Regulations.*

C. General Standard

The approval authority shall not consider the content of speech or the viewpoint of the speaker when deciding to approve or deny an application for a sign.

D. Exemptions from Sign Regulations[477]

1. **No Trespassing/No Dumping/Security**

   Property signs posted to warn against trespassing, security, or dangerous conditions.

2. **Addresses and Nameplate Signs**

   Address numbers or plates, residential nameplates less than 2 square feet, and commercial nameplates less than 4 square feet.

[476] 30.72.010.

[477] 30.72.060

3. Internal Signs

Any sign that is not visible from an adjacent existing or proposed right-of-way, or adjacent use not under the same ownership.

4. Integrated Signs

Signs that are an integral part of a manufactured device accessory to a nonresidential use, such as those signs on vending machines, automated teller machines, and gasoline pumps.

5. Government Signs

Any sign required or installed by a County, State, or Federal government agency, and any sign or part of a sign regulated by state or federal law, such as N.R.S. 590, related to gasoline pricing.

6. Transit Signs

Signs on benches or shelters for passengers of public mass transportation when permitted by State law.

7. Scoreboards

Scoreboards on athletic fields, signs located on fences or walls facing the interior of athletic fields or arenas located on public property.

8. Umbrella Sign

Signs permanently embroidered, screened, dyed, stenciled, or painted on to or into the fabric of umbrellas.

9. Carried Signs

Signs carried or worn by a natural person including symbols and messages on clothing.

E. Prohibited Signs and Sign Locations[478]

The following sign locations and displays are prohibited and shall not be waived or varied.

1. Prohibited Signs[479]

The following sign structures or elements are prohibited:

i. Vehicle signs or mobile signs which are parked and visible from the public right-of-way or signage attached to inoperable vehicles or vehicle equipment that has been separated from a vehicle cab or motor, any of which are for the primary purpose of utilizing the vehicle or mobile sign as advertising.

ii. Snipe signs of any type.

iii. Signs with illuminationthat confuse, blind, or distract the vision of motorists, pilots, or air traffic controllers.

iv. Signs that:

(a) Imitate or simulate any traffic control device or structure, or directional sign, in size, shape, color, or other appearance.

(b) Emit any sound or smoke as part of the message, except when approved pursuant to §in conjunction with a Resort Hotel.

(c) Contain hazardous, immoral, misleading, erroneous or false messages.[480]

(d) Contain messages or pictures of specified anatomical areas or sexually specified activities as described in the definitions of adult use, or of a similar obscene, indecent, or immoral character.

[478] This section combines content from the current code, along with 30.72.070 from the proposed rewrite.

[479] 30.72.040.15, Prohibited Structures.

[480] 30.72.040.12

2. Prohibited Sign Locations[481]

No sign shall be placed in any of the following locations:

i. On a vacant lot, with the exception of a Property/Yard Sign, as described in §30.06.03K. All other signs must be in conjunction with approved development;

ii. Within the Airport Airspace Overlay, except in compliance with the regulations of §30.02.26B;

iii. Within the right-of-way of any highway, road, or other public easement, or within a future right-of-way, except as expressly authorized per Clark County Code, or Nevada Revised Statutes;

iv. Within any wash or drainage channel;

v. So as to prevent free ingress and egress from any door, window, or fire escape, or attached to any standpipe or fire escape.

F. Limitations Based on Residential Proximity[482]

Any sign within 200 feet of a Single-Family residential use or zoning district shall be subject to the Residential Adjacency standards described in §30.04.07H.

30.06.02 PERMANENT SIGN REGULATIONS

Commentary

This version of the draft implements individual tables for sign types, formatted in a manner similar to that employed in the Uses section. To minimize repetition, where a table row does not apply to a particular type of sign, it is not included it in the table. One example is Separation: many sign types don't specify a minimum distance required between signs, so that row has been removed from the table for that sign type. Generally, the allowances in the rewrite document have been used as the starting point for the standards proposed here.

A. Standards for Permanent Signs by Sign Type[483]

1. Design Standards for all Permanent Signs[484]

i. Required Mounting for all Signs

(a) Signs shall be mounted to a building or freestanding support structure.

(b) The vertical elements, bracing, and support structures of all signs shall:[485]

(1) Be constructed of materials similar or complementary to the materials of the overall development;

(2) Use architectural features and elements that are similar or complementary to the architecture of the overall development;

(3) Utilize colors, finishes, or textures that are similar or complementary to the overall development;

(4) Be covered with cladding to conceal the actual pole or structural support. The cladding must integrate the colors, materials, architectural features, or other appropriate design components of the overall development.

[481] 30.72.040.5, Location Provisions.

[482] 30.72.100

[483] 30.72.110, with edits.

[484] 30.72.040.a and .c.

[485] 30.72.080

(c) Raceway mounts shall give the appearance of being an integral background design feature of the sign rather than a separate mounting device.

B. Explanation of Permanent Signs Table Abbreviations

The tables below depict each permanent sign type with applicable standards by zoning district.

1. A "P" indicates that the sign type is permitted in the corresponding zoning district.
2. A blank cell indicates that the sign type is not permitted in that district. An applicant may request to erect a sign in these districts by means of a Sign Review, as described in §30.05.07A.
3. If a setback distance is not specified in the tables below, zoning district setbacks apply.
4. In a commercial complex, for the purposes of determining applicable sign regulations, all area within a commercial complex or on a parcel with multiple tenants shall be considered to be on the same property and shall be treated as a single development.[486]

C. Awning

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Awning											P	P	P	P	P	P	P	P	P			P

P = PERMITTED BLANK = PROHIBITED

Standards	
Maximum Area	Located on a side or valance: no limit. Located on any other portion of the awning: Up to 50% of the awning face area, excluding the side or valance.
Maximum Height	Shall not extend above the top of the awning where installed
Illumination	No
Other requirements	Sign shall not project beyond the face of the awning

[486] 30.72.040.d, Joint Use of Signs.

D. Canopy

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Canopy											P	P	P	P	P	P	P	P	P			P

P = PERMITTED BLANK = PROHIBITED

Standards	
Maximum Area	Located on a side: width of the side plus height limit. Located on the front: 50% of the canopy face area plus height limit.
Maximum Number	1 per canopy face
Maximum Height	2 ft above canopy
Illumination	Yes

E. Directional

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Directional								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

P = PERMITTED BLANK = PROHIBITED

Standards	
Maximum Area	CR districts: 32 sq ft All other districts: 12 sq ft
Maximum Number	2 per entrance/exit CR district: 3 per drive-through
Maximum Height	CR district: 9 ft All other districts: 7 ft
Setback	2 ft
Illumination	Yes

F. Electronic Sign: Animation

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Animation																P						P

P = PERMITTED BLANK = PROHIBITED

Standards	
Maximum Area	Shall not exceed 25% of the sign area
Maximum Number	1 per site
Maximum Height	If wall sign: Shall not extend above the top of the wall where installed If freestanding sign: Same as underlying zoning district
Illumination	Yes
Other requirements	1. Allowed only in conjunction with a resort hotel. 2. Allowed in conjunction with freestanding, supergraphic, or wall signs.

G. Electronic Sign: Electronic Message Unit, Static

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Electronic Message Unit											P	P	P	P	P	P	P	P	P			P

P = PERMITTED BLANK = PROHIBITED

Standards	
Maximum Area	CR district: 150 sq ft All other districts: 100 sq ft[487]
Maximum Number	1 per site
Maximum Height	CR district: Shall not exceed height of building on site All other districts If wall sign: Shall not extend above the top of the wall where installed If freestanding sign: Same as underlying zoning district
Illumination	Yes
Other requirements	1. Allowed in conjunction with freestanding or wall signs. 2. Messages must display a minimum of 6 seconds. 3. Messages shall not transition with special effects.

[487] This draft does not carry forward this provision for maximum area in the CP district: "25% of the area of the wall sign" because CP is no longer being regulated in a manner similar to residential.

H. Electronic Sign: Electronic Message Unit, Video

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Electronic message unit, video																P						P

P = PERMITTED BLANK = PROHIBITED

Standards	
Maximum Area	150 sq ft
Maximum Number	1 per street frontage
Illumination	Yes
Other requirements	1. Allowed in conjunction with freestanding or wall signs. 2. Messages must display a minimum of 2.5 seconds. 3. Messages shall not transition with special effects. 4. Shall only display video for a maximum of 4 seconds followed by a break.

I. Electronic Sign: Projected Image Display, Static

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Projected Image Display, Static																P						P

P = PERMITTED BLANK = PROHIBITED

Standards	
Maximum Area	20% of the area of the building face
Maximum Number	1 per street frontage
Maximum Height	Shall not extend beyond the height or perimeter of the structure on which display is projected
Illumination	Yes
Other requirements	1. Display shall not cross property lines unless within a resort hotel, and adjacent property is under the same ownership. 2. Projector and associated equipment shall be screened. 3. Projector and associated equipment shall not obstruct pedestrian movement.

J. Electronic Sign: Projected Image Display, Non-Static

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Projected Image Display, Non-Static																P						P

P = PERMITTED **BLANK = PROHIBITED**

Standards	
Maximum Area	20% of the area of the building face
Maximum Number	1 per street frontage
Maximum Height	Shall not extend beyond the height or perimeter of the structure on which display is projected
Illumination	Yes
Other requirements	1. Display shall not cross property lines unless within a resort hotel, and adjacent property is under the same ownership. 1. Projector and associated equipment shall be screened. 2. Projector and associated equipment shall not obstruct pedestrian movement.

K. Flag

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Flag	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

P = PERMITTED **BLANK = PROHIBITED**

Standards	
Maximum Area	Residential districts: 90 sq ft total All other districts: 126 sq ft total
Maximum Number	3 per lot
Maximum Height	Same as underlying zoning district[488]
Illumination	External
Other requirements	When fully extended, flags shall not overhang any right-of-way, future right-of-way line, street, property line, or the back of sidewalk for attached sidewalks.

[488] This draft replaces "Not taller than primary structure," where it appeared (as here), with "Same as underlying zoning district" to be consistent how permitted height is described.

L. Freestanding

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Free-standing (includes multi-vision and revolving)								P	P	P	P	P	P	P	P	P	P	P	P			P

P = PERMITTED BLANK = PROHIBITED

Standards	
Maximum Area	CR district: 5 sq ft per linear foot of all street frontages combined All other districts: Combination of all freestanding signs shall not exceed 1.25 square feet per linear foot of street frontage; PLUS an additional 0.25 square feet per linear foot for tenant panels; PLUS an additional 0.25 square feet per linear foot may be permitted when the area consists of channel letters.
Maximum Number	Multi-vision: 1 per site Revolving: 1 per site Freestanding in CR district: 1 per 100 linear feet of street frontage Freestanding in all other districts: 1 per street frontage
Maximum Height	CR district: Shall not exceed height of building on site All other districts: Same as underlying zoning district
Setback	10 ft
Separation	CR district: 100 ft from other freestanding or monument sign on same side of street All other districts: 300 ft from other freestanding sign on same side of the street
Illumination	Yes
Other requirements	1. Multi-vision and revolving signs are not permitted in RM districts. 2. Revolving signs: Maximum of 8 revolutions per minute. 3. Parcels with frontage on more than 1 street may only use the length of 1 frontage for determining the permitted sign area. The CR district is exempt from this condition. 4. Maximum 2 freestanding signs are allowed per each street frontage if street frontage is 1,000 feet or greater. 5. A monument sign may be installed in lieu of a freestanding sign. 6. A corner pad site may have 1 additional sign. No sign installed on a corner lot may obstruct the sight zone, as described in §30.04.09D.2.v. 7. Sign may not be located along a freeway unless the property is accessed from a frontage road.

M. Monument

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Monument								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

P = PERMITTED BLANK = PROHIBITED

Standards	
Maximum Area	80 sq ft, with area of the separate base not included in this measurement
Maximum Number	CR district: 1 per 100 linear ft of street frontage All other districts: 1 per pad site; or 2 for corner pad site
Maximum Height	10 ft
Setback	2 ft
Separation	100 ft from other freestanding or monument sign on same side of street
Illumination	Yes
Other requirements	1. Sign shall be located within curbed landscaped or rockscaped area which extends no less than 2 feet from base of sign. 2. Sign may not be located along a freeway unless the property is accessed from a frontage road.

N. Project Entrance

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Project Entrance	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

P = PERMITTED BLANK = PROHIBITED

Standards	
Maximum Area	35 sq ft
Maximum Number	2 per primary subdivision or project entrance(s) per street frontage, and 1 per corner
Maximum Height	5 ft
Setback	Residential: 2 ft All other districts: 5 ft
Illumination	Yes
Other requirements	1. Sign shall be located within curbed landscaped or rockscaped area which extends no less than 2 feet from base of sign. 2. Sign may not be located along a freeway unless the property is accessed from a frontage road. 3. In both RS and RM districts, entrance signs may be wall signs mounted on a property perimeter wall or fence, subject to the same dimensional standards in this table.

O. Projecting

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Projecting											P	P	P	P	P	P	P	P	P			P

P = PERMITTED **BLANK = PROHIBITED**

Standards	
Maximum Area	CR district: 250 sq ft All other districts: 32 sq ft
Maximum Number	1 per tenant
Maximum Height	Shall not exceed height of wall where installed[489]
Illumination	Yes

P. Roof

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Roof																P						

P = PERMITTED **BLANK = PROHIBITED**

Standards	
	A roof sign may be permitted in the CR district, subject to a Sign Review, as described in §30.05.07A.

[489] Changed from "Same as building height."

Q. Wall

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Wall								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

P = PERMITTED BLANK = PROHIBITED

Standards	
Maximum Area	Residential: 5% of building face to which sign will be affixed. All other districts: 20% of the area of the building face. Additional 10% may be permitted when sign is channel letters.
Maximum Number	Residential: 1 per development (includes multi-building developments) All other districts: Limited by maximum area
Maximum Height	Shall not extend above the top of the wall where installed
Illumination	Yes
Other requirements	1. Display surface shall be parallel to supporting wall, shall not project more than 3 feet from building, and shall not project beyond top or bottom of wall to which sign is attached. 2. May be located on any parapet when the parapet is integral to the overall building design and extending not more than 3 feet from such wall or building façade. 3. Window or door signs shall not cover more than 30% of the window or door surface.

30.06.03 SPECIALTY SIGNS

A. Standards Applicable to All Specialty Signs

1. Specialty signs require a sign permit unless otherwise determined by the Building Official.
2. Any sign not specifically defined as a specialty sign shall satisfy the requirements for permanent signs by applicable zoning district as established in §30.06.02, *Permanent Sign Regulations.*
3. Any specialty sign that is not in compliance with the rules and regulation of this section may request a Sign Review, as described in §30.05.07A.
4. Specialty signs, when fully extended, shall not overhang any right-of-way, future right-of-way line, street, property line, sidewalks along streets, or clearance required for ADA compliance. This standard does not apply to inflated signs. See standards in §30.06.03G.
5. Except for Property/Yard Signs, any sign structure and the reverse side of a single-faced sign shall be finished to be consistent with the design of the structure.

B. Specialty Sign Regulations

1. Issuance of a Business License or Certificate of Occupancy

i. One specialty sign per business is permitted for 30 days after the initial issuance of a business license, or certificate of occupancy for a model home, subject to the regulations as described in this Section.

ii. A Temporary Use application approval is not required for the use of 1 specialty sign. Approval of a Temporary Use application is required to have more than 1 specialty sign.

2. Special Events and Seasonal Sales

i. In addition to subsection B(1)(ii) above, 1 specialty sign permitted per business for 3 days per month.

ii. Specialty signs for Special Events and Seasonal Sales may be allowed through an approved Administrative Temporary Use permit as follows.

(a) During the permitted event period.

(b) Resort hotels: No limit on the number of events and maximum 10 days per event.

(c) Special uses: One 10-day event in a calendar month with 6 events per calendar year.

iii. An increase in the number of signs or time limit may be established upon approval of a Sign Review Application.

C. Standards for Specialty Signs by Sign Type

The tables below show the zoning districts where the specialty sign type is permitted, along with applicable standards.

1. A "T" indicates that the sign type is permitted in the corresponding zoning district as a temporary sign. A blank cell indicates that the sign type is not permitted in that district.

2. Sign types not listed here may be permitted as permanent signs, as described in §30.06.02.

3. The maximum permitted area in the tables below is the total sign allowance for all specialty signs of that type per business (e.g., 40 sq ft for all banners on a site, not per banner on a site), unless otherwise specified.

D. A-Frame

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
A-Frame											T	T	T	T	T	T	T	T	T	T		T

T = TEMPORARY BLANK = PROHIBITED

Standards	
Maximum Area	12 sq ft
Maximum Number	1 per business
Maximum Height	4 ft
Setback	10 ft
Separation	Maximum of 5 feet from business entrance
Time Limit	Shall be displayed during business hours only
Illumination	No
Other requirements	1. Sign shall not obstruct a pedestrian walkway. Minimum unobstructed sidewalk width to comply with ADA standards is 3 feet in width. 2. A-Frame signs are allowed without a permit, provided they meet the standards described herein.

E. Banner

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Banner											T	T	T	T	T	T	T	T	T			T

T = TEMPORARY BLANK = PROHIBITED

Standards	
Maximum Area	40 sq ft
Time Limit	§30.06.03B.2
Other requirements	Must be located on building wall.

F. Flag[490]

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Flag											T	T	T	T	T	T	T	T	T			T

T = TEMPORARY BLANK = PROHIBITED

Standards	
Maximum Area	16 sq ft per business
Maximum Height	Same as underlying zoning district
Illumination	External
Other requirements	When fully extended, pennants shall not overhang any right-of-way, future right-of-way line, street, property line, or the back of sidewalk for attached sidewalks.

G. Inflated

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Inflated											T	T	T	T	T	T	T	T	T			T

T = TEMPORARY BLANK = PROHIBITED

Standards	
Maximum Area	Same as a freestanding sign on the site
Maximum Height	Same as maximum height for zoning district
Setback	Distance equal to the height of the device, from all property lines
Other requirements	Shall be securely attached to remain in a fixed location

H. Pennant

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Pennant											T	T	T	T	T	T	T	T	T			T

T = TEMPORARY BLANK = PROHIBITED

Standards	
Maximum Area	No more than 24 inches in length
Maximum Height	Same as underlying zoning district

[490] The name for this type of specialty sign may change in future drafts, to distinguish it from permanent flags.

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**

Other requirements	When fully extended, pennants shall not overhang any right-of-way, future right-of-way line, street, property line, or the back of sidewalk for attached sidewalks.

I. Portable

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Portable	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T			T

T = TEMPORARY **BLANK = PROHIBITED**

Standards	
	Property owner consent required prior to placement.
	If signs are not removed immediately after use is finished, Impounding/Fines shall apply.

J. Projected Image Display, Static

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Projected Image Display, Static											T	T	T	T	T	T	T	T	T			T

T = TEMPORARY **BLANK = PROHIBITED**

Standards	
Maximum Area	Same as a wall sign in the zoning district
Maximum Number	1 per street frontage
Maximum Height	Shall not extend beyond the height or perimeter of the structure on which it is displayed
Illumination	Yes
Other requirements	1. Display shall not cross property lines unless within a resort hotel, and adjacent property is under the same ownership. 2. Projector and associated equipment shall be screened. 3. Projector and associated equipment shall not obstruct pedestrian movement.

K. Property/Yard Sign

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Property / Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T

T = TEMPORARY BLANK = PROHIBITED

Standards	
Maximum Area	RS districts: 16 sq ft plus 16 sq ft for every 20,000 sq ft of lot area over 20,000 sq ft RM Districts: 32 sq ft plus 32 sq ft for every 20,000 sq ft of lot area over 20,000 sq ft All other districts: 80 sq ft plus 40 sq ft for each additional 20,000 sq ft of lot area
Maximum Number	Limited by lot area
Maximum Height	Lots of 20,000 sq ft and under: 10 ft Lots of 20,000 sq ft and greater: 22 ft
Setback	Signs of 16 sq ft or less: 0 ft Signs greater than 16 sq ft: 10 ft
Illumination	No
Other requirements	A building permit is required for any property/yard sign greater than 16 sq ft

L. Supergraphic

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Super-graphic																T						

T = TEMPORARY BLANK = PROHIBITED

Standards	
Maximum Height	Shall not extend beyond the height or perimeter of the structure to which it is attached
Setback	Same as building on which sign is located
Illumination	External or Animation
Other requirements	1. Shall project 1 foot or less from the façade of the building to which it is attached. 2. When adjacent to a freeway or frontage road, no sign shall face parallel, perpendicular, or otherwise be displayed at an angle that is oriented toward the freeway or frontage road. 3. Shall not contain multiple displays giving the appearance of multiple signs. 4. Shall be a minimum of 15 feet above the grade of the adjacent sidewalk or the average finished grade of the subject property, whichever is greater.

M. Wind Sail

Existing District	RU	RA	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	--	CRT/	C-1/C-2	--	--	H1	MD	M1	M2	--	OS	PF
Proposed District	**RS80**	**RS40**	**RS20**	**RS10**	**RS5.2**	**RS3.3**	**RS2**	**RM18**	**RM25**	**RM50**	**CN**	**CP**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**	**IH**	**AG**	**OS**	**PF**
Wind Sail								T	T	T	T	T	T	T	T	T	T	T	T			T

T = TEMPORARY BLANK = PROHIBITED

Standards	
Maximum Area	30 sq ft
Maximum Height	15 ft

30.06.04 SIGN ILLUMINATION[491]

A. Applicability

All signs shall comply with the following, except for development within the Las Vegas Boulevard Gaming Corridor as defined in NRS 463.3076.

B. Standards for Static Illumination

1. Illumination and Luminance

Except for Electronic Message Unit Signs, which are addressed in subsection 2. below, all signs shall apply the following illumination standards:

i. No sign shall use beacons, search lights, strobe lights or any form of lighting that would impair the vision of motorists, pilots, or air traffic controllers.

ii. No sign shall use any form of illumination that would impede the effectiveness of any Government Sign.

iii. Any exterior light source shall be shielded, directed solely on the sign, and not upon any other object or adjacent properties.

iv. Illuminated signs shall not operate at brightness levels of more than 0.3 footcandles, as measured using a footcandle meter. The distance from which to measure footcandles is calculated using the following formula, rounded up to the nearest whole number: Measurement Distance (in feet) =√(Area of Sign x 100).

2. Luminance Standards for Electronic Message Unit Signs

i. Electronic Message Units shall not exceed the following:

(a) In the Urban Area: a maximum luminance of 5,000 nits from dawn to dusk or a maximum of 300 nits from dusk to dawn.

(b) In the Nonurban Area: a maximum luminance of 5,000 nits from dawn to dusk or a maximum of 150 nits from dusk to dawn.

(c) Light trespass shall not exceed 0.3 footcandles above ambient light, measured at the property line as described in subsection 1 of the preceding subsection.

[491] 30.72.090.

ii. Electronic Message Units shall be equipped with an automatic dimmer device to reduce wattage appropriate to ambient light.

iii. When an Electronic Message Unit malfunctions, the screen shall turn to black, or power off.

3. Certification

The sign permit owner or their designee must certify that the proposed sign complies with all luminance or illumination requirements found in this Section and provide evidence of compliance if requested.

30.06.05 SIGN MEASUREMENTS

A. Building and Property Frontage

Unless otherwise stated, for any sign area calculation based on the length of street frontage, a parcel with frontage on more than 1 street may only use the length of 1 frontage for determining the permitted sign area.

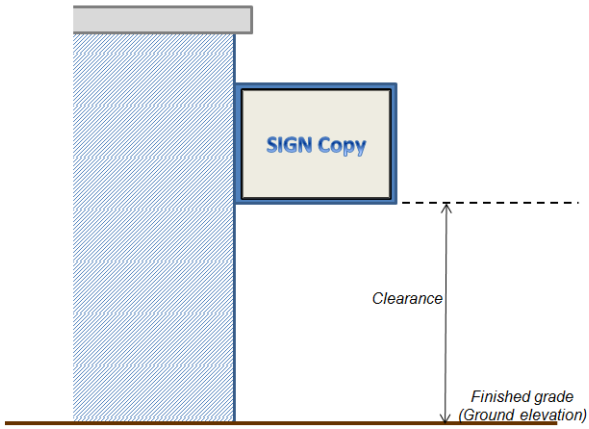
B. Clearance[492]

1. The minimum clearance of a sign shall be measured from the horizontal surface of the ground to the lowest portion of the horizontal projection of the sign.

2. In pedestrian areas, the minimum clearance is 9 feet for any freestanding or projecting sign.

3. Signs located in areas subject to vehicular traffic must have a minimum clearance of 14 feet.

Figure 30.06-A: Required Clearance for Projecting or Freestanding Sign



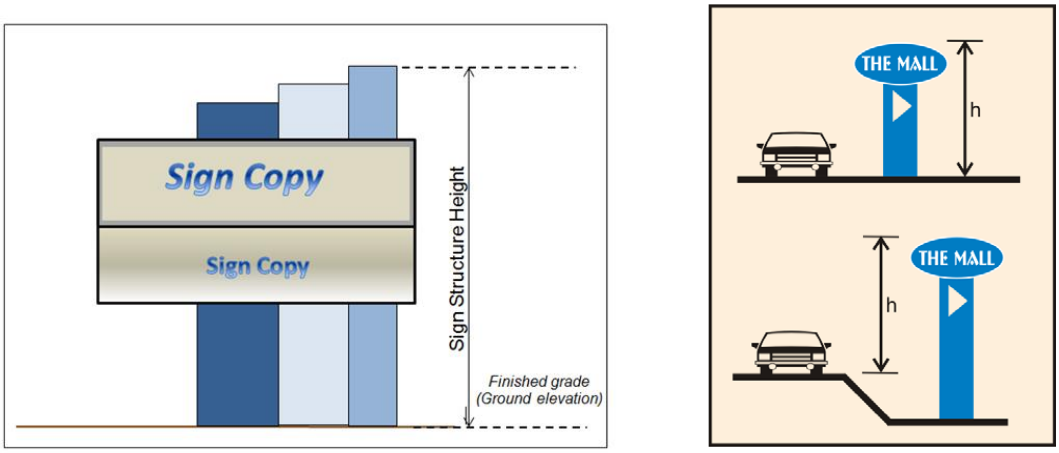
C. Height

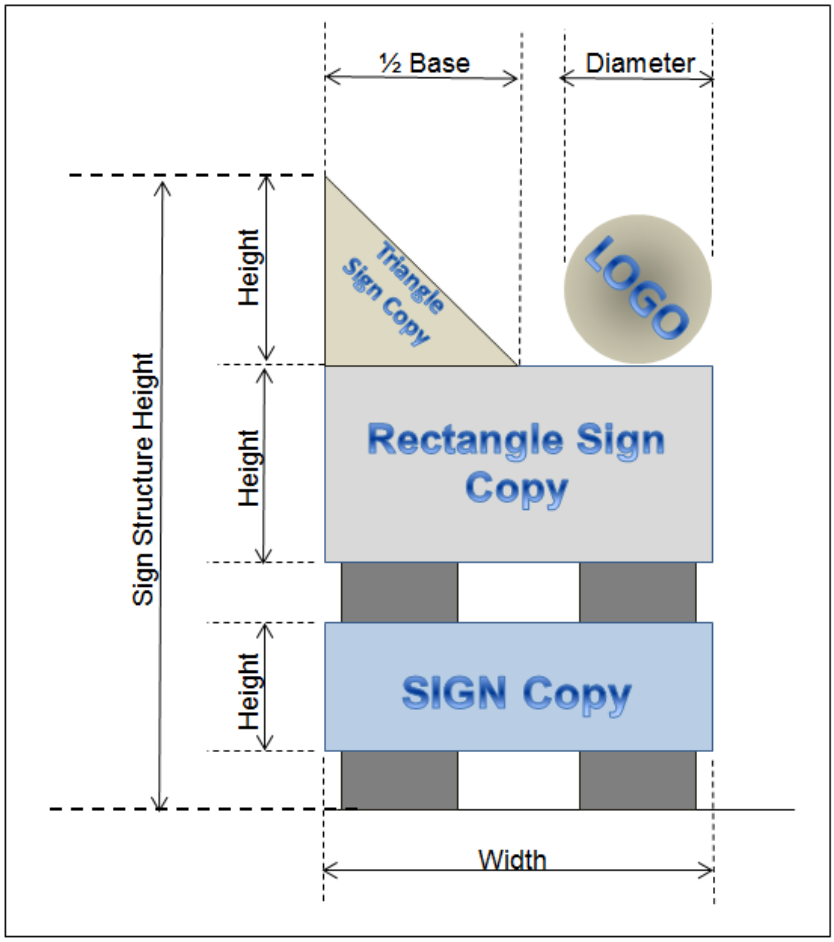
1. The vertical measurement from the finished grade at the base of the sign to the highest point of the sign structure shall determine the sign structure height. Exception: If a sign structure is mounted within 20 feet of a street that has a higher grade level than the site, the sign structure height shall be measured from the grade level of the street to the highest point of the sign structure. See Figure 30.06.02-B on right.

[492] 30.72.040.b.

2. The base of a monument sign or a project identification sign is not included in the calculation of the maximum permitted sign height.

Figure 30.06-B: Measuring Sign Height





D. Sign Area[493]

1. Maximum Area

Maximum area is applied per individual sign unless otherwise specified.

2. Signs with Frame or Cabinet

The area of a sign is based on the outer dimension of the frame or cabinet surrounding the sign surface area**.** The total sign area is the smallest geometric shape, or the sum of the combination of regular geometric shapes, which comprise the cabinet or frame of the sign. The allowable sign area of a multiple sided sign is not the sum of each face, but shall be calculated as follows:

i. Typical doubled-sided sign: the area of 1 face.

ii. Double-sided or V-shaped sign whose faces form an interior angle no greater than 90°: the area of the largest single face.

iii. Double-sided or V-shaped sign whose faces form an interior angle greater than 90°: the area of both faces.

iv. More than 2-sided sign: 50% of the sum of the area of all sign faces.

[493] 30.72.120.

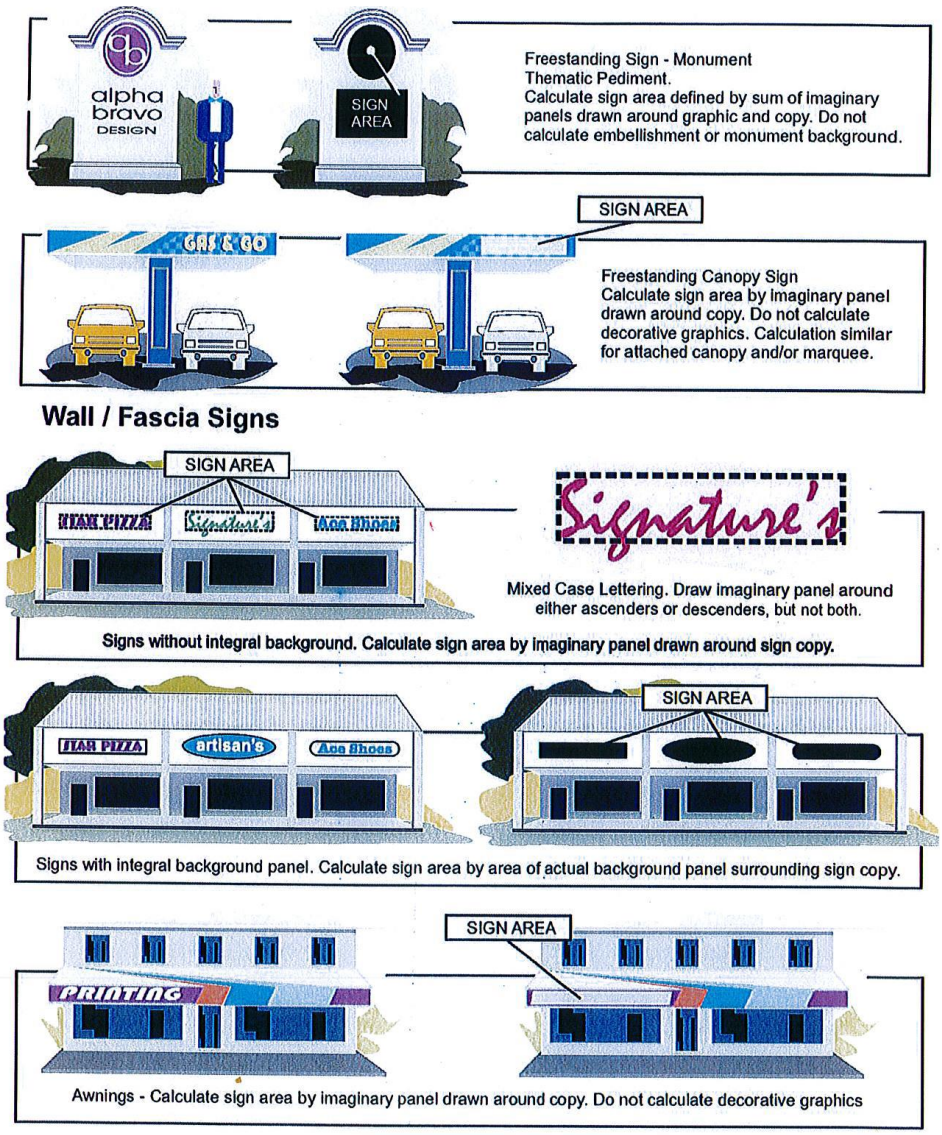
3. Signs without Frame or Cabinet

For signs with copy painted on or attached directly to a structure without an integrated background not enclosed in a frame or cabinet, the sign area is the smallest geometric shape that encompasses the entire area of the sign copy. In the case of sign copy enclosed within a painted or illuminated border or displayed on a background contrasting in color with the structure, the sign area shall include the area within the contrasting background, or within the painted or illuminated border. Fabricated Letters, Canopy and Awning signs are examples of sign types that use this calculation.

i. Signs with Separate Elements

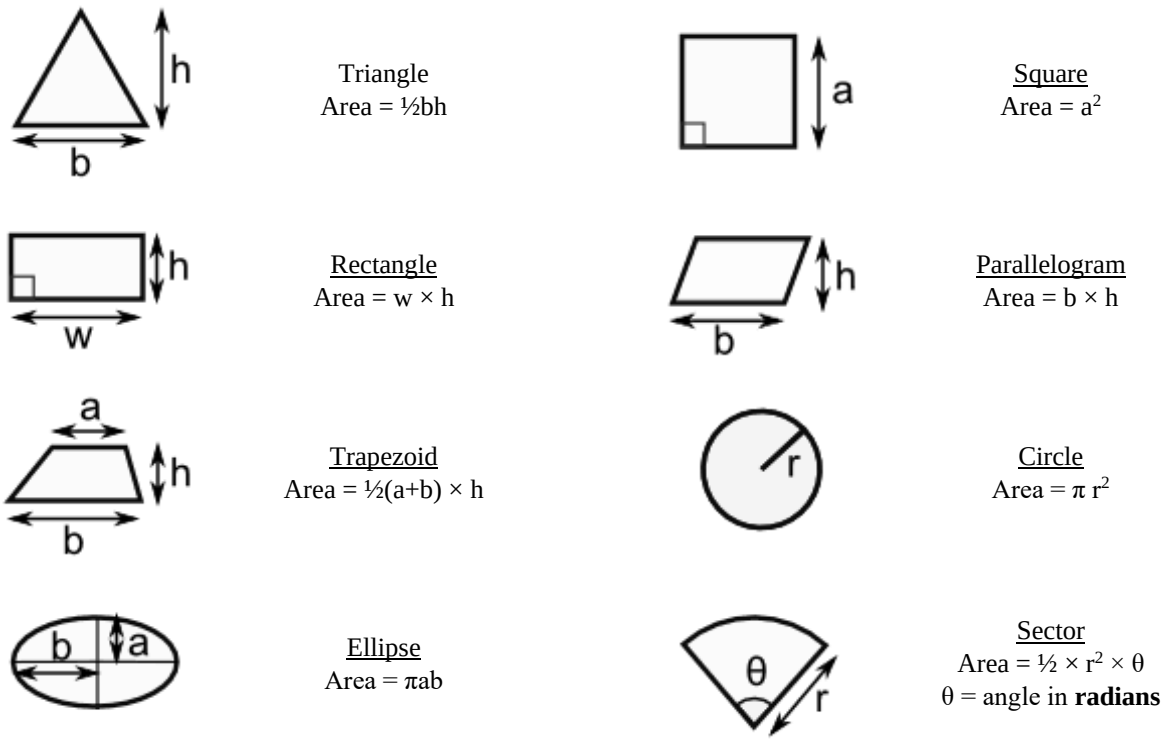
(a) When a sign is constructed of individual elements, sign area is measured by adding the sum of the areas of each geometric shape or any combination of which create the smallest single continuous perimeter enclosing the limits of the sign.

Figure 30.06-C: Measuring Sign Elements



(b) Formulas for measuring common geometric shapes: Even the most complex sign backgrounds are combinations of various geometric shapes. Included here are common formulas. π (Pi) = numerical value equals 3.1416.

Figure 30.06-D: Formulas for Measuring Common Geometric Shapes



ii. Three-Dimensional Signs

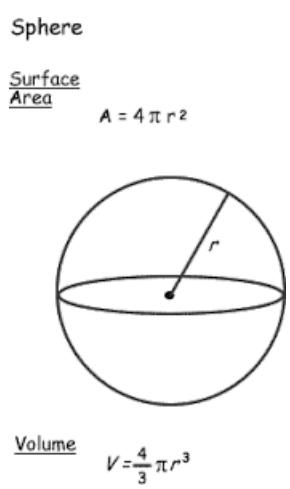


Figure 30.06-E: Volume Formula of a Sphere for Revolving or 3-D Signs

4. Measuring Building Elevation or Face

Allowable sign area for most wall signs is a percentage of the building elevation or face, per §30.06.02Q. Measurement shall be taken vertically from grade to the top of a parapet or mansard wall or to the bottom of the eaves for a pitched roof and horizontally across the entire width of the building elevation or face.

30.06.06 NONCONFORMING SIGNS

Commentary

This content comes from 30.76.060, with references removed regarding whether a sign is on- or off-premises, along with some clean-up of the language.

This §30.06.06, *Nonconforming Signs,* applies to all signs except as follows:

A. A lawfully constructed nonconforming sign display or structure may be reconstructed if a governmental entity required relocation due to the construction of a public improvement, and then only if the reconstruction occurs on the same or adjacent property, and permits are applied for within 180 days of receipt of notice from the County of the improvement's completion.

B. The maximum height of a legally nonconforming sign display or structure oriented toward the roadway whose nearest edge is within 60 feet of a public improvement may extend the maximum structure height 30 feet above the grade of the travel lane of the roadway or 25 feet above the tallest surface of a public improvement located within the public right-of-way if the improvement obstructs or obscures the sign's visibility. In no case shall a sign be constructed which will obscure the view of the street or freeway upon which the motorist is traveling.[494]

C. If any noise abatement improvement project is constructed within the right-of-way of a controlled-access freeway, and the improvement obstructs the visibility of an outdoor advertising structure, as defined in NRS Chapter 278.0213, from the main traveled way of the controlled-access freeway, the County shall authorize the height or angle of the sign to be adjusted to restore the visibility of the sign to the same or comparable visibility as before the construction of the improvement project.

D. A nonconforming outdoor advertising structure, as defined in NRS Chapter 278.0215, may not be relocated, replaced, or structurally altered if required to be removed as a result of the owner of the real property on which the nonconforming outdoor advertising structure is located terminating the lease that governs the placement of the nonconforming outdoor advertising structure on that property pursuant to the terms of that lease; or the structure is destroyed or damaged in excess of 50% of its material value as a result of a natural disaster, including, without limitation, a fire, flood, earthquake, windstorm, rainstorm, or snowstorm. If the above criteria do not apply, the nonconforming advertising structure may be relocated to a comparable site approved by the Board of County Commissioners as an appropriate location for the structure.

E. The owner of an existing legal nonconforming sign display or structure may submit an Administrative Design Review, as described in §30.05.05A, to replace the faces of the sign with digital sign faces, subject to the following conditions:

1. Permitted only within the following areas, but in no case shall the sign be allowed within any residential zoning district:[495]

i. Along a freeway;

[494] 30.76.060.d, with references to "off-premises" removed.

[495] Removed CP district from this provision as it is no longer being considered the same as residential districts.

ii. Boulder Highway;

iii. On Paradise Road from I-215/CC-215 on the south to Twain Avenue on the north;

iv. On Swenson Street from I-215/CC-215 on the south to Harmon Avenue on the north; or

v. On Tropicana Avenue from Decatur Boulevard on the west to Swenson Street on the east.

2. Must display messages a minimum 6 seconds and messages cannot travel or flash;

3. The digital signs shall adhere to all applicable standards of this Chapter 30.02, Signs;

4. Consecutive signs facing the same direction of travel shall not display sequential messages;

5. Consecutive signs facing the same direction of travel shall not display messages at the same rate of synchronization;

6. A sign conversion fee of $10,000 shall be paid to Clark County with the Administrative Design Review submittal;

7. If NDOT approval is required, it must be received prior to permit issuance; and

8. Waivers or variances to the standards in this subsection E are prohibited.[496]

30.06.07 MAINTENANCE AND ABANDONMENT

A. Maintenance[497]

1. Sign Maintenance

i. All signs and sign supports, including decorative covers, must be maintained in a clean, safe, like-new condition. Any damage, including weathering, resulting from wind or any other natural or artificial cause, must be repaired within 30 calendar days.

ii. Signs must remain free of graffiti.

iii. Paint or debris associated with signs shall not litter property or rights-of-way.

2. Building Maintenance[498]

A building façade damaged as the result of the removal, repair, replacement, or installation of any sign shall be repaired within 30 calendar days from the date of the damage.

B. Abandonment

Signs of a defunct or inoperative nature must have copy removed within 90 calendar days from the date the use was discontinued, as determined on the basis of business license expiration or other documented information indicating the business or establishment has ceased operation.

30.06.08 VIOLATIONS AND ENFORCEMENT

A. Violations[499]

This §30.06.08A applies to all signs. When a sign is found to be in violation of the regulations of this Chapter 30.02, *Signs*, the Clark County Code or of any other ordinance or law, the County, at its discretion, may remove or order that such sign be removed or brought in compliance as described within this subsection.

[496] 30.76.060.f, with edits.

[497] 30.72.030.g, Maintenance.

[498] 30.72,030.f, Building Façade Repair.

[499] 30.72.130

1. Immediate Removal/Impoundment

The County may remove without notice any sign unlawfully located in the public right-of-way, or placed on public property without the entity's consent, or which causes the threat of immediate peril or menace to the public. Within 10 days of impoundment, notice shall be sent by U.S. mail to the property owner and the beneficial user of the sign, if such user can reasonably be identified, informing them of the removal and how to reclaim the sign per subsection 4.below, *Impounded Signs,* of this subsection.

2. Notice of Abatement

The County may issue a Notice of Abatement which identifies the specific violation to the applicable law, and includes an order that may require the alteration, repair, reconstruction, demolition, relocation, or removal of the sign, as may be appropriate. Any work required shall be completed within 30 days of the date specified on the order, unless a different timeframe for compliance is specified.

i. Notification

The County shall notify the property owner and the beneficial user of the sign, if such user can reasonably be identified, of the Notice of Abatement served either personally or by first-class mail. The Notice must advise the property owner or beneficial user of the:

(a) The location of the sign.

(b) The type and description of the sign.

(c) The Code section(s) in alleged violation.

(d) Specific date by which the sign shall be brought into compliance or removed.

(e) Penalties if the sign is not brought into compliance or removed.

(f) Manner by which to appeal the County's determination described in the order.

ii. Penalty

If voluntary abatement does not occur by the date specified in the Notice of Abatement, or a hearing has not been requested to appeal the order, the County has the discretion to remove the sign, assess a fine to the property owner, or both as follows:

(a) Removal of Signs

Signs may be removed by Clark County, or its agents after the specified date in the Notice of Abatement if consent is obtained from the property owner or other person with lawful possession of the property, or as otherwise allowed by law.

(b) Fine

The County is authorized to impose a fine in accordance with Clark County Code, Title 1.14. The fine may begin the day after the date specified in the Notice of Abatement, and accrue every day until the sign is brought into compliance or removed.

iii. Appeal

Any property owner or beneficial user who has received a Notice of Abatement may appeal the County's determination by requesting a hearing before the Hearing Officer within 10 days from the date of the written Notice of Abatement. The request for hearing shall include the property owner's or beneficial user's name and address and shall state in detail the reasons for the hearing request. The County's action toward sign removal or assessment of a fine shall be stayed until a hearing is held and a decision made pursuant to subsection 3 below.

3. Appeal Hearing for Notice of Abatement or Impoundment

A Hearing Officer will make a final decision whether the County's determination of the violation or penalty is justified.

i. All requests for hearing shall specify the name and address where the person requesting the hearing may be contacted and shall state in specific detail the reasons for the hearing request.

ii. A timely request for a hearing made prior to the imposition of fines or the impoundment of the sign shall stay such action(s) until 5 working days after the decision is rendered.

iii. A hearing shall occur within 10 working days of the date of the request for a hearing, unless continued by agreement. At the hearing, the owner or beneficial user may present evidence or argument as to whether the sign was in violation of this Chapter or if the impoundment or fee is improper.

iv. The Hearing Officer may give oral notice of the decision at the close of the hearing and shall also send by first-class mail written notice of the decision within 5 working days after the date of the close of the hearing.

v. The decision of the Hearing Officer shall be considered final. the County may not take any action permitted by that decision until 5 days after the written decision is mailed.

4. Impounded Signs

The property owner or beneficial user, after providing sufficient proof of ownership of a sign may, at any time up to and including 30 days after the impounding, obtain a return of the sign upon paying, in addition to any applicable penalty fees, an impound fee of $100 per sign, plus the reasonable additional special itemized costs, if any, of impounding the sign in excess of the required impound fee.

i. Appeal

The property owner or beneficial user of the sign may request an appeal hearing to determine whether the sign should be returned without payment of an impound fee within the 30 days from impoundment. The Hearing Officer, after a hearing in accordance with subsection 3. , and a determination that the impoundment was improper, may order the sign returned without payment of any impound fee, or if an impound fee has been paid, may order the return of any such impound fee.

ii. Unclaimed Signs

If the property owner or beneficial user has not requested to have the sign returned, sufficient proof of ownership is not provided, or a hearing on the impounding of the sign is not requested within the time limits list above, the sign will not be returned nor impound fees accepted. Clark County may sell or otherwise dispose of the sign and deposit the proceeds, if any, from any such sale or other disposition in the County Treasury.

Chapter 30.07 Rules of Construction & Definitions

30.07.01 Rules of Construction of Language[500]

A. Meanings and Intent

1. All provisions, terms, phrases, and expressions contained in this Title shall be construed in accordance with the general purpose statement set forth in §30.01.03 and the specific purpose statements set forth throughout this Title. When, in a specific section of this Title, a different meaning is given for a term defined for general purposes in this Title, the specific section's meaning and application of the term shall control.
2. Words not included in this Title but defined in other Titles within the Clark County Code shall be construed as defined in such other Titles.
3. Terms not defined within this Title or the International Building Code shall have the meaning customarily assigned to them.

B. Headings, Illustrations, and Text

In the case of any difference of meaning or implication between the text of this Title and any heading, caption, drawing, table, figure, or illustration, the text shall control.

C. Lists and Examples

Unless otherwise specifically indicated, lists of items or examples that use terms such as "for example," "including," "such as," or similar language are intended to provide examples and not to be exhaustive lists of all possibilities.

D. Computation of Time[501]

1. References to days are calendar days unless otherwise stated. The time in which an act is to be done shall be computed by excluding the first day and including the last day. If the last day is a Friday, Saturday, Sunday, or holiday observed by Clark County, that day shall be excluded.
2. If a deadline or required date of action falls on a Friday, Saturday, Sunday, holiday observed by Clark County, or other day County offices are closed, the deadline or required date of action shall be the day prior to the one where County offices are closed.

E. External References

Reference to a resolution, ordinance, statute, regulation, or document shall be construed as a reference to the most recent edition or amendment of such, unless otherwise specifically stated.

F. Tenses, Plurals, and Gender

1. Words used in one tense (past, present, or future) include all other tenses, unless the context clearly indicates the contrary.
2. Words used in the singular include the plural and the plural includes the singular.
3. Words in the masculine gender include the feminine, and words in the feminine gender include the masculine.

---

[500] Based on existing 30.08.020. Subheadings added and slight reorganization for user-friendliness.

[501] Provisions 2 and 3 are new and typical. Confirm they match County practice.

G. Mandatory and Discretionary Terms

The words "shall," "will," "must," "is not," and "is" are always mandatory. The words "may" and "should" are advisory and discretionary terms.

H. Conjunctions

Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

1. "And" indicates that all connected items, conditions, provisions, or events apply.
2. "Or" indicates that one or more of the connected items, conditions, provisions or events may apply.

I. Public Officials

All public officials, bodies, and agencies referenced are those of Clark County, unless otherwise indicated.

J. Designees[502]

Whenever this Title refers to the Director of Building, Director of Comprehensive Planning, Director Public Works, Building Official, Code Enforcement Manager, County Surveyor, County Engineer, County Recorder, Director of Business License, Director of Environment and Sustainability, Sheriff, and/or District Attorney, it shall also include any person designated by that authority to act in his or her place.

30.07.02 Defined Terms

A.

Abandoned

To cease or suspend from developing or maintaining a building, use, or site feature such as a sign.

Abandonment

See "Vacation and Abandonment."

Abutting

Having a common border with, or being separated from such a common border by a public or private street, alley, or easement (see also, "Adjacent" and "Contiguous").

Access[503]

A way or means of approach to provide pedestrian or vehicular physical entrance to a property.

Accessory Agricultural Building

An accessory building for housing livestock or materials necessary to maintain the animals.

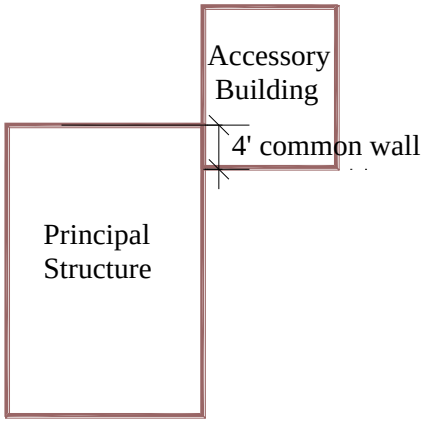
Accessory Building

A subordinate building clearly incidental to, and located upon, the same lot as the primary building with no interior access to the primary building and shall not be used as a dwelling. Examples include but are not limited to garage, workshop, shed, game room, pool house or cabana, which may include a balcony or deck.

[502] 30.04.050

[503] Definition modified to include all right-of-way users.

Figure 30.08-2 Common Wall



Accessory Commercial

A commercial use designed to be accessory to and integrated into a residential development, including group living facilities, or Recreational Vehicle Park and established only for the convenience of residents and guests.

Accessory Dwelling

A subordinate dwelling unit used for residential purposes (i.e., living, cooking, sanitation, and sleeping), including rental for occupancy by others, in a portion of the primary dwelling without interior access , or a separate structure located on the same lot as the primary dwelling. An Accessory Dwelling shall not be considered an additional dwelling unit when calculating density.

Accessory Use[504]

A use or activity, subordinate in area, extent, and purpose, incidental to the primary use of the property, on the same lot.

Acre[505]

An area of 43,560 square feet.

Gross Acre

The total area within the boundary lines of a lot before public streets, flood control channels or basins, or other areas to be dedicated or reserved for a public use are deducted from such lot. County or other government held property previously dedicated shall not be included in calculating total acreage.

Nominal Acre

An area based on the aliquot part of a section.

Action

[504] Standards related to the number of automobiles and constitutionally protected activities are removed to be included in use-specific standards.

[505] Existing term “Net Acre” is not carried forward (only used to calculate application fee for Zoning Letters).

The decision of the reviewing authority on an application submitted in accordance with this Title, including the determination made and any conditions of approval. For the purposes of NRS 278.0235 only, final action occurs on the date the Board, Commission, or Director approves or denies an application.

Adjacent

Having a common border with another property, including the intersection of property lines at property corners, with no street or other property between.

Adult Business

An establishment characterized by material having as a dominant theme and emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas" as detailed in Titles 6, 7, and 8 (Business License & Liquor and Gaming) or otherwise herein. Adult Bookstores, Adult Motion Pictures, Adult Mini-Motion Picture, Adult Entertainment Cabaret, Adult and Picture Arcade Theater are as defined in Titles 6, 7, and 8.

Nothing in this section shall be construed to apply to the non-obscene presentation, showing, or performance of any play, dance, erotic dance, drama, ballet, concert, or similar performance in any theater, concert hall, fine arts academy, School, institution of higher education, business or similar establishment as a form of expression of opinion or communication of ideas or information, as differentiated from the promotion or exploitation of sex for the purpose of advancing the economic welfare of a commercial or business enterprise. This definition also does not apply to professional services by a “provider of health care” as defined in NRS 629.031.

Advertising

Any writing, printing, painting, display, emblem, drawing, sign or other device, designed, used or intended to be used to advertise products, goods, services, or promote the sale of objects, or attract attention to a place, or lettering for the purpose of making anything known.

Agricultural Fence

See “Fence, Agricultural”

Agriculture and Animal-Related

This category includes agricultural and animal-related uses involving the boarding and care of animals on a commercial basis, farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, animal husbandry, and the processing and selling of agricultural products.

Airport Definitions

The following definitions apply to the requirements listed in §30.02.26B, *Airport Airspace Overlay (AAO*), and 30.02.26C, *Airport Environs Overlay (AEO),* unless the context otherwise requires.

Aircraft Hangar[506]

A facility for the storage of aircraft and airport-supporting materials.

Airport or Airstrip

A public or private landing area, runway, or other facility designed or used for the landing and taking off of fixed wing aircraft, including taxiways, aircraft storage, and tie-down areas, hangars, and other necessary buildings, including incidental commercial uses, and open spaces.

Airport Elevation

The highest point of an airport's usable landing area measured in feet above mean sea level.

[506] New.

Hazard to Air Navigation

An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

Height

To determine height limits in all zones in this Title and/or shown on an Airspace Zoning Map, the datum shall be the North American Vertical Datum of 1988, and the North American Horizontal Datum of 1983, or any subsequent revision.

Obstruction

Any structure, growth, or other object, including a mobile object, which exceeds a limiting height set forth in §30.02.26B, *Airport Airspace Overlay (AAO)*, and §30.02.26C, *Airport Environs Overlay (AEO)*.

Public Use Airport

Any of the following airports in Clark County, Nevada: Harry Reid International Airport, Overton Municipal Airport (Perkins Field), Searchlight Airport, Jean Airport, North Las Vegas Airport, Boulder City Airport, Echo Bay Airport, Henderson Executive Airport, Sky Ranch Estates, and Kidwell Airport.

Runway

A defined area on an airport prepared for landing and takeoff of aircraft along its length.

Runway Protection Zone

A trapezoidal area at ground level, created for the purpose of protecting the safety of approaches and keeping the area clear of the congregation of people. Formerly referred to as Runway Clear Zone.

Structure

An object, including a mobile object, constructed, or installed by humans including, but not limited to, buildings, towers, cranes, smokestacks, earth formations, signs, and overhead transmission lines.

Tree

Any object of natural and/or support growth.

Aliquot Parts

The 160-acre, 80-acre, 40-acre, and 10-acre units, or other regular subdivisions of a section, that are divisions of a section of land, excluding government lots and tracts, as set forth in the current manual of instructions for the survey of the public lands of the United States.

Alley

A public way, primarily for vehicular use, of a minimum width of 20 feet, which affords a secondary means of access to abutting properties. An alley is not a street for the purpose of this Title.

Alteration

Any change, addition, or modification in construction, or occupancy, of an existing structure.

Alternative Fuels Processing[507]

The processing of alternative transportation fuels, including biodiesel, natural gas, ethanol, hydrogen, and propane to be distributed.

[507] New. Previously undefined.

Amenity

A natural or man-made, constructed, or created feature that enhances the aesthetic quality, visual appeal, or attractiveness of a property, place, or area including, but not limited to, open space.

Ammunition

In reference to this Title, ammunition or cartridge cases, primers, bullets, or propellant powder (including gun powder) designed for use in any firearm. The term shall not include (a) any shotgun shot or pellet not designed for use as the single, complete projectile load for one shotgun hull or casing, nor (b) any unloaded, non-metallic shotgun hull or casing not having a primer as defined by United States Code; or (c) non-combustible components of ammunition.

Amusement Device, Inflatable

An inflated device with a surface for bouncing and jumping.

Amusement Ride

A bungee or mechanical device which carries or conveys passengers along, around, or over a fixed or restricted route or course. This use does not include slides, playground equipment, or coin-operated devices.

Animal Byproducts

A facility where animals are killed, dressed, and/or processed in preparation for consumption or where animal remains are processed for other purposes.

Animal Care Project

The keeping of animals, including Hogs and Pigs, in conjunction with a multi-membership animal husbandry society that provides participants with direction and guidance in the raising of animals and an opportunity to exhibit the animals at an off-site location at the end of the project.

Animal Hospital

A facility for the examination, medical or surgical treatment, overnight care, and/or observation of animals.

Antenna

Any system of wires, poles, rods, reflecting discs or similar devices used to transmit or receive electromagnetic waves external to or attached to the exterior of, any building or mounted upon the ground.

Applicant

Person with authority to submit an application in accordance with §30.05.03C.1, *Initiating Authority,* or correspondent listed on application if different than applicant.

Apiary

A place where beehives of honey bees are kept to produce honey or to pollinate plants.

Approvable Form[508]

Off-site improvement plans that have been reviewed and all required corrections made to the satisfaction of the Director of Public Works.

Aquaculture

The farming or rearing of aquatic life or the cultivation of aquatic plants.

[508] Definition updated to be more clear.

Architectural Enclosure

Any part of a building that encloses space such as bay windows, fireplaces, media nooks, room overhangs, which extend past any wall. Second story enclosures may be supported by foundation or support columns, except for room overhangs

Architectural Intrusion

Any part of a building or structure, such as, awnings, belt courses, canopies, cornices, column, eaves, parapet walls, railings, rooflines, sills, stoops, wall and projecting signs, and other similar features which extend past any wall of a building or structure. The intrusion may be supported by a foundation but may not enclose space below ceiling height.

As-Built Drawings

Drawings or plans that show and delineate any and all changes from the approved plans that occurred during the construction and installation of subdivision improvements.

Assisted Living[509]

A commercial building or building complex used or maintained to provide living quarters, which may also provide nursing, dietary, and other Personal Services, to more than 10 people with disabilities or elderly persons who, without the assistance of any other person, may be physically or mentally capable of moving himself/herself from the room in which he/she sleeps to outside the facility in 4 minutes or less, or as provided for by federal, state, and local regulations. NAC 449 and NRS 449. This use shall not include Community Residences.

Auction

An establishment where merchandise is sold more than twice in any calendar month, or more than one consecutive month, in a competitive bidding process, but shall not include Auctions to liquidate inventory when going out of business.

Automobile

A motor vehicle designed for passenger or light cargo transportation, including sedans, pick-up trucks, vans, motorcycles, and sport utility vehicles (see also, “Commercial Vehicle”).

Automotive and Transportation

This category includes a broad range of uses for the operation, maintenance, storage, sale, or rental of motor vehicles and related equipment.

Aviary

An enclosure for keeping and rearing of 4 or more domesticated birds not normally raised for consumption in confinement, but not including young birds under 6 months of age.

Avocational or Vocational Training Facility[510]

An institution or facility for avocational or vocational instruction, or instruction of students, incidental to the operation of a business or organization on the operation of machinery, power equipment, tools, driving, or teaching of construction techniques. This does not include other Educational Facility uses.

Awning

[509] Currently, “Assisted / Independent Living Facility.”

[510] Updated definition to reflect consolidation of major and minor versions of this use.

A roof-like cover that projects from the wall of a building for the purpose of shielding a doorway or window from the elements and is an architectural feature of the building.

B.

Balcony

An exterior floor system 3 feet or greater above grade. A balcony may be attached to a primary or accessory building.

Banquet Facility[512]

A facility for rent to accommodate functions including, but not limited to, banquets, weddings, and other similar celebrations or an institution used or intended to be used for an association of persons for some common purpose such as Lions, Elks, Rotary, Shriners, or similar. A facility may include kitchen facilities , and the sale of alcoholic beverages for on-premises consumption during scheduled functions, not open to the general public.

Basement

A portion of a building which is partly (more than 50%) or completely underground. A basement is not considered a story of the building.

Batch Plant, Permanent or Temporary

A manufacturing facility for the production of concrete or asphalt.

Bathhouse

Any place, including a private club or organization, where baths are given or furnished, with or without an attendant present, within the bathing area including, but not limited to, Japanese, Swedish, Russian, Turkish, hot air, vapor, mineral, sweat, salt, Japanese, or electric baths. This use does not include Massage and is not to be confused with a gym, fitness center, or health club for athletic training and exercise.

Bed and Breakfast

An establishment, typically in a residential dwelling, having up to 4 guest rooms that provide guests with transient accommodations and incidental eating and drinking service.

Bedroom

A habitable room in a dwelling unit planned and intended for sleeping, separated from other rooms by a doorway. To calculate required parking, the term shall include all rooms within the dwelling unit except for kitchens, bathrooms, the room from which the main exterior access to the dwelling unit is taken, or any other room having less than 90 square feet of floor area.

Berm

Soil artificially built up or placed so as to form a visual barrier or buffer.

Block

A parcel or parcels of land bounded by streets, or by streets and a natural or artificial barrier.

Block Wall

A wall in the form of rock features, or other decorative forms, providing the wall complies with height restrictions.

Board

[512] New definition proposed. Added language to make applicable to Club, also.

The Board of County Commissioners, the governing body of Clark County, Nevada, or when sitting as another political subdivision or entity.

Brewery, Distillery, or Bottling Plant[513]

A facility that manufactures, bottles, and distributes beverages to retailers or wholesalers for resale, including the mechanized assembly line production of such goods. This does not include a craft brewery, craft distillery, winery, or any other non-food processing facility.

Buffer

A perimeter area around a lot, or portion thereof, which—through landscape planting, distance, or structures—is designed to ameliorate nuisances between adjacent land uses or between a land use and a street.

Buffer Wall

A wall which mitigates the potential negative impact between uses.

Building[514]

Any structure, other than a tent, having a single or common roof supported by columns or walls (see also, "Primary Building" and "Public Building").

Building Area or Buildable Area

The portion of a building site, exclusive of the required setback areas, in which a structure or building improvements may be erected.

Building Code

The Building Administrative Code of Clark County, Chapter 22.02 of the Clark County Code, and the technical codes identified therein.

Building Elevation

The view of any building or other structure from any one of four sides showing features such as construction materials, design, height, dimensions, windows, doors, other architectural features, and the relationship of grade to floor level.

Building Face

Any exterior wall of a building which is 4 feet or more in length. Walls off-set by 4 feet from each other count as a separate face.

Building Height[515]

The vertical distance from the average grade to the highest point of the building (see also, "Grade"). See Airport Definitions for the purpose of determining the height limits in the AAO.

Building Mass

The combined height, width, and depth of a building.

Building Material

Substances used in construction such as wood, lime, gypsum, brick, block, cement, concrete, tile, terra cotta, stone and plaster, and other materials deemed appropriate by the Building or Fire Codes.

---

[513] Consolidates "Beverage Plant," "Brewery," and "Distillery," which have the same permissions.

[514] Reorganized sub-definitions to be limited to types of buildings, and not any term that starts with the word "building."

[515] Updated to consolidate definitions for "building height" with "height" as relates to the airport.

Building Official

The person designated by the Director of the Department of Building to perform functions as specified in Chapter 2.02 of the Clark County Code. The Building Official may also designate qualified staff to act in his place relative to the performance of these functions.

Building Permit

An official authorization by the Building Official to commence specific phases of work on a construction project.

Building Separation

The distance from one building to another, measured from the closest point of each building, exclusive of architectural intrusions.

C.

Campground[516]

An outdoor area designated for temporary occupancy in cabins, tents, or other temporary or mobile shelters. This use is primarily used for recreational purposes, retains an open air or natural character, and is not a Recreational Vehicle Park.

Cannabis

This category includes uses that are engaged in the consumption, cultivation, manufacturing, processing, sale, and testing of medical and/or retail (recreational) cannabis. Specific use types include:

Cannabis Consumption Lounge

A facility that shall have the meaning ascribed to "Cannabis Consumption Lounge" per NRS §678A.

Cannabis Cultivation Facility

A facility that shall have the meaning ascribed to "Cannabis Cultivation Facility" per NRS §678A.

Cannabis Dispensary

An establishment that shall have the meaning ascribed to a "Medical Cannabis Dispensary" per NRS §678A.

Cannabis Distributor

A use that shall have the meaning ascribed to "Adult-use Cannabis Distributor" per NRS §678A.

Cannabis Independent Testing Laboratory

A facility that shall have the meaning ascribed to "Cannabis Testing Facility" per NRS §678A.

Cannabis Production Facility

A facility that shall have the meaning ascribed to "Cannabis Production Facility" per NRS §678A.

Cannabis Retail Store

An establishment that shall have the meaning ascribed to "Adult-Use Cannabis Retail Store" per NRS §678A.

Caretaker Unit[517]

A self-contained dwelling unit located on the same lot as a primary use or structure, or within the development of a primary use, and which provides residential accommodations for property management or security

[516] Consolidated with “Nudist Camp”.

[517] New. Replaces “Watchman’s Manufactured Home” and consolidated with "Manager’s Unit.”

personnel. A Caretaker Unit shall not be considered a dwelling unit for purposes of calculating density or a residential use of the property.

Carport

An accessory use consisting of a covered parking space, not completely enclosed by walls or doors, and for the accommodation of an automobile.

Catering

An establishment that prepares, stores, and delivers food and food utensils for off-premises consumption.

Cemetery

Land used or intended to be used for the burial of the dead and may include mausoleums and columbaria when operated in conjunction with and within the boundary of such Cemetery.

Certificate of Amendment

A document that corrects an error or omission in, or amends any recorded subdivision plat, record of survey, parcel map, division of land into large parcels, or reversionary map if the correction or amendment does not change, or purport to change the physical location of any survey monument, property line or boundary line.

Certificate of Land Division

See "Division of Land into Large Parcels."

Childcare Home[518]

A facility where overnight living quarters and developmental guidance are provided to children.

Citizens Advisory Council (CAC)

See "Town Board."

Cluster

A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, open space, or the preservation of environmentally sensitive areas.

Code Enforcement Manager

The person appointed by the Board to enforce this Title.

Commence

Any of the following actions provided that actual construction is diligently carried on until the completion of the building or structure involved.

1. The actual placing of construction materials in their permanent position fastened in a permanent manner;
2. Basement excavation;
3. Demolition or removal of an existing building or structure preparatory to rebuilding;
4. Grading of the site;
5. The recording of a subdivision map; or

[518] Formerly Childcare Institution. Definition updated to not restrict the number of children that are served by these facilities.

6. Where a building permit is not required, a business license is issued when in compliance with all conditions of approval.
7. Where a building permit or business license is not required, the actual start of an approved use when in compliance with all conditions of approval.

Commerce

The purchase, rental, sale, or other transaction involving the handling, or disposition, of any article, substance or commodity for profit or livelihood, or the ownership or management of Office buildings, Offices, recreational or amusement enterprises, motels, garages, hotels, outdoor advertising and outdoor advertising structures, or shops conducted for the sale of Personal Services and other similar enterprises.

Commercial Complex

A commercial or industrial development with more than one user which shares common parking and/or vehicular access.

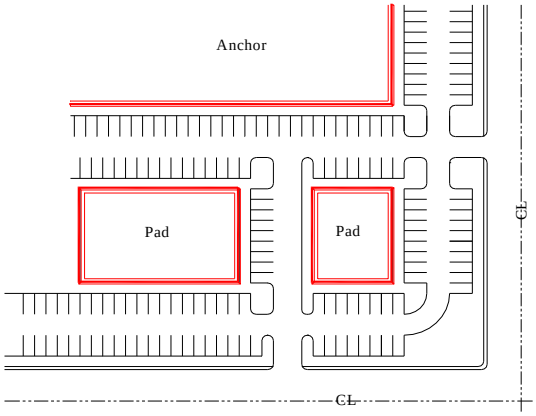
Commercial Development

An established development in which the uses conducted are listed as conditional or permitted in the commercial districts in Table 30.03-1: *Summary Table of Allowed Uses,* regardless of the district in which it is located.

Commercial Pad Site

A freestanding building or prepared building area within a commercial complex which is usually located significantly closer to the street or freeway than any other adjacent commercial buildings.

Figure 30.08-3 Commercial Pad Site



Commercial Vehicle

Includes the following, but not any manufactured home or recreational vehicle:

1. A single vehicle or combination of motor vehicles with a gross vehicle weight rating (GVWR) of more than 26,000 pounds

A single truck tractor or trailer with a GVWR of more than 10,000 pounds, such as semi- or tow-trucks;

A vehicle designed to transport 16 or more passengers, including the driver; or

Any size vehicle that requires hazardous material placards.

Commission

The Clark County Planning Commission.

Common Open Space

See "Open Space"

Communication Antenna

A structure intended for wireless transmission or relaying of any portion of the electromagnetic spectrum, including television, radio, telephonic, or any other type of communicative transmission affixed to another building or structure, including the equipment necessary for its operation, but not including structures for signal reception only.

Communication Provider

Any entity that provides a communicative service via transmission lines within easements established for such a purpose or by electronic transmission via wireless service, such as radio, television, microwave, or any other means of communicative transmission.

Communication Tower

A freestanding structure designed to accommodate one or more Communication Antennas. Communication Towers shall be considered to mean the tower plus any antenna(s) affixed to the tower.

Communication Utility Building

A building used by a communication provider to house communication equipment such as, but not limited to, computer network servers, connections, and electronic cabling systems. This does not include Communication Antennas and towers or Offices for permanent staff.

Community Garden

An area of land maintained by a group to grow and harvest food or non-food crops or non-food crops for consumption or donation. Community Gardens may contain separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

Community Facilities

Uses in this category include buildings, structures, or facilities that provide a service to the public.

Community Facility

A facility that provides Daycare to children, public park, playground, public swimming pool, a center or facility where the primary purpose is to provide recreational opportunities or services to children or adolescents, and a Place of Worship as ascribed to it in NRS Chapter 678B.

Community Residence[520]

A residential family-like living arrangement for 5 to 10 unrelated individuals with disabilities in need of the mutual support furnished by other residents of the Community Residence, as well as the support services, if any, provided by the operator of the Community Residence. Residents may be self-governing or supervised by a sponsoring entity or its staff, which furnishes habilitative or rehabilitative services related to the disabilities of the residents. Inter-relationships between residents are an essential component of a Community Residence. A Community Residence shall be considered a residential use of property for purposes of all zoning and building

[520] Updated definition to comply with Fair Housing Act (people receiving treatment for addiction are considered disabled and are therefore a protected class). Details on the type and level of services and care are minimized to reflect the constantly shifting nature of care and services within such facilities and the difficulty of administering such regulations.

codes. This term does not include Facilities for the Treatment of Alcohol or Other Substance Use Disorders, Modified Medical Detoxification Facilities, Transitional Living Facilities for Released Offenders, Facility for Treatment with Narcotics or Community Triage Center, as each of those terms are defined within Chapter 449 of the Nevada Revised Statutes. The term also does not include any other group living arrangement for unrelated individuals who are not disabled. The term includes 2 categories as follows:

1. **Family Community Residence** including but not limited to "residential facilities for groups" of more than 4 residents as defined by NRS 449.017. Relatives of the residents may reside in the residence; however, cannot exceed 10 individuals.
2. **Transitional Community Residence** including but not limited to "halfway house for recovering alcohol or other substance use disorders" for more than 4 residents as defined by NRS 449.008.

Compatible Use

The characteristics of different land uses that allow them to be harmoniously located near or adjacent to each other with minimal impacts. Compatible use considerations may include a range of activities and design features related to existing and proposed development, such as but not limited to height, mass, density, architecture, landscaping, hours of operation, and environmental impacts.

Compelling Justification

Proposed amendments that satisfy the following criteria:

1. A change in law, policies, trends, or facts after the adoption, re-adoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed amendment appropriate; and
2. The density or intensity of the uses allowed by the amendment is compatible with the existing and planned land uses in the surrounding area; and
3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, Schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed; and
4. The proposed amendment conforms to other applicable adopted plans, goals, and policies.

Complete or Completion

Any one of the following:

1. The recording of a subdivision map creating lots which do not conform to the regulations of the underlying zoning district or a commercial or industrial map.
2. Completion of construction of at least 50% of the total building area as shown on the plans for any land use application and the related on-site parking and access, as well as 100% of the required landscaping adjacent to development, required buffer walls and off-site improvements. Off-site improvements shall not be determined to be complete until they are physically constructed and accepted by the Board, unless waived by the Board or Commission. The Director shall verify completion with the conditions, stipulations or limitations required for any land use application for part or all the land included in the application.
3. When construction is not required, the issuance of a business license shall constitute completion.

Composting

A facility that processes compostable material as regulated by the Southern Nevada Health District (SNHD) per NAC 444.670.

Concept Plan

The first step in the Specific Plan Process, where general plans are proposed and potential impacts are identified.

Conditional Use

A use permitted within a zoning district provided that it conforms to the standards for permitted uses and the standards listed under the specific use within §30.03.02, *Summary Table of Allowed Uses.*

Condominium

A common-interest community in which portions of the real estate are designated for separate ownership and the remainder of the real estate is designated for common ownership solely by the owners of those portions. A common-interest community is not a condominium unless the undivided interests in the common elements are vested in the units' owners.

Conflicting Use

The transfer of negative impacts over property lines from one land use to an adjacent land use. Conflicting use considerations may include but are not limited to a range of incompatible activities and design features related to existing and proposed development, such as but not limited to height, mass, density, architecture, landscaping, loss of privacy, unsightly views, traffic and parking concerns, hours of operation and environmental impacts.

Congregate Care Facility

Any commercial building or building complex used or maintained to provide continuous nursing, dietary and other Personal Services to more than 10 people with disabilities or elderly persons who, without the assistance of any other person, are not physically or mentally capable of moving himself/herself from the room in which he/she sleeps to outside the facility in 4 minutes or less, but excluding cases of contagious or communicable diseases, surgery or primary treatments such as those customarily provided in sanitariums and Hospitals, Community Residences, and as otherwise provided for by federal, state, and local regulations.

Construction and Demolition Waste

Waste resulting from the construction or demolition of buildings and other structures, as defined by Title 9.04 and as described by the Southern Nevada Health District.

Convention Facility

A facility that hosts conferences, exhibitions, events, large meetings, seminars, and training facilities.

Contiguous

Any parcel that shares any common property line other than a corner or is separated only by a public right-of-way dedicated by fee or grant of easement having a width of less than 60 feet except as specified in this Title. For the purpose of land use application acceptance, lots are considered contiguous that:

1. Are within a subdivision under the same ownership;
2. Are separated by a dedicated public right-of-way of 100 feet or less; or
3. Share a common property line or corner.

Cooperative Management Agreement Area (CMA)

An area established through an agreement signed November 1992 between Clark County and the U.S. Bureau of Land Management, located to the west and south of Harry Reid International Airport, the boundaries of which are defined by aircraft departure flight corridors and the 60 DNL noise contour. Most Clark County-owned property within the CMA is subject to the terms of the Southern Nevada Public Land Management Act of 1998,

which restricts that County land to those uses defined in the Agreement as compatible with aircraft operations. For more information contact the Clark County Department of Aviation.

Corral

A pen, building or structure for the enclosure or confinement of animals.

County[521]

That portion of Clark County, Nevada outside the incorporated cities.

County Engineer

A Nevada registered professional engineer appointed by the Board to hold the position of County Engineer.

County Islands

Property within unincorporated Clark County surrounded by an incorporated city.

County Surveyor

A Nevada professional land surveyor appointed by the Board to hold the position of County Surveyor.

Court or Courtyard

An open unoccupied area, other than a yard, on the same lot with a building and bounded on two or more sides by such a building.

Craft Brewery, Distillery, or Winery[522]

An establishment, including a brew pub, that manufactures malt beverages (and similar fermented beverages), distilled spirits, or wine, and may also blend, age, store, bottle, and sell beverages for both on- and off-premises consumption per NRS §597.

Crematory

A facility for the reduction of remains by incineration or alkaline hydrolysis.

Cul-De-Sac[523]

A street with only one outlet that provides for an adequate turning area for vehicular traffic at its terminus, including those designed with a radius, hammerhead, or any other approved design.

Current Planning Division

A division of the Clark County Department of Comprehensive Planning.

D.

Day

See §30.07.01D, *Computation of Time.*

Daycare

A facility where intermittent care, protection, and supervision is provided, for a fee, at least twice a week to more than 6 children or adults at one time.

Dayclub/Nightclub

[521] Definition modified to be more clear without changing applicability.

[522] New definition draws from existing definitions for Brew Pub and Craft Distillery.

[523] Updated to replace “minor street” (undefined) with “local or private street,” which are defined terms.

An establishment that primarily provides Live Entertainment such as live music and acts including bands, disc jockeys, karaoke, dance, speeches, acrobats, etc., and may include the service of food and/or alcohol, but excluding Adult Businesses.

Daytime Hours

Between 6:00 a.m. and 10:00 p.m.

Deck

An exterior floor system which extends less than 3 feet above grade. A deck may be attached to a primary or accessory building.

Decorative

A special treatment or application such as texture, finish, or color which may be used in building materials, walls, concrete finishes, and roofing, etc.

Decorative Fence

See "Fence, Decorative"

Decorative Lighting

Superfluous light, not used as part of a sign, intended to increase the attractiveness of a building, structure, or other incidental use.

Decorative Metal

Types of high-quality metal panels, including panels with raised seams (standing seam), interlocking tile shaped panels, and flat locked and soldered metal panels. Decorative metal does not include materials, designs, colors, or textures that consist of or resemble galvanized, corrugated sheet metal.

Decorative Roof[524]

A roof wholly covered by one or more of the following finished building materials: slate, clay, cement, standing seam metal, wood shake, wood shingle, interlocking tile-shaped metal panels, flat-locked and soldered metal panels, or other high-quality decorative materials.

Decorative Wall

A wall having an appearance enhanced by either texture or design finished with stucco, pilasters, tile, or brick, split-face block, block containing a pattern or design, or a combination of any of the above. A decorative wall shall not include the standard, solid gray cinder block or concrete walls with a flat finish nor include wood or chain link fences, either with or without slats.

Dedication

The transfer of land in fee simple or by easements, as required by the County or by the owner, for the use of the public, and accepted by the County for such use by, or on behalf of, the public.

Deed Restrictions

See "Restrictive Covenants Running with the Land."

Default

[524] New. Definition is adapted (and expanded) from definition for decorative metal roof.

Failing, neglecting, or refusing to complete the work in the public right-of-way, within the time stated on the permit, not maintaining construction traffic controls in conformance with this Title, or not paying any applicable overtime, reinspection, or construction traffic control violation fees.

Density

The number of residential dwelling units occupying a given area, expressed in terms of dwelling units per gross acre of land.

Design

The design elements of a development site, including the planning and engineering of alignments, grades and widths of streets, drainage, sanitary facilities and utilities, and location, size and configuration of easements, rights of way, lots, traffic access, grading, building location, landscaping, open space, buffering and other specific physical requirements.

Design Capacity

The maximum permitted occupancy per building or fire codes, whichever is greater.

Detached Building

One building on a single lot surrounded by yards or open space, or buildings in a building group that are physically detached one from the other.

Detention Facility[525]

A facility where persons convicted or accused of a crime, or in lawful custody, are confined.

Development

The division of land into two or more parcels; the recordation of a commercial/industrial subdivision map; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure or site improvement; property for which an unexpired land use application approved a use; property for which a building permit is active for the appropriate use; any mining, excavation, landfill, grading, or modification of the natural landscape; and/or any use or extension of the use of land, including the addition of impervious surfaces which limit or prevent the infiltration of water into the soil mantle, or which change the characteristics of water flow (see also, "Commercial Development," "Mixed-Use Development," "Nonresidential Development," "Residential Development," and "Special Development").

Development Agreement

A written agreement, adopted pursuant to State statutes and this Title, for a specified period of time between the County and any person having a legal or equitable interest in real property for the purpose of developing such property in accordance with specified laws, ordinances, codes, resolutions, rules, regulations and plans adopted by the Board and in effect at the time such agreement is executed, in return for additional development requirements that may include, but are not limited to, provision of Affordable Housing, design standards, and on- and off-site infrastructure and other improvements, and which shall be approved by the Board. A Development Agreement provides assurance the property owner has committed to providing sufficient public facilities and infrastructure needs related to the development. It is approved for a specific period of time with the terms locked in during that period.

1. A Negotiated Development Agreement is a negotiated, approved, recorded, and binding agreement between the property owner and the County for the development of land. A Development

[525] Updated definition to provide simplicity and clarity without creating the need for sub-uses and definitions.

Agreement is negotiated for a period of time, usually corresponding to the projected build out of the project and the terms are locked in for that period of time.

2. A Standard Development Agreement is an approved, recorded, and binding agreement between the property owner and the County for the development of land. A Standard Development Agreement provides assurance the property owner has financially committed to providing sufficient public facilities and infrastructure needs related to the development, as specified in the Southwest Las Vegas Valley Public Facilities Needs Assessment (PFNA) Report initiated and approved by the Board.

Development Standards

Regulations that govern the size, bulk, or siting conditions of particular types of buildings or uses located within any designated district. These requirements also include the standards for signage, landscaping, parking, site and building design, residential adjacency, and common open space.

Developer

An individual or entity responsible for a development.

Director of Comprehensive Planning

The Director of the Clark County Comprehensive Planning Department.

Director of Building

The Director of the Clark County Department of Building.

Director of Public Works

The Director of the Clark County Department of Public Works.

Disability[526]

A physical or mental impairment that substantially limits one or more of an individual's major life activities, impairs an individual's ability to live independently, having a record of such an impairment, or being regarded as having such an impairment.

District

A section of the County for which the regulations governing the area, height, or use of the land and buildings are uniform.

Disturbed Area

An area which has been graded, leveled, cleared, or otherwise stripped of vegetation and natural ground cover. It does not include incidental vehicular traffic over unpaved surfaces for recreational purposes.

Division of Land into Large Parcels

A division of land into four or fewer lots, with a minimum lot size of ten nominal acres, each of which can be described by aliquot part and is not within a closing or fractional section.

Dormitory[527]

[526] Updated to remove exception of people suffering from addition, which has been interpreted by the courts to be considered a disability that is protected by the Fair Housing Act.

[527] Consolidated with "Fraternity House, Sorority House." Definition updated to ensure future use for employers, Union Halls, and social organizations, and to require a connection to an educational institution for fraternities/sororities.

A building or portion of a building used to provide sleeping accommodations for a group of unrelated people. A Greek life organization Dormitory must be for those organizations recognized by the School. This use does not include lodging uses, Hospitals, or other approved institutions or similar uses.

Drainage Impact Analysis

A study that provides information on the impact of a proposed development on drainage patterns on the site of the development and for adjacent and downstream properties.

Drive Aisle

The primary means of vehicular access, other than a street, within a development or to lots within a development.

Driveway

The means of ingress/egress to or from a site, connecting a "drive aisle", street, or access easement to or from a garage or entry of a property.

Drought

A combination of many complex factors acting and interacting with the environment resulting in water supplies not being replenished normally. In simple terms, a drought occurs when existing water supplies cannot meet established demands for a period of time.

Drought-Tolerant Tree

A tree rated by the Southern Nevada Regional Planning Coalition Plant List as having Low or Very Low water needs.

Dry Cleaning Plant

An industrial facility where fabrics are cleaned, and may be dyed, with substantially nonaqueous organic solvents or by conventional washing. The floor area utilized for dry-cleaning equipment or dry-cleaning processes including accessory tailoring and alterations exceeds 1,800 sq ft.

Dwelling[528]

A building or portion thereof designed or used exclusively for residential occupancy by a family or by persons residing in a Community Residence and within which there is interior access to all habitable rooms. The term "dwelling" includes single-family residences, multi-family residences, factory-built homes, and manufactured homes, but does not include any other buildings where people are housed in group living arrangements, such as Assisted Living, Boarding House, Childcare Home, Dormitory, Single-Room Occupancy, or any other group living arrangement for unrelated individuals that are not protected by the Fair Housing Act (FHA).

Dwelling, Live-Work[529]

A nonresidential use with residential living space and an integrated workspace primarily used by one or more residents. The unit typically has a storefront, workspace, or studio, and public display area on the ground floor, with residential located in a segregated, separate area.

Dwelling, Multi-Family

A building containing three or more dwelling units when not meeting the definition of Dwelling, Single-Family Attached, with three or more families living independently and the units separated by a common wall, floor and/or ceiling. Townhomes developed on a single lot with 3 or more units, as permitted by this Title, joined by common walls on not more than 2 opposite sides of the dwelling where no portion of another dwelling exists above or below at grade or first floor level shall be included in Dwelling, Multi -Family.

[528] Updated definition to remove maximum occupancy, which should be defined based on the definition of Family

[529] New.

Dwelling, Single-Family Attached[530]

A single-family dwelling permanently attached to another single-family dwelling, designed or arranged to be occupied by families living independently. Townhomes mapped on individual lots with 3 or more units, as permitted by this Title, joined by common walls on not more than 2 opposite sides of the dwelling where no portion of another dwelling exists above or below at grade or first floor level shall be included in Dwelling, Single-Family Attached.

Dwelling, Single-Family Detached

A detached building, including manufactured homes, containing only one dwelling unit on its own individual lot.

Dwelling Unit[531]

A building or portion of a building designed as a unit for occupancy by not more than one family for living or sleeping purposes, and which contains one kitchen and one full bathroom.

E.

Easement

The dedication to a person, government entity, or public utility a limited right of use or interest of a property given by the property owner for a specific purpose, or a prescriptive right as determined by a court of law. Easements dedicated to the public, which are accepted by the County, shall be used by, or on behalf of, the public.

Educational Facilities

Uses in this category include public and private institutions at the primary, secondary, or post-secondary level, or vocational or trade Schools.

Egress

An exit.

Electric Generation, Large-Scale

A large-scale facility generating an excess of 5 megawatts of electricity produced by waste, heat, solar, wind, gas, coal, hydroelectric power sources, or nuclear fission, or when established as the primary use of the property.

Electric Generation, Small-Scale

A small-scale power unit generating 5 megawatts or less, established as an accessory use, designed to provide power for a primary use. This use may include, but is not limited to, reciprocating engines, microturbines, industrial combustion turbines, fuel cells, photovoltaics, and wind turbines. This does not include emergency backup generators allowed per Clark County Air Quality Regulations.

Electric Vehicle Charging

Electric Vehicle Charging spaces or areas in compliance with the xxxxxxxx.

Elevation

The vertical distance above or below a fixed reference datum based on the North American Vertical Datum of 1988.

Emergency or Urgent Care

[530] Definition updated to include nuances of townhomes, which are not stacked, and duplex, triplex, and quadplex, which allow a variety of arrangements.

[531] Definition updated to ensure it does not prevent a studio apartment from being considered as a dwelling unit.

A facility that provides urgent or emergency medical care to the general public without appointment. An Emergency Care facility does not provide 24-hour care.

Emergency Work

Work performed by the owner or operator of a utility or any governmental entities as the case may be or by persons authorized to perform work within the County rights-of-way that will compromise the general prosperity, health, safety and welfare of the public if not performed and completed as soon as possible, even if such completion requires continuous repairs at times other than normal County business hours.

Employee Housing

An on-site Accessory Dwelling unit for an owner, operator, or employee of the primary use or establishment.

Enhanced Paving

The use of alternative paving materials to accent areas of Parking Lots to provide a change in color and/or texture from the asphalt.

Escort Bureau

A commercial service that, for a fee, commission, profit, payment, or other monetary consideration, furnishes, refers or offers to furnish or refer escorts, or provides or offers to introduce patrons to escorts in accordance with the restrictions listed in Chapter 8.32 of the Clark County Code.

Exotic/Wild Animals

Exotic and wild animals, including those considered to be inherently dangerous, are regulated and defined by Chapter 10.04 of the Clark County Code.

Explosives

Gunpowder, powders used for blasting, all forms of high explosives, blasting materials, fuses other than electric circuit breakers, detonators and other detonating agents, smokeless powders, other explosive or incendiary devices and any chemical compound, mechanical mixture or device that contains any oxidizing or combustible units, or other ingredients, in such proportions, quantities or packing that ignition by fire, friction, concussion, percussion or detonation of the compound, mixture, device or any part thereof may cause an explosion. For the purpose of this Title, an explosive does not include ammunition for small arms, or any component thereof, black powder commercially manufactured in quantities that do not exceed 50 pounds, explosives used for mining activities, and percussion caps, safety and pyrotechnic fuses, quills, quick and slow matches, and friction primers that are intended to be used solely for sporting, recreation or cultural purposes (see also, “Ammunition”).

F.

Family

One or more individuals related by blood, marriage, adoption, or guardianship, or no more than four unrelated individuals living together as a single housekeeping unit within a dwelling unit. This definition includes unrelated individuals who reside in a dwelling under foster care; however, such individuals are not counted towards the limit of four unrelated individuals.

Family Daycare

Any facility, sometimes within a dwelling, where care, protection, babysitting, and supervision are provided for less than 24 hours per day without the presence of parents for up 6 people, including children, aged or infirm persons and “facilities for the care of adults during the day” as defined in NRS 449, at one time.

Farm or Garden

An area used for the cultivation of any plant, food, or flower crop, but not for raising animals.

Fence

Any artificial barrier greater than 36 inches in height (constructed of any material or combination of materials) erected within a required setback for the purpose of enclosing or screening certain areas of land. Fences not constructed within required setbacks shall be considered accessory structures and shall meet the restrictions for such structures within the respective districts. The restrictions applicable to walls apply to fences; however, a fence shall not be substituted for a wall when required by this Title.

Fence, Agricultural[534]

A wire fence, for example electrical or barbed wire, constructed to enclose agricultural uses and/or animals.

Fence, Decorative

A fence constructed of decorative wrought iron or similar material which may be in combination with decorative walls and/or columns with not less than 50% of the vertical surface of the fence open.

Fence, Screening

A fence designed to block the view of motorists and pedestrians into the interior of a lot to the extent that the activities conducted on the lot are indiscernible.

Fence, Security[535]

A fence or wall erected as a barrier to persons, animals, or vehicles, to control or prevent access to an enclosed or restricted area. Security fences are not decorative and may include razor or barbed wire along the top, in accordance with §30.04.03D.

Fence, Temporary

A fence constructed of materials such as chain link or wood intended to be removed upon final development and use of the site.

Financial Services

An establishment whose primary service is the exchange of currency, including banks, credit unions, savings and loan associations, high-interest or vehicle title lenders, and deferred deposit providers, but excluding Retail sales and Offices. This use includes:

Incidental

Establishments primarily engaged in the retail sale of goods or services that incidentally or independently of a Retail sale or service cashes checks for a fee of not more than $2, but does not advertise as a check-cashing service, or an establishment that holds a nonrestricted gaming license issued pursuant to NRS Chapter 463 while performing any act in the course of that licensed operation or while performing any act authorized by a license issued pursuant to NRS Chapter 671.

Check Cashing Service

Any establishment primarily engaged in the business of cashing checks for a fee, service charge or other consideration as defined by NRS Chapter 604A.

Deferred Deposit

[534] Standards related to the design specifications of the fence are removed to be located with fence and wall standards. The standards were not moved to Fence standards. They should be otherwise this is a useless definition and can be deleted.

[535] Changed definition to eliminate reference to standards; included cross-reference to those standards.

Any establishment offering a transaction in which, pursuant to a written agreement, the account of the customer; and the service provides to the customer an amount of money equal to the face value of a check, less any fee charged for the transaction, and agrees not to cash the check for a specified period. Deferred-deposit services are not licensed banks, trust companies, savings and loan associations, credit unions, development corporations, mortgage brokers, thrift companies, pawn brokers, or insurance companies.

High Interest Loan

Any establishment that charges a 40% or higher interest rate for a loan including all fees associated with the transaction as defined by NRS Chapter 604A.

Vehicle Title Loan

Any establishment whose primary function is to lend money on the security of the title to a motor vehicle rather than on the security of the vehicle itself.

Firearm [536]

Any pistol, rifle, shotgun, or other similar weapon permitted to be sold under state and federal law, which also includes the sale of ammunition.

Flag

Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government or political subdivision (see also, "Specialty Signs").

Floor Area

The total area enclosed within the several floors of a building as measured from the exterior faces of the walls, excluding any space where the floor to ceiling height is less than 6 feet. Floor area requirements shall be construed to be based on the gross floor area unless specified as leasable floor area (see also, "Gross Floor Area").

Food and Beverage

This category includes establishments involved in serving prepared food or beverages for consumption on or off the premises.

Food Pantry

A public or charitable institution that collects and/or distributes food or edible commodities to individuals in need. This can include food banks, food pantries, soup kitchens, hunger relief centers or other food or feeding centers similar in nature.

Food Processing

The mass production for distribution to retailers or wholesalers resale on- or off-premises of food products from ready-to-use ingredients, such as but not limited to, baking, grinding and casing sausage or ice cream through the process of baking, canning, cooking, fermenting, freezing, pickling, or smoking. Fermentation shall not include any alcoholic products.

Food Scrap Management Program

A program which uses organic waste such as green materials or food scraps which are recycled through processing, Composting, farming, livestock, Hogs and Pigs or anaerobic digestion and which is an incidental use to a Sanitary Landfill if the Sanitary Landfill has been issued a Class I landfill permit by the Solid Waste Management Authority, is located outside the town boundaries in unincorporated Clark County and is on at least 500 contiguous acres.

[536] Updated to remove inclusion of ammunition, which is already defined separately.

Frontage

All the property aligned on one side of a street.

Fuel Storage[537]

The storage of petroleum products in mass quantities for Wholesale or distribution. This does not include incidental fueling facilities serving a primary use or in conjunction with a Gas Station or Truck Stop.

Funeral Home

An establishment for the preparation of the deceased for burial and/or the display of the deceased and rituals connected with, and conducted before, burial or cremation. This use includes other undertaking establishments such as columbaria, and may include a facility for the permanent storage of cremated remains of the dead. This use does not include cemeteries.

Future Street Width

Lines established adjacent to highways or streets for the purpose of defining limits within which no structure nor any part thereof shall be erected or maintained in order to ensure the future acquisition of these limits as public rights-of-way.

G.

Gaming

All games of chance or devices and any slot or video poker machines played for money, or for checks or tokens redeemable in money except, for the purpose of this Title only, "Gaming" shall not be construed to include slot or video poker machines when such machines are operated incidental or accessory to the conduct of a business permitted under this Title (see "Hotel, Resort" or "Hotel, Rural Resort").

Garage Sale

The selling of used articles on the property of a homeowner, which may be conducted inside or outside.

Gas Station

A business primarily engaged in the sale of fuels for automobiles (including alternative fuels such as natural gas or hydrogen) and which may provide lubricants, tires, batteries, and other small accessories to motor vehicles. This use does not include vehicle repair work.

Government

Uses in this category include publicly owned buildings, structures, or facilities that provide a service.

Government Entity[538]

Any political subdivision of the federal, state, or local government, or any regulatory agency or any utility governed by elected officials.

Government Facility[539]

A facility operated by a federal, state, county, city agency, other public entity, or quasi-public private entity for the purpose of performing government functions that promote the general health, safety, and welfare of citizens. This use does not include government offices.

[537] Consolidated with "Fuel Storage Yard."

[538] Updated to include local government.

[539] Undefined existing "Postal Services" use. New definition proposed to accommodate broader purpose.

Government Facility, Temporary

A temporary facility or structure initiated and funded by a federal, state, or local governmental entity for the construction of a public project, the establishment of a temporary structures for a public use such as modular School buildings or election facilities, or to remediate an environmental hazard, including fences and security fences required to restrict access to such properties and temporary utility structures (such as power poles) needed to power related construction, use, or remediation efforts. A Temporary Government Facility may be owned, leased, operated and/or controlled by a local, state, or federal governmental entity or a quasi-public private entity performing government functions for the remediation of environmental hazards.

Government Patent Easement

A reservation of rights for future public purposes by the federal government for the benefit of the public.

Grade

The average level of the finished ground level at the center of all walls of the building.

Grading

Excavation, filling, clearing vegetation, rough grading, stockpiling, or altering the natural ground surface or its elevation.

Grand Opening

A one-time promotional activity used by newly established businesses, within 2 months after occupancy, to inform the public of their location and services available. Any outdoor activity is permitted only with a Special Event, subject to any restrictions listed in the approval.

Gravel Pit, Permanent or Temporary[540]

A site for extracting gravel, rock, sand, and stone.

Gross Floor Area

The total area enclosed and when referring to a use includes all floor area with interior access to the use (see also, "Floor Area").

Groundcover

Low spreading plants for the protection of soils, to prevent weeds and for aesthetic purposes, or decorative rock, bark or similar covering.

Group Living

Uses characterized by residential occupancy of a structure by a group of people who do not meet the definition of "household living." Tenancy may be monthly or longer and the size of the group may be larger than a "family." Generally, group living structures have a common eating area for residents. Residents may receive care, training, or treatment, and caregivers may or may not also reside at the site. The Group Living category is not to be construed as a "group home."

Guest Ranch

A working farm or ranch where guests are provided transient lodging and may be instructed in agricultural and/or animal husbandry practices.

Guest Room[541]

[540] New. Previously undefined.

[541] Updated to include lodging uses more generally and remove the standard that a room is limited to two persons.

Any room in a Dormitory, hotel, Bed and Breakfast, boarding house, or other lodging used and maintained to primarily provide temporary sleeping accommodations for guests.

Gunsmith

An establishment that repairs firearms or makes or fits special barrels, stocks, or trigger mechanisms to firearms, which may also include the sale of said firearms, including ammunition, as permitted under state and federal law per 27 CFR Part 478.

H.

Habitable

A building suitable for human occupancy as determined by the Building Official, except that habitable space for the purpose of determining the minimum area of a dwelling (or accessory residential use) shall include hallways, closets, bathrooms, basements with interior access, etc.

Hardscape

Inanimate, non-living elements of landscaping, including but not limited to sidewalks, curbs, pavement, structural foundations and permitted signage, plazas, patios, decorative courtyards, lighting walls, fences, arbors, decorative water features, and decorative masonry, woodwork, tile, and public art.

Harmonious

The design, arrangement, and location of buildings or other created or natural elements of the urban environment that are sufficiently consistent in design, scale, height, color, character, and sitting with other buildings or created or natural elements in the area so as to avoid abrupt or severe differences or incompatibilities.

Hazard to Air Navigation

See "Airport Definitions."

Hazardous Material or Waste

Products or waste products which have the potential to be dangerous, extremely noxious, or cause substantial environmental impacts on or beyond the boundaries of the property on which the products are used or stored and includes, but is not limited to, the materials specified in the Nevada Revised Statutes and/or the Nevada Administrative Code when present in the quantities listed, and/or the materials regulated by the Clark County Fire and International Building Codes.

Hazardous Materials or Waste Storage[542]

A facility where explosive, highly hazardous substances designated pursuant to NRS 459.3816 are present in a quantity equal or greater than the amount designated in that same section, or a hazardous substance listed in NRS 459.3833 will be used, manufactured, processed, transferred, or stored.

Healthcare Facilities

Uses in this category include medical services, particularly licensed public or private institutions that provide preventative health care, primary health services, and medical or surgical care to persons suffering from illness, disease, injury, or other physical or mental conditions.

Heliport

A structure or area for the landing or take-off of helicopters, hot air balloons, or other steep gradient aircraft capable of hovering, and including the area or buildings necessary to accomplish these functions.

[542] Consolidated with "Fuel Storage" and "Petroleum Product Storage."

Hillside

A part of a hill between the summit and the foot with slopes of 12% or more, the contiguous extent of which exceeds 2 ½ acres.

Historic Neighborhood

As defined by NRS 278.0153 and regulated within §30.02.25.H, *Historic Designation Overlay (HDO)* of this Title.

Hogs and Pigs[543]

The raising or keeping of swine.

Home Occupation[544]

Any commercial enterprise conducted in a manner clearly incidental and secondary to the residential use of the dwelling.

Hospice

A facility for the treatment and care of the terminally ill.

Hospital

A building, or portion thereof, used for the accommodation and medical and/or psychological care of persons who are sick, injured, or infirm that provides 24-hour care. This includes sanitariums and institutions for the treatment of patients suffering from addiction. NRS 449.

Hotel or Motel

An establishment located within a building or group of buildings with 5 five or more guest rooms designed, used, and maintained to provide guests with less than 30 consecutive days of transient accommodations. This includes condominium hotels and motels that are mapped as commercial condominiums which may not be used for continuous or unlimited residency by a single individual group or family. This also includes long-/short-term lodging, a multi-unit commercial establishment providing both transient and long-term stays, with units having a kitchen suitable for non-transient occupancy and customary hotel services such as linen, maid service, upkeep of furniture, and a telephone. This may include resident and guest amenities such as meeting rooms, clubhouse, and recreational facilities.

Household Pet

Household pets are defined in Chapter 10.04 of the Clark County Code. Household pets can also include potbellied pigs which are not defined in Chapter 10.04 of the Clark County Code.

Housing

Housing is a structure or development that includes a residential use.

I.

Improvement

A public or private facility, including but not limited to, fire hydrants, sidewalks, curbs, gutters, pavement, gravel, aggregate base, streetlights, street name signs, traffic signals and signs, pavement markings, other applicable traffic control devices, survey monuments, sewers, utilities, flood control and drainage facilities, overpasses and underpasses for vehicular and pedestrian uses.

---

[543] New. Existing use was undefined.

[544] Consolidated with “Accessory Commercial Uses (Residential Only),” “Massage” (accessory), “Reflexology” (accessory), and other common Home Occupations.

Incidental Take Permit

The permit, effective as of February 1, 2001, issued by the Secretary of Interior pursuant to Section 10(a)(1)(B) of the Federal Endangered Species Act of 1973, 16 U.S.C. Section 1539 which incorporates by reference the Multiple Species Habitat Conservation Plan and Implementing Agreement and allows the incidental taking of Threatened or Endangered Species in the course of otherwise lawful activities.

Industrial Development

An established development in which the uses conducted are listed as conditional or permitted in the industrial districts in §30.03.02, *Summary Table of Allowed Uses*, regardless of the district in which it is located.

Industrial Services

This category includes facilities for the repair or servicing of agricultural, industrial, business, or consumer machinery, equipment, products, or by-products. Contractors and similar uses perform services off-site. Few customers come to the site.

Industry

The manufacture, fabrication, processing, reduction, or destruction of any article, substance or commodity, or any other treatment, in such a manner as to change the form, character or appearance or add value to the final product.

Ingress

Access or entry.

Instruction or Tutoring Facility

An establishment for the supplemental teaching or tutoring of subjects normally taught in pre-school through grade 12 without awarding degrees or diplomas.

Instructional Wine-Making Facility

A commercial facility that provides a person(s) of legal drinking age with instruction and opportunity to participate directly in the process of wine making on the premises of the facility. The term does not include the following:

1. A wine maker or winery licensed pursuant to NRS §369, and §597 if applicable;
2. “Avocational or Vocational Training Facility;”
3. Any "Manufacturing and Production” use; or
4. "School."

Intensity of Use

Land uses that are less or more intense based on the allowable uses within the zoning district, with less restrictive districts allowing a greater intensity of use.

Irrigation System

The combination of automatic controllers, meters, pressure vacuum breakers, pipes, valves, emitters, bubblers, spray heads, tubing, and other materials to transport water to landscaping.

J.

No definitions.

K. [545]

Kennel

A building, structure, or premises on which Household Pets are kept for an indefinite period, typically for compensation.

Kitchen

Any room primarily used, intended, or designed to be used for cooking or the preparation of food. The presence of a range or oven, or utility connections suitable for servicing a range or oven, shall be considered as establishing a kitchen.

L.

Laboratory[546]

A facility primarily intended for scientific, medical, and dental research, synthesis, analysis, development, and testing in laboratories, including the fabrication, assembly, mixing, and preparation of equipment and components.

Land Disturbance Permit

Any permit required prior to the disturbance of land including but not limited to Building Permits and Grading permits.

Land Use Application

Any application, administrative or otherwise, filed with the Director, to approve the use of land, the design of proposed improvements to the land, the naming or vacation of streets and easements, the exception to requirements of the requirements of this Title, or for any other application required by this Title. The term does not include applications or procedures for the subdivision of land.

Landscape Area

An open area unoccupied except for landscaping that consists of groundcover and/or live planted material served with an irrigation system.

Landscaping

The combination of natural elements such as trees, shrubs, groundcovers, vines, and other living organic and inorganic material which are installed for purposes of creating an attractive and pleasing environment, screening unsightly views, reducing environmental heat, filtering particulate matter from the air, and boosting oxygen levels.

Landscape Island[547]

A raised, landscaped area that runs parallel to parking spaces to provide vegetation, shade, and facilitate circulation breaks in parking rows (see also “Planting Strip”).

Leaseholder

A person who has possession and use of real property under a lease agreement.

Legal Nonconforming Building, Lot, Structure or Use

[545] “Knuckle” removed from definitions. The only place this term appeared in Title 30 was in Definitions.

[546] New. Replacing “Laboratory, Medical/Dental” and “Laboratory, Experimental.”

[547] New. Existing term (carried forward) was undefined.

The lawful use of a legal nonconforming building, lot, structure or use or portion thereof, existing at the time this Title or amendments take effect, and which does not conform to all current Code requirements.

Less Intensive Use[548]

A use classified in a more restrictive zoning district than other uses listed in a less restrictive zoning district. This term is used when describing a development, an approved development, or in all other cases, the land use category.

Library

A facility or area open to the public, intended for the collection and loaning of books, manuscripts, and similar materials for study and reading. This use may also include meeting rooms, Offices for personnel, and similar support facilities.

Live Entertainment

A use that includes any amusement or attention engaging activity, in furtherance of a business by an animal or human performing in person including, but not limited to, the performance of acts, music, speech, dance, acrobatics, disc jockeys, karaoke, or display, but not including Adult Businesses or indoor performances that are inaudible or indiscernible from the exterior of the building.

Livestock

The raising or keeping of domesticated animals (other than Household Pets) traditionally bred for food or transport.

Livestock, Large

This may include camels, cattle, horses, ostriches, and similar animals whose weight at maturity generally exceeds 250 pounds.

Livestock, Medium

This may include emus, goats, miniature ponies, rheas, sheep, and similar animals whose weight at maturity is generally between 50 and 250 pounds.

Livestock, Small

This may include chickens, chinchilla, ducks, fish, geese, peafowl, rabbits (excluding pets), turkeys, and similar animals whose weight at maturity does not generally exceed 50 pounds.

Loading Space

An off-street space or berth for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

Lodging[549]

This category includes establishments that provide lodging services for a defined period of time with incidental food, drink, and other sales and services for the convenience of guests.

[548] "Less Intensive Development" removed from definitions. Only place term appears is here.

[549] Consolidation of uses includes merging of Hotel and Motel, SRO with Long/Short Term Lodging (residential use), Nudist Camp with Campground (recreation use), and removal of "Condominium" as an ownership model (it may make more sense to regulate through licensing than land use).

Loft

A room, other than a hallway, above the first floor, which is open to the first floor. For the purpose of limitations on accessory buildings, a loft is an upper floor area within an accessory building open and visible to the floor below, that shall not 1) exceed 50% of the base footprint of the building, 2) include partitions other than pony walls or railings as required by the Building Official for safety purposes, and 3) provide exterior access.

Long-Term Bicycle Parking Space

A long-term bicycle parking space is one provided within a building.

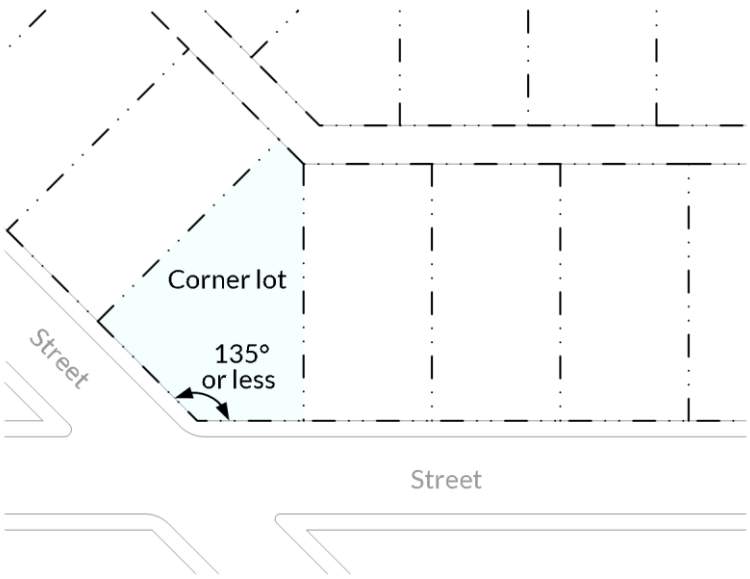
Lot

A parcel of land, or a space within an approved Manufactured Home Park or Recreational Vehicle Park, occupied, or to be occupied by, a building or group of buildings and other required yards and open spaces, having frontage upon a street or other legally approved right-of-way to ensure legal access. A lot may be land so recorded on a plat of record, or considered as a unit of property and described by metes and bounds if created by deed prior to July 1, 1973, and which may include parts of or a combination of such lots, when adjacent to one another, providing such grounds are used for one improvement.

Corner Lot

A lot abutting two intersecting streets, where the interior angle of intersection does not exceed 135 degrees.

Figure 30.07-A: Corner Lot



Double-frontage Lot

A lot, other than a corner lot, with frontage on more than one street.

Flag Lot

A lot having access to a public or private street by a narrow, private right-of-way or portion of a lot, giving the lot a flag-like shape.

Interior Lot

Any lot that is not a corner lot.

Substandard Lot

A parcel of land which has less than the minimum area required in the district in which the lot is located.

Through Lot[550]

A lot, other than a corner lot, abutting more than one street, and having vehicular access to more than one street.

Lot Area

The total horizontal area within the lot.

Lot Coverage

The total area of the lot covered by the roof of any enclosed or unenclosed building, including eaves and overhangs.

Lot Line[551]

Any line bounding a lot, including the following:

Front Lot Line

The property line that is the legal boundary of a lot, typically adjacent to the right-of-way of a street, from which the front setback is measured.

Rear Lot Line

That boundary of a lot most parallel to the front lot line, but does not intersect the front lot line. In the case of a triangular lot, the rear lot line is a line 10 feet in length within the lot parallel to and at the maximum distance from the front lot line.

Side Lot Line

Any lot boundary other than a front or rear lot line.

Lot of Record or Lots of Record

A lot in separate ownership that was created in accordance with the State Law and County Code in effect at the time the parcel was created:

2. Is shown separately on any official subdivision map duly approved and recorded in the manner provided by law after May 5, 1970.
3. With respect to the creation of lots without a subdivision, lots created (1) without a subdivision map prior to July 1, 1973, (2) by contract for sale prior to June 20, 1962, (3) created by a court order, or (4) created by the dedication of a public right-of-way having a width of 60 feet or more if the dedication has been accepted by the County, shall be considered to be legally created.

M.

Maintain or Maintenance

The upkeep of buildings, structures, amenities or lots, including the repair, painting, trimming, pruning, watering, and/or replacement of required improvements, and other on-going activities required to prevent deterioration of the improvement and to provide an attractive site appearance. Where the Building Code requires a permit for construction it shall not be considered to be “Maintenance.”

[550] Updated to ensure that this type of lot is not only “residential.”

[551] Definition updated.

Major Wash

Any wash listed and/or shown in the Conservation Element of the Comprehensive Master Plan, including but not limited to Las Vegas Wash, Las Vegas Creek, Flamingo Wash, Tropicana Wash, Duck Creek Wash and Pittman Wash.

Manmade Lake

Every manmade body of water including lakes, ponds, lagoons and reservoirs (excluding tank-type reservoirs which are fully enclosed and contained) that are filled, or refilled, with water, or reclaimed wastewater from any source, for recreational, scenic or landscape purposes; except for swimming pools, manmade decorative water features or manmade recreational water theme parks.

Manmade Decorative Water Feature

Any manmade stream, fountain, waterfall, or other manmade water feature containing water that flows or is sprayed into the air, constructed for decorative, scenic or landscape purposes, excluding swimming pools, manmade lakes and manmade recreational water theme parks.

Manmade Recreational Water Theme Park

Any manmade bodies of water in combination, including streams, fountains, waterfalls, swimming pools, water slides or other manmade water features, used primarily for contact recreational purposes and existing as the primary use of the property and open to the general public.

Manufactured Home Park

An area or premises where space for two or more manufactured homes are rented.

Manufacturing and Production

This category includes the excavation, transporting, manufacture, fabrication, processing, reduction, destruction, or any other treatment of any article, substance, or commodity, in order to change its form, character, or appearance.

Manufacturing, Artisan[552]

A facility where artist, artisan, or craftsperson fabricates and produces custom goods by hand manufacturing or artistic endeavor. Examples include, but are not limited to, blacksmithing, ceramic studios, custom cabinet making, candle making shops, jewelry-making, textiles, leatherwork, pottery, furniture repair or refinishing, woodworking, welding, sculpting, 3D printing, and the incidental sale of these goods directly to consumers.

Manufacturing, Heavy

A facility for the creation, fabrication, or utilization of chemicals, gases, leather or other tanned goods, metal and smelting of metal, paint and similar surfacing materials and solvents, paper, plastics, and rubber.

Manufacturing, Light

A facility to assemble products with added value, including but not limited to, bones, building products/materials, clay, cork, feathers, gases, glass, glue, hair, horn, leather, non-smelted metal, paint and similar surfacing materials and solvents, paper, plastics, rubber, seeds, shell, stone, straw, textiles, wax, and wood. Cosmetic manufacturing, electroplating, appliance repair, and furniture repair shall also be included.

Manufacturing, Medium

[552] New.

A facility for the creation, utilization, or fabrication of building products/materials, glass (other than glass blowing), glue, textiles, and wax. This use also includes the commercial manufacturing of ammunition for small arms only, if no more than 50 pounds of black powder is stored at any time.

Massage

The physical or mechanical manipulation of soft tissue of the body by a licensed massage therapist.

Master Plan

Hereafter referred to as "the Plan" means that plan adopted by the Board on November 17, 2021.

Mining and Extraction[553]

The extraction and/or processing of metals, ores, or other materials. Mining and natural resource extraction activities on unpatented Bureau of Land Management claims (BLM owned property) are not regulated by this Title.

Mini-Warehouse

An establishment with storage units for rent or sale to the public with all items stored in an enclosed building. The units shall not allow on-site sale of the items, separate businesses in the units, or vehicle repair.

Mixed-Use Development

The combination of commercial and residential development on a single lot or within a single integrated development on multiple lots, or within a single building, and where the combined land uses are planned as a unified complementary whole to accommodate the functional integration of shared vehicular, parking, transit, and pedestrian areas. Mixed-use development shall be considered a commercial development for the purpose of determining development standards except where specific standards are established and as otherwise required by §30.04.06H, *Design Standards for Mixed-Use Development*. Commercial components of mixed-use development shall be open and accessible to the general public.

Mobile Food Vendor[554]

A vehicle, towed trailer, or mobile or movable stand that sells food and/or beverages, as regulated by Chapter 6.130 of the Clark County Code.

Model Residence

A residential unit for display to potential customers.

Monorail

A non-technology specific system used to transport passengers, including any system on a fixed land route installed and operated on an exclusive fixed guideway or rail, including a Monorail as defined in Chapter 705 of Nevada Revised Statutes. The term "Monorail" does not include amusement systems or people movers.

Multiple Species Habitat Conservation Plan (MHHCP)

Clark County Multiple Species Habitat Conservation Plan approved and adopted by the Board on June 15, 1999, and as amended.

Multiple Species Habitat Conservation Plan Mitigation Fee

The fee imposed pursuant to the MSHCP as provided in §30.80.080(a).

Museum

[553] Consolidates all mining/extraction activities and associated processing of natural resources (Gravel Pit, Oil Well,).

[554] Existing "Food Cart/Booth" use was undefined. New definition proposed.

A facility or area open to the public, operated as a repository for the collection, preservation, study, and exhibition of works of artistic, natural, scientific, literary, or historic value.

N.

NAC

Nevada Administrative Code, as amended.

Natural Resources

This category includes activities relating to the mining or removal of materials from the natural environment including mining rocks, soils, minerals, and other similar materials.

Noise Attenuation

The mitigation or reduction in the level of noise between the interior and exterior of a structure through various construction methods.

Noise Attenuation Wall[555]

A wall constructed between adjacent uses designed to mitigate the impact of noise.

Nonconforming Building, Lot, Structure, Site Feature, or Use[556]

A lawfully established building, lot, structure, site feature, or use, or portion thereof, existing prior to the adoption of this Title, but no longer conforms to all current code requirements.

Nonresidential Development

Any development that has a primary use other than a dwelling, including the lot upon which the development is located.

Nonresidential Use

Any development that has a primary use other than a dwelling, including the lot upon which the development is located.

NRS

The Nevada Revised Statutes in its entirety, as amended.

O.

Obstruction

See “Airport Definitions”

Odor Easement

An agreement between a property owner and his/her heirs in interest, or any subsequent property owner, and the Clark County Water Reclamation District, and City of Las Vegas Wastewater Treatment Facility if required, wherein the property owner agrees to indemnify the County against losses resulting from the operation of the Clark County Water Reclamation District's facilities, or similar facilities operated by any other local jurisdiction.

Office

A use providing executive, management, administrative, professional services, or coordination of other services, including but not limited to, administrative or professional operations, government, real estate, employment,

[555] Standards related to height are removed to be located with fence and wall standards.

[556] Updated definition to include site features and use easier to understand language.

advertising, law, architecture, design, engineering, accounting, outpatient medical and dental care, call centers, and similar services, but not including Escort Bureau. Incidental uses, such as medical and dental testing or diagnostic services, are permitted in conjunction with medical and dental offices.

Office, Sales/Leasing

A building or room, maintained by a real estate broker licensed pursuant to NRS Chapter 645.

Office, Temporary[557]

A building, structure, or part thereof used to conduct the business of administrative, professional or clerical operations for a limited time.

Off-Highway Vehicle

A motor vehicle designed primarily for all-terrain and off-highway use such as but not limited to all-terrain vehicles, dune buggies, snowmobiles, or all-terrain motorcycles.

Off-Site Improvement

See "Improvement"

Off-Site Parking

See "On-Site Parking"

One Hundred-Year Floodplain

The floodplain area including floodway and floodway fringe area as defined by the Federal Emergency Management Agency (FEMA) on its Flood Insurance Rate Maps.

On-Site Lighting

Any illumination source or illumination device, except lighting used for signs, located on a lot and is visible from outside the building(s) on the lot.

On-Site Parking

Parking provided for a specific use located on the same lot. All other parking is "Off-Site."

Open Space

Open Space shall mean the following:

Common Open Space

Primarily consists of any common areas, paths, excluding drainage channels and required street landscaping, that are privately maintained for passive and active recreational use by all residents of a development. Open space may include natural (topographic) areas to be preserved and recreational buildings and structures as specified below.

1. Common open space excludes drives and driveways, Parking Lots and parking structures, loading bays, and various utility service areas.
2. Passive and active recreational uses include landscaped areas with special lighting and seating (including but not limited to gardens, plazas , squares, courtyards), walks, paths, trails and shared multi-use paths (such as but not limited to jogging paths, para-course paths, equestrian and exercise trails with activity stations), recreational buildings, game courts and fields, child play areas,

[557] Adapted from definition for "Office."

clubhouses, workout areas, picnic areas, swimming pools, and other structures typically associated with recreational uses. All such recreational uses may be enhanced with art.

3. Open space for mixed-use development may include the required amenity zone, but does not include the sidewalk, and all publicly accessible areas of buildings in the development.

Natural Open Space[558]

The lands and land uses defined in NRS 278.250(2), 361A.040, and 361A.050, including environmentally sensitive lands.

Operator

A manager, owner, caretaker, agent and/or employee and means the person who is in continuous, responsible charge of a Recreational Vehicle Park or Manufactured Home Park or any other residential, commercial, or industrial facility.

Outdoor

Not enclosed by walls and a ceiling.

Outdoor Display

The showing of goods, material and/or merchandise for sale not within an enclosed building.

Outdoor Market[559]

A building or open area with stalls or sales areas set aside, rented, or otherwise provided for use by individuals, tenants, or businesses engaged in the sale of items, including but not limited to secondhand items, specialty items, hand crafted items, vegetables, fruits, or other agricultural products.

Outdoor Storage and Display[560]

Areas not within an enclosed building dedicated to the storing and/or display of goods, materials, merchandise, vehicles, or equipment, which may also include incidental maintenance and repair of such items.

Outside Dining, Drinking, and Cooking

An area outside of an establishment for the cooking, drinking, eating, seating, and/or preparing food for patrons only.

Overlay District

A zoning district that imposes additional requirements, limitations, or restrictions beyond those of the underlying zoning district.

P.

Paddock

A fenced enclosure used for the keeping of animals which has a covered portion no greater than 50% of the area of the entire enclosure and a roofed area no greater than 1,000 square feet, with no portion of any structure higher than 8 feet and with all sides at least 90% open.

Pad Site

[558] Updated to eliminate reference to all land in the O-S District (which does not seem like a good indicator of what constitutes natural open space).

[559] Consolidates “Swap Meet” with “Farmer’s Market,” which are permitted almost identically.

[560] Consolidated with “Off-Highway Vehicle, Recreational Vehicle, and Watercraft Storage,” which typically occurs outdoors.

See "Commercial Pad Site"

Parapet Wall

An opaque wall extending above the roof of a building which is constructed of material compatible and of the same fire resistance as the wall of the building.

Parcel

See "Lot"

Park[561]

A large public green area which may include areas for recreational uses including playing fields, playgrounds, ball courts, and paths. This use may include amenities such as a community center, picnic tables or shelters, restrooms, drinking fountains, Parking Lots, wildlife viewing blinds, observation decks, and similar facilities.

Parking Lot[562]

Any off-street outdoor area, or partially enclosed building, for the parking of motor vehicles, including any spaces, aisles, and driveways necessary for the function of the movement and parking of vehicles for the convenience of patrons.

Parking Space

Space within a building, lot or Parking Lot, but not on a street, unless specifically permitted, for the parking or storage of one automobile.

Parkway[563]

A landscaped area between a street or curb and a sidewalk.

Particulate Matter

Air pollutants, including smoke, dust, soot, salts, organic material, carbon, sulfates, nitrates, and heavy metals, consisting of fine particles, 10 microns in diameter or smaller (about 1/7 the size of a human hair).

Passenger Terminal

An area or facility for the staging and transportation of passengers, including bus and rail depots, and air terminals.

Patio Cover

A structure not used for habitation designed to provide sheltered outdoor space and that may be partially enclosed, provided that 2 of the 3 walls have an open area equal to 65% of the total surface area of the 3 walls. Screens and readily removable transparent plastic windows are permitted. This does not include balconies.

Pedestrian Connection

A continuous, unobstructed, direct route between two points intended for pedestrian use that may include but is not limited to sidewalks, walkways, stairways, pedestrian bridges, and trails.

Pedestrian Orientation

[561] Existing use that is defined as a "Public Facility." New definition proposed.

[562] Existing term is undefined. New definition proposed. Consolidated with "Park and Ride," which may also be associated with a Passenger Terminal.

[563] New. Term is used in existing Title 30 but is undefined.

Site design and building scale with a primary emphasis on streetscape functionality and pedestrian access to a site, rather than vehicular access and parking concerns, which are limited. Pedestrian oriented buildings are typically constructed close to the street with windows and display features facing the street and main entrances designed to accommodate access from the sidewalk.

Pedestrian Scale

Site and building design components proportionally smaller than those intended to accommodate vehicular traffic and large-scale buffering concerns. Pedestrian scale considerations may include but are not limited to reduced height for ornamental lighting, use of bricks, pavers, or other enhanced paving materials, variety of landscape materials, awnings that reduce perceived wall heights, and signage designed for short-distance viewing.

Permitted Use[564]

Any use allowed in a zoning district where any building, structure, and land used , erected, maintained, altered or enlarged is only those listed as permitted in the corresponding district only after securing the required permits and licenses.

Person

An individual, firm, partnership, corporation, company, association, joint stock association, or similar organization, and includes a trustee, a receiver, an assignee, or a similar representative of any of them. A person does not include a governmental entity.

Personal Services[565]

An establishment that provides repair, care, maintenance, repair or customization ing services for apparel or other of personal articles or human grooming and personal care services, including but not limited to, body piercing, beauty salons and /barber shops, laundry and dry cleaning, gyms, fitness centers and health clubs, locksmiths, permanent makeup and tattoos, psychic arts, day spas, reflexology, and tanning salons.

Pharmacy

The business of an apothecary, or druggist where drugs or medicines are compounded or dispensed by state-licensed pharmacists and which may include grill and fountain services and Retail sales of sundries such as stationery, magazines, cosmetic, and health items.

Place of Worship

A building or portion of a building that people regularly attend to participate in or hold religious services, meetings, and other activities including a residence on the premises for the religious leader and family, or a community of religious persons living apart from the general community.

Planned Unit Development (PUD)

An area of land to be developed as a single entity for one or more residential units, or one or more public, quasi-public, commercial or industrial areas, or both. The plan for the development requires Board approval, because some aspect does not comply with the current regulations of this Title. Variations from regulations may include, but are not limited to, lot size, bulk or type of dwelling, density, lot coverage and required open space. (See also NRS 278A.065 – 070)

---

[564] Updated definition to avoid duplicating nonconforming definition or apply specific standards that should be addressed as part of the administration and procedures of this Title.

[565] New definition for heavily consolidated use (Body Piercing, Day Spa, Dry Cleaning, Health Club, Jewelry Repair, Laundry, Locksmith, Permanent Makeup, Psychic Arts, Reflexology, Shoe Repair, Tattoo, and Watch/Small Clock Repair).

Planning Commission

See "Commission"

Plant Nursery

An establishment for the growth, display, and/or sale of plants, shrubs, or trees, which may also include the accessory sale of materials and tools, such as decorative rock and riding lawn mowers.

Planting Strip[566]

A raised, landscaped area that runs perpendicular to parking spaces, separating two facing parking rows, to provide vegetation, shade, and sometimes facilitate pedestrian circulation (see also "Landscape Island").

Primary Building

The main building or one of the main buildings upon a lot, or a building housing a primary use.

Primary Use

The primary use of land or structures, as distinguished from an accessory use.

Project of Regional Significance

For the purposes of this Title, as defined in the Policies for Projects of Regional Significance adopted by the Southern Nevada Regional Planning Coalition, means:

1. A Special Use Permit, as described in §30.05.05D, within 500 feet of a local government's jurisdiction; and
2. A project within ½ mile of the boundary of a local government's jurisdiction for any of the following:
    a. Tentative maps or planned unit developments of 500 units or more;
    b. Tourist accommodations of 300 units or more;
    c. A commercial or industrial facility generating more than 6,250 average daily vehicle trips, as defined by the Institute of Transportation Engineers or its successor;
    d. A nonresidential development encompassing more than 160 acres; or
    e. Any Zone Boundary Amendment or land use plan amendment that could result in development that exceeds the threshold criteria identified above.

Property

A lot, parcel, or tract of land together with any building and structure (see also "Real Property").

Property Owner

1. Any individual, firm, governmental entity, association, syndicate, partnership or corporation, or its authorized agent, having sufficient proprietary interest in real property other than a leaseholder.

In terms of seeking development, the term shall include any person accompanied by a letter from the governmental entity owning the property indicating the entity is aware of the application and does not object.

Protective Covenants

See "Restrictive Covenants Running with the Land"

Public Art

[566] New. Existing term (carried forward) was undefined.

Objects such as sculpture, water feature(s) or other multi-dimensional design that would be viewed by the general public as an attractive amenity in public or private development. These object(s) to be located in spaces visible and/or accessible to the public in general for the enjoyment of the community at large, and shall not be considered a sign.

Public Building

A building owned and operated, or owned and intended to be operated, by a public agency of the United States of America, of the State of Nevada, or any of their subdivisions.

Public Facility

Any infrastructure facility, building, structure, service, or combination thereof, intended for use by general public or land approved for such use, owned, leased, operated and/or controlled by a local, state, or federal governmental entity. Public facilities may be community-serving for local neighborhood communities, including facilities such as reservoirs, flood control basins, trails systems, fire and police stations, public Schools and libraries, neighborhood parks, playgrounds, swimming pools, and athletic fields; or they may be regionally-serving for extended geographic regions, including facilities such as airports, bus barns, golf courses, convention centers, and universities.

Public Facilities Needs Assessment (PFNA)

An analysis that identifies existing public facilities and services within the project, including, but not limited to, transportation, fire and police protection, flood control and drainage, parks and open space, Schools, and water and sewer services, and evaluates the need for and phasing of additional facilities and services required.

Public Hearing

A meeting, announced and advertised in advance and open to the public, in which members of the public have an opportunity to participate.

Public Improvement

See “Improvement.”

Public Notice

The advertisement of a public hearing as required, either in a paper of general circulation, through the mail, by electronic means, and/or the posting of a sign on property, each designed to indicate the time, date, place, and nature of a public hearing.

Public Right-Of-Way

See “Right-Of-Way.”

Public Storage Bin Facility

A facility that provides one or more portable waste containers used for the collection of solid waste for transport to a solid waste disposal site. The term does not include residential or commercial waste containers that are located on or near a site of waste generation.

Public Utility

Water, sanitary or storm sewers, telecommunications, traffic signal and street lighting systems, petrochemical pipelines, electric power, gas, cable television systems or facilities, irrigation water company systems, or other facilities permitted to be within County rights-of-way or the companies operating such facilities, and including the meaning ascribed under Section 704.020 of the Nevada Revised Statutes (“Public Utility” or “Utility” defined.), but not including the Offices for such which shall be considered an “Office”.

Public Utility Structures[569]

A utility that meets the definition of "public utility" or "utility" in NRS 704.020, including but not limited to aboveground utility lines, utility poles, pipelines, irrigation infrastructure, battery storage, and similar buildings and structures owned and operated by a public or quasi-public private utility provider.

Public Waste Storage Bin Facility

A facility, generally located in a remote area, that provides one or more portable waste containers used for the collection of solid waste for transport to a solid waste disposal site. Also known as a convenience center, the term does not include residential or commercial waste containers that are located on or near a site of waste generation. (See also "Refuse Transfer Station" and "Waste Management and Related Uses").

Public Works[570]

The Clark County Department of Public Works.

Q.

Quasi-Public Facility

A facility under private ownership or control which is similar in services provided to a public facility.

R.

Real Property

1. All permanently attached houses, buildings, fences, ditches, structures, erections, railroads, toll roads and bridges, or other improvement built or erected upon any land, whether such land is private or public property.
2. Any manufactured home or factory-built housing which meets the requirements of NRS 361.244 (Classification of Mobile Homes and Factory-built Housing as Real Property).
3. The ownership of, claim to, possession of, or right of possession to any lands within this State.

The claim by or the possession of any person to any land.

Reclaimed Wastewater

Water that has been used and then treated by physical, chemical and/or biological processes so that it meets the criteria for reuse as approved by local, state and federal agencies, as appropriate. Such water has received at least Secondary Wastewater Treatment as defined by NRS 445A, and is reused after flowing out a wastewater treatment facility. It may also mean water discharged by one unit and used by other units in the same plant. Also referred to as Reuse, Recycled, or Recirculated Water and Wastewater Reclamation. (Also see "Package Wastewater Treatment Plant", "Reclamation Facility", and "Sewage Treatment Plant") (See Waste Management and Related Uses)

Reclamation Facility

A facility designed and used to capture and treat wastewater for beneficial reuse in compliance with federal, state, and local regulations.

Reconsideration

[569] New.

[570] Formerly "Department of Public Works" but this is more commonly used as shorthand.

A formal request by a member of the Board who voted on the prevailing side of a land use application action to bring the action back before the Board to reexamine the action and determine whether a subsequent public hearing shall be held.

Reconveyance of Public Property

The relinquishment of any interest on the part of the County for property owned by the County but no longer required for public purposes in accordance with Section 244.290 of the Nevada Revised Statutes (Reconveyance, Sale or Exchange of Land Donated, Dedicated or Condemned for Public Purposes; Notice; Hearing).

Recreation and Entertainment

This category includes indoor and outdoor recreation and entertainment activities. Accessory uses may include limited Retail, concessions, parking, and maintenance facilities.

Recreational Facility[571]

A commercial facility or area used for entertainment, games of skill, recreation by the public, or sports. The use may be indoors or outdoors, or a combination. Examples of outdoor recreation include, but are not limited to, amphitheaters, amusement rides, arenas, driving ranges, fairgrounds, interactive entertainment, miniature golf, racetracks, game courts, go-cart tracks, roller- rinks, shooting ranges, and swimming pools, but does not include Adult Business or Personal Services. Examples of indoor recreation include, but are not limited to, arcades, amusement rides, arenas, billiard halls, bowling alleys, roller- and ice-skating rinks, game courts, swimming pools, miniature golf, interactive entertainment, indoor shooting ranges, and go-cart tracks, but does not include Adult Business or Personal Services.

Recreational Park Trailer

A vehicle primarily designed to provide temporary living quarters for recreational, camping, or seasonal use and that:

1. Is built on a single chassis mounted on wheels;
2. Has a gross trailer area not exceeding 400 square feet in the set-up mode; and
3. Is certified by the manufacturer as complying with Standard No. A119.5 of the American National Standards Institute (see also, “Recreational Vehicle” and “Travel Trailer”).

Recreational Vehicle

A vehicle designed and/or used for living or sleeping and/or recreational purposes and equipped with wheels to facilitate movement from place to place, including pick-up coaches (campers), motorized homes, and camping trailers, none of which meet the specifications required for a manufactured home (see also, “Recreational Park Trailer” and “Travel Trailer”).

Recreational Vehicle Park

An establishment for the accommodation of two or more recreational vehicles for temporary use (not to exceed 9 months, or 180 days if located within a FEMA flood zone). This does not include overnight parking of and sleeping within recreational vehicles within the Parking Lot of a Resort Hotel with the express permission of the Resort Hotel management.

Recreational Vehicle Site or Space

[571] For outdoor: Consolidates outdoor entertainment uses (e.g., Fairground, Racetrack, Drive-In Theater, and outdoor uses covered under “Recreational Facility”). For indoor: Consolidates indoor entertainment uses (e.g., Arcade, Banquet Facility, Billiard Hall, Hookah Lounge, Theater, and indoor uses covered under “Recreational Facility”).

A plot of land in a Recreational Vehicle Park used, or intended to be used, for the accommodation of not more than one recreational vehicle and one tow motor vehicle which is not a recreational vehicle.

Recyclable Collection[572]

An unmanned site or facility where recyclable materials are deposited into designated containers, and where no processing activities are conducted.

Recyclable Material

Waste that can be processed and returned to the economic mainstream in the form of raw materials or products as determined by the solid waste management authority (ref. NRS 444A.013). Recyclable Material includes, but is not limited to: newspaper, corrugated cardboard, aluminum, yard debris (i.e. vegetation, green waste), office paper, glass, tin and steel cans, metal, motor oil, plastic, antifreeze, wood and food waste as defined by the Southern Nevada Health District. (See also "Recycling and Related Uses")

Recycling Center[573]

A facility, defined as a Recycling Center or materials recovery facility by the Southern Nevada Health District (SNHD) and Chapter 9.04 of the Clark County Code, that receives, stores, or processes recyclable material and may comingle recyclable materials with construction or demolition waste. The term may also include facilities involved in commercial destruction of documents.

Refuse

Discarded or abandoned materials that have no useful physical, chemical, or biological properties after serving their original purpose and which cannot, therefore, be reused or recycled for the same or other purpose.

Refuse Transfer Station

A facility that temporarily stores and compacts refuse in preparation for shipment to a solid waste landfill.

Remuneration

Compensation, money, rent, or other bargained for consideration given in return for occupancy, possession or use of real property, personal property or services.

Residential Development

Any development that has as a primary use a dwelling or dwellings, inclusive of all structure types, and including the lot upon which the development is located.

Residential Use

Structures which are built for, and occupied by, private households; any activity of a private household conducted in a private dwelling.

Resort Hotel[574]

An establishment located within a building or group of buildings which may be a Hotel or Motel, including condominium resort hotels that are mapped as commercial condominiums which may not be used for continuous or unlimited residency by a single individual group or family. This use generally must include at least 300 guest rooms, except for resort hotels meeting the following criteria for Neighborhood Casinos must provide at least 200 guest rooms as described below:

[572] Consolidated with Primary version of this use.

[573] Consolidated with "Document Destruction and Recycling" and "Materials Recovery Facility."

[574] A third standard previously noted "outside land that is master planned C-T within the MUD-1 subdistrict of the Mixed-Use Overlay District," which does not seem to apply with the elimination of that overlay. Standard removed.

1. The use is outside any portion of the Las Vegas Boulevard Gaming Corridor designated as Entertainment Mixed-Use (EM) by the Clark County Master Plan; and
2. The use is outside any portions of Jean, Primm, and Laughlin designated as Entertainment Mixed-Use (EM) by the Clark County Master Plan.

The establishment shall include food service and amenities directly connected to the complex or building and the proposed or existing gaming operation and operated in such a manner as to form a part of the same operation and complex. Liquor and Gaming licenses shall be approved separately pursuant to NRS. The establishment also shall meet the definition of "Resort Hotel" in Title 8.04.010.

Restaurant and Related Facilities[575]

A commercial establishment where consumable products, food, and/or beverages are prepared, served, and consumed on- or off-premises, but not including the incidental sale of prepared food when operated in conjunction with a convenience or grocery store.

Restrictive Covenant Running with the Land

Also known as a deed restriction, for the purposes of this title shall mean:

1. A list of restrictions and covenant properly recorded in the County Recorder's Office which run with the land, binding all property owners, their successors and assigns for any improvements to said property deferred for construction until such time as said deferred improvements may be called upon to be installed in the future by Clark County;
2. Restrictions on the development of land recorded to create lots which do not have adequate ground water sources available and for which a water commitment from the local water purveyor has not been obtained, but which will at a future date provide water from the municipal water purveyor, if available; or
3. Restrictions recorded in conjunction with development imposing private restrictions on the use and development of property. Such restrictions shall not be enforced by Clark County.

Retail

The sale, lease, or rent of products directly to the final consumer.

Retail and Services

This category includes establishments involving the sale, lease, or rent of new or used products directly to the final consumer, but not specifically or exclusively for the purpose of resale; establishments that provide executive, management, administrative, governmental, or professional services; and services related to personal needs directly to customers at the site of the business, or that receive goods from or return goods to the customer, which have been treated or processed at that location or another location.

Retaining Wall

A wall where the grade on one side of the wall is greater than the grade on the opposite side. This term shall not include paving or a similar treatment of a slope to prevent erosion.

Retreat

[575] Consolidated with "Outside Dining, Drinking, and Cooking," "Tavern/Bar/Lounge," and "Tourist Club." No longer differentiates between establishments that do/don't serve alcohol.

A facility used primarily for relaxation, rejuvenation, or spiritual healing where sleeping accommodations for patrons may be provided. Physical activities such as hiking, biking, swimming, ball field activities, meditation, yoga, and other similar uses may be included.

Right-of-Way

Property established by dedication, easement, prescription or condemnation and intended to be occupied by a street, sidewalk, water line, sanitary sewer, drainage, and/or other utility or facility.

Right-of-Way Permit

A permit issued by the Director of Public Works authorizing work within public rights-of-way, easements, and private streets.

Road or Roadway

See "Street"

Roadway Improvements and Utility Equipment

A structure placed by a public utility, public entity, or person within a required yard for the purpose of providing utility service to the immediate neighborhood or the specific site upon which the equipment is located. The term shall include, but is not limited to, streetlights, parking lot lights, mailboxes, roadway improvements and related structures.

Rock Crushing[576]

A site or facility where boulders or large rocks are reduced into smaller rocks.

Roof

The materials and structural support for those materials which cover the top of a building.

Rooming House

A facility that may provide meals, transient and non-transient lodging, including homeless shelters and lodging houses, but not including other lodging uses, dormitories, or Community Residences.

Run-off

Water run-off from streets, gutters, Parking Lots, roof tops, construction sites, landscape areas, agricultural lands, and other diffused sources that usually contains litter, pesticides, organic and bacterial waste.

Runway

A defined area on an airport prepared for landing and takeoff of aircraft along its length.

Runway Protection Zone

See "Airport Definitions"

Rural Resort Hotel

An establishment located within a building or group of buildings that are designed, used, and maintained as a Hotel or Motel. This use shall include at least 200 guest rooms, be located in an unincorporated town having a population between 300 and 2,500 people, and be located in an unincorporated town that has fewer than 3 unrestricted gaming licenses.

[576] New. Previously undefined.

S.

Salvage Yard[577]

A facility or area for storing, or processing scrap, discarded material, or equipment. Materials include, but are not limited to, metal, paper, rags, tires, glass, motor vehicle parts, machinery, structural steel, equipment, and appliances, including any premises used to dismantle motor vehicles and trailers including premises used in the storing, keeping, buying, selling, or dealing in dismantled wrecked, inoperative or disabled vehicles or integral parts or components, and the storage, sale or dumping of inoperative vehicles and trailers, or parts thereof.

School

An academic institution offering instruction in several branches of learning, either as a public or private entity for pre-school through grade 12, or post-secondary academic institutions that grants degrees beyond grade 12. This use does not include other Educational Facility uses.

Screening Fence[578]

See "Fence, Screening"

Seasonal Sales

The temporary outdoor sale and display of holiday goods during the following nationally recognized holidays: Christmas, Halloween, Independence Day, Valentine's Day, and Mother's Day.

Security Fence

See "Fence, Security"

Security Wall

See "Fence, Security"

Senior Housing[579]

A Multi-Family Dwelling use with all units intended for, and occupied by, at least 1 person 55 years of age or older. Senior housing includes facilities and services specifically designed to meet the physical or social needs of persons 55 years of age or older.

Separation

A separation required between uses, unless otherwise specified, is the distance from the space occupied by a particular use to the property line of another use.

Setback[580]

The distance between a structure and the property lines of the lot, parcel, or tract on which it is located.

Front Setback

The setback applies to the full width of a lot or site, with the depth measuring from the future right-of-way, street or property line to the closest projection of the front building or structure, excluding allowable projections set forth in this Title.

Rear Setback

[577] Consolidated with "Vehicle Dismantling Yard."

[578] Updated to remove specific design specifications, which should be addressed within Development Standards.

[579] Definition updated for clarity.

[580] Setback and yard sometimes have overlapping meaning and purpose and are consolidated here to ensure consistency.

The setback applies to the full width of a lot or site, with the depth measuring from the rear lot line to the closest projection of a building or structure, excluding allowable projections set forth in this Title.

Side Interior Setback

The setback on the portion of a lot not adjacent to a private or public street. It may be measured from the rear line of the required front setback, or the front property line of the site where no front setback is required, to the front line of the required rear setback, or the rear property line of the site where no rear setback is required, with a width measured from the distance between the side lot or property line and a line parallel to the site.

Side Street Setback

A setback on the portion of a lot adjacent to a private or public street. It includes the rear line of the required front setback, or the front property line of the site where no front setback is required, to the front line of the required rear setback, or the rear property line of the site where no rear setback is required, with the width being the distance between the side lot or property line and a line parallel to the site.

Sewerage

The entire system of sewage collection, treatment, and disposal.

Sex Club

Any business operated and maintained for the purpose of allowing one or more persons to view or participate in a live sex act for consideration. A sex club is prohibited and is a public nuisance per se.

1. Consideration means the payment of money or the exchange of any item of value for:

    a. The right to enter the business premises, or any portion thereof; or

    b. The right to remain on the business premises, or any portion thereof; or

    c. The right to purchase any item permitting the right to enter, or remain on, the business premises, or any portion thereof, or

    d. The right to a membership permitting the right to enter, or remain on, the business premises, or any portion thereof.

2. Live sex act means any act whereby one or more persons engage in a live performance or live conduct which contains oral sexual contact or sexual intercourse.

3. Operate and maintain means to organize, conduct the affairs of, manage, run or control. Operate and maintain includes providing financial support by paying utilities, rent, maintenance costs or advertising costs, supervising activities or work schedules, and directing or furthering the aims of the enterprise.

4. Oral sexual contact means oral contact with the penis, vulva or anus.

5. Sexual intercourse means penetration into the penis, vulva or anus by any part of the body or by any object or manual masturbatory contact with the penis or vulva.

Nothing in this section shall be construed to apply to the non-obscene presentation, showing, or performance of any play, dance, erotic dance, drama, ballet, concert, or similar performance in any theater, concert hall, fine arts academy, School, institution of higher education, business or similar establishment as a form of expression

of opinion or communication of ideas or information, as differentiated from the promotion or exploitation of sex for the purpose of advancing the economic welfare of a commercial or business enterprise. This definition also does not apply to professional services by a "provider of health care" as defined in NRS 629.031.

Shallow Groundwater Aquifer

A region of elevated groundwater caused by secondary recharge, for which the state engineer has issued a permit in accordance with NRS 534.050, to pump water to alleviate potential nuisances or hazards to persons or property resulting from the rise of groundwater.

Shed

An accessory building of 200 square feet which meets the Building Code definition.

Shopping Center

Any structure or group of structures housing any assemblage of commercial and/or Retail with a minimum 25,000 square feet of gross floor area upon a single lot, or upon contiguous parcels of land which have common ingress and egress, shared parking, and cross access.

Short-Term Bicycle Parking Space

A short-term bicycle parking space is one provided outside of a building.

Sight Zone

The area adjacent to street intersections or driveways required to be unobstructed to ensure pedestrians and motorists have an unimpeded view of traffic.

Sign-Related Definitions

Commentary

In this draft, Sign-Related Definitions have been relocated here from the Signs chapter of the document.

The following terms have been deleted from Signs definitions, since they are not used on the content of the regulations:

Mechanical Motion Sign

Pedestrian-Oriented Sign

The definitions below are mostly from 30.72.020.c in the rewrite document, without the inclusion of the Definitions Purpose statement in 30.72.020.a, or the general content in 30.72.020.b., as rules of construction will be covered for all code sections in Installment 3.

The definitions are included here for purposes of review of this section; they would be re-incorporated into the broader definitions in later installments of the Development Standards draft. Finally, some definitions from the current code that were not included in the rewrite draft, such as Specialty Sign, have been carried forward, as these constructs are still in use, so it is important for them to be defined.

A-Frame Sign

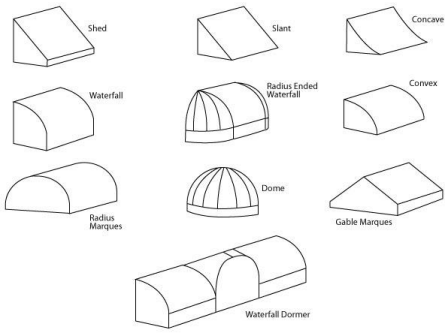
A freestanding, specialty, or movable device usually constructed of two separate sign faces attached at or near the top.

Awning

A roof-like cover projecting from the wall of a building for the purpose of shielding a doorway or window from the elements.

Awning Sign

A sign painted, stamped, perforated, stitched, or otherwise applied on an awning without projecting from the awning.



Balloon Sign

See Inflated Sign.

Banner

A specialty sign intended to be secured at the top, or by all corners, made of plastic, fabric or similar lightweight material.

Cabinet Sign

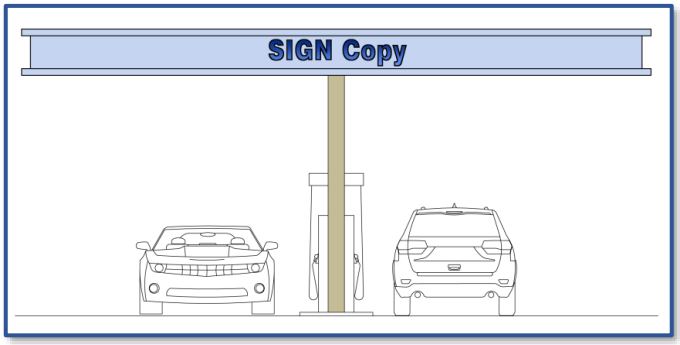
A sign that contains all the text, artwork, logos and/or other information in an enclosed cabinet or box and may house the internal lighting source or equipment.

Canopy

An attached or detached structure, open on at least one side, designed to provide overhead shelter from the sun or weather. Canopies include, but are not limited to, gas station canopies, carports, porte-cochères, arcades, and pergolas. A canopy is not covered with fabric or flexible material, whereas awnings may include such items.

Canopy Sign

Copy painted or otherwise made part of the canopy structure.



Carried Sign

A sign held or carried by a person.

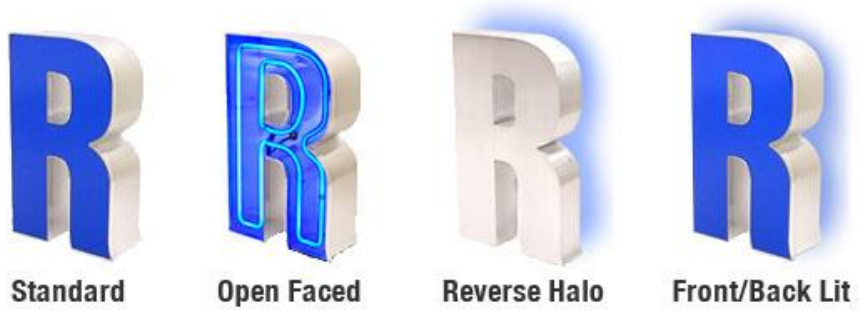
Change of Copy

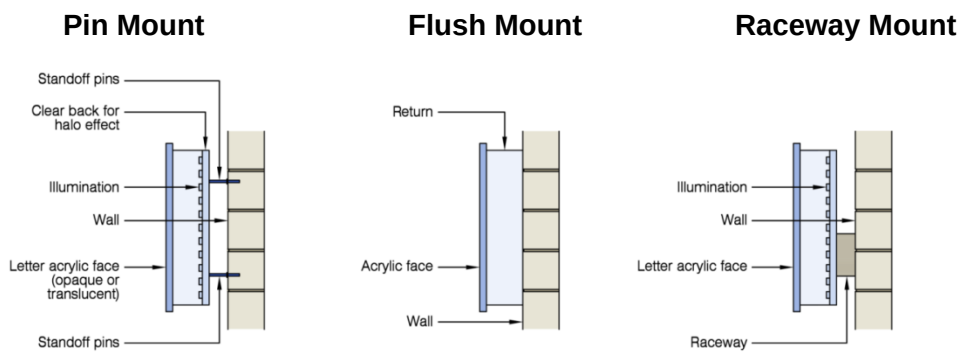
The change of a logo, and/or message upon the face or faces of a legal sign.

Channel Letters

A sign with dimensional letters, numbers, or symbols without a background other than the background provided by the building or structure to which it is attached, mounted directly on the building or structure.

Types of channel letters include: Standard/Front Lit (Face Lit), Open Faced, Reverse Halo and Front and Backlit (Dual). The letters may be Pin Mounted, Flush Mounted, or placed on a Raceway.





Cladding

A non-structural covering designed to conceal the structural supports of a sign.

Commercial Speech (or Message)

Expression by a speaker for the purposes of commerce, where the intended audience is actual or potential consumers, and where the content of the message is commercial in character. Commercial speech typically advertises a business, business activity, or proposed commercial transaction and may be further defined by a court of appropriate jurisdiction.

Commercial Sign

A sign that advertises a business, commercial services rendered, good or products sold, the sale or lease of property or other business or commercial activity or objective.

Copy/Sign Copy

Those letters, numbers, language, symbols, or pictures on a sign surface, either in permanent, changeable, or removable form.

Damaged Sign

Any sign that, for any reason, has received less than 50% damage to any combination of the copy area or sign structure.

Destroyed Sign

Any sign that, for any reason, has received more than 50% damage to any combination of the copy area or sign structure.

Directional Sign

A sign located at a vehicular entrance or exit.

Electronic Signs

Electronic signs are categorized as follows:

1. Mechanically Activated: Animation characterized by repetitive motion activated by a mechanical system powered by electric motors or other mechanically induced means.
2. Electrically Activated: Animation using individual lights to produce flashing or the illusion of movement through a repetitive or patterned cycle of lights.

The electronic signs category includes following types of signs and sign elements:

1. Animation: A sign element with blinking or flashing lights or raceways of traveling lights.
2. Electronic Message Unit: A sign capable of displaying static or video copy that can be changed by remote or automatic means.

3. Multi-Vision Sign: A sign constructed of simultaneously rotating panels that can display different messages.
4. Projection Image Display: A sign that displays copy using projection technology onto the surface of a wall, building, fence, screen, or other physical surface. This also includes the projection of videos, holographic images, spatial augmented reality, and other similar 3-D computer generated displays.
5. Revolving Sign: A sign which revolves or appears to revolve 360 degrees.

Flashing

A sign element using individual lights to produce flashing or the illusion of movement through a repetitive or patterned cycle of lights.

Flag Sign

A piece of cloth or similar material, typically oblong or square, attachable by one edge to a pole or rope.

Footcandle

A unit of measure of the intensity of light falling on a surface equal to 1 lumen per square foot. (Ex. 15 footcandles considered to be minimum ambient light).

Freestanding Sign

A sign anchored to the ground or supported by post(s), column(s), or other vertical structure(s), and not attached to or dependent on to support from any building.

Government Sign

Any portable, specialty or permanent sign erected and maintained by the city, county, state, or federal government.

Illumination, External

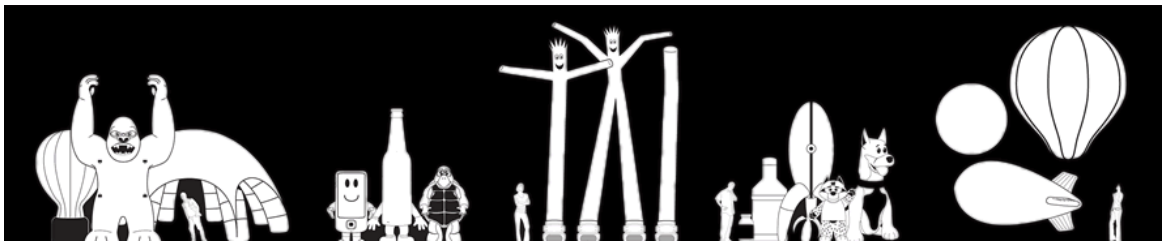
Illuminating a sign from the outside of a sign structure.

Illumination, Internal

Lighting inside or behind a sign face with no visible lighting source , except in the case of tubular lighting where the lighting source is visible. This may include lighting sources with raised letters, awnings, or sign cabinets.

Inflated Sign

A specialty device, inflated or supported by heated air, forced air or lighter than air nonflammable gases, such as a balloon or other air driven event sign. The phrase inflatable sign does not include balloons that are less than 18 inches in all dimensions. Inflatable signs do not include hot-air balloons used for air travel.



Internal Sign

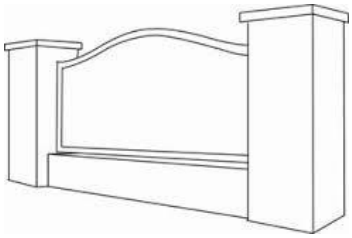
A sign internal or interior to a property or development not directed outward for external view or readily legible from the public right-of-way.

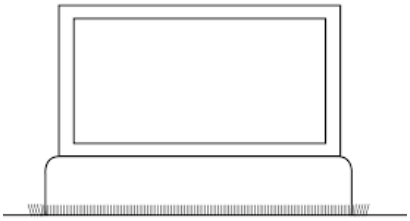
Mobile Sign

A sign supported by a sign framework mounted on wheels, skids, trailer, panels or other device making the framework conveniently movable. This includes any such movable sign used by a licensed mobile billboard business.

Monument Sign

A freestanding sign with a base more than 50% of the sign's width and is consistent with the architectural style of the top of the sign. Any sign exceeding the permitted height or area of a monument sign or with a base less than 50% of the sign structure width shall be considered a freestanding sign.





Nit

A measure of light described as one candela per square meter (cd/m2). The unit is based on the candela, the modern metric unit of luminous intensity and the square meter.

Noncommercial Sign

A sign displaying noncommercial speech.

Noncommercial Speech

Any speech or message that does not meet the definition of commercial speech.

Nonconforming Sign

A sign that does not meet one or more of the requirements of this Chapter, but which was erected in conformance with any adopted standards and procedures in existence at that time.

Pennant

A specialty sign constructed of lightweight plastic, fabric or other material suspended from a rope, wire, string, or similar material, usually in a series, designed to move in the wind. All pennants within the series shall be considered as one display.

Perimeter

Any shape enclosing a sign's area.

Portable Sign

A temporary sign, not placed within or upon any right-of-way, meant to be in place for a limited duration (i.e. Garage Sales, open house, election which must be immediately removed after the completion, or in the case of elections, shall follow NRS time guidelines for removal.

Premises

The structure(s) and land upon which a sign or signs are displayed.

Project Identification Sign

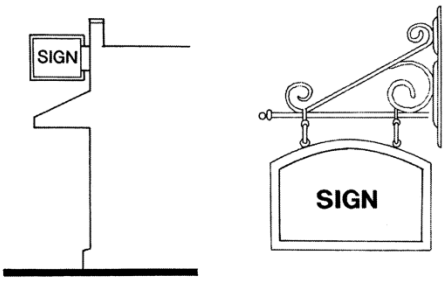
A monument sign or a sign architecturally integrated into the entry landscape features, constructed of materials and color accents consistent with the project's overall design theme, located at primary entrance(s) or street corner(s) of residential, commercial, or industrial projects. These signs facilitate traffic and emergency services.

Projection

The distance a sign extends.

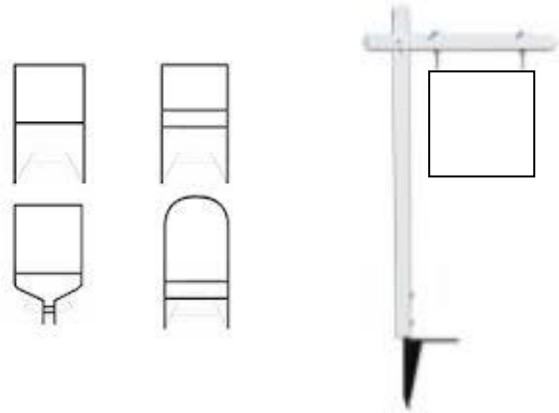
Projecting Sign

A sign attached to and projecting from a wall,(or suspended/hanging from a supporting frame attached to a wall or ceiling, of a building and not on the same plane as the wall.



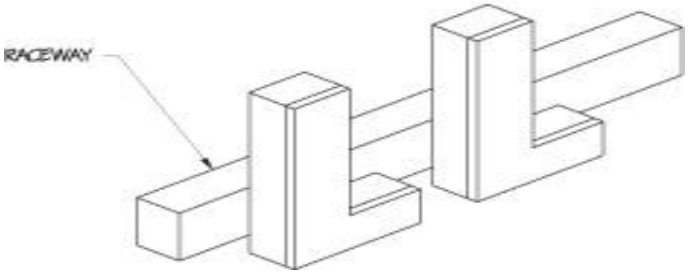
Property/Yard Sign

A specialty sign placed in the ground with metal, wood, or similar material.



Raceway

A mounting structure for channel letters that also encloses electrical components.

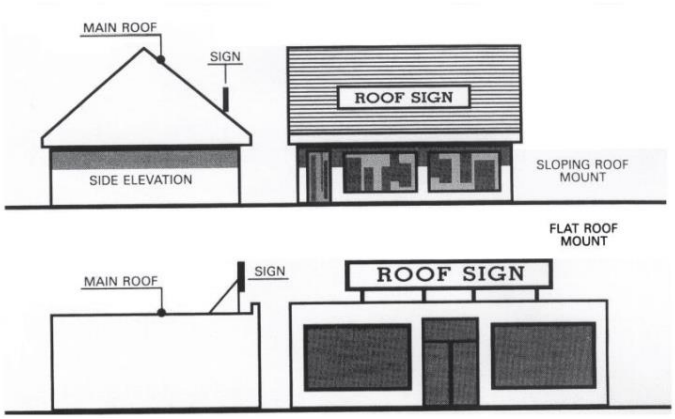


Revolving Sign

See “Electronic Sign”

Roof Sign

A sign erected above a roof or wall.



Separation

The horizontal distance between the leading edge of signs measured parallel with the street or curb.

Sign

Any writing, printing, lettering, painting, display, emblem, or drawing used to advertise products, goods, services or events, or to make anything known. Signs include but are not limited to flags, pennants, propellers, streamers, wheels, or other artificial devices, figures, shapes, colors, lights, exhibits, and all specialty banners, portable and mobile signs.

Sign Area

The total area of a sign visible, excluding support structure, architectural embellishments, framework or which contains no written copy. See §30.06.05D, *Sign Area*, for computational methodology for sign area.

Sign Face

The area made available by the sign structure for the purpose of displaying the sign copy.

Sign Structure

Any structure supporting or capable of supporting any sign defined in this Chapter. A sign structure may be a single pole or may or may not be an integral part of the building or structure.

Snipe Sign

A sign of any type adhered to, displayed on, or otherwise affixed to a tree, fence, utility pole or similar structure.

Specialty Sign

Specialty devices such as banners, commercial flags, inflated signs, pennants, streamers and wind sails or signs other than the permanent signs described in Chapter 30.06, *Signs*.

Supergraphic

A sign, consisting of an image printed, painted, on vinyl, mesh, or other material with or without written text, supported and attached to a wall or covering a building or other structure by adhesive or stranded cable and eye-bolts or other materials or methods.

Video Message Display (VMD)

See “Electronic Message Unit”

Wall Sign

A sign displayed on a building facade, including on a window or door.

Wind Sail

A specialty sign that moves when subject to wind pressure or forced air. Also referred to as feather flags, flutter flags, flying banners, vertical flags, or vertical sail signs.

Significant Tree[581]

An existing tree greater than 6 inches in caliper measured at 4.5 feet above ground level, rated by the Regional Plant List as having Low, Very Low, or Moderate water needs.

[581] New. Existing use of this terms has been updated to reflect desire for protecting more drought-tolerant species and more common measurement technique (DBH).

Similar Use[582]

A use that has the same characteristics as the specifically cited uses in terms of the following: trip generation and type of traffic, parking and circulation, utility demands, environmental impacts, physical space needs, and clientele.

Single Development

Any business, commercial, resort, multi-family (attached) residential, industrial or agricultural development, or any commonly held areas in any single-family (detached) residential or mixed-use development, excluding only single-family detached residential lots, which are:

1. Located on a single parcel of land, or contiguous parcels under common ownership (including parent holding company), lease or management.
2. Operated as a single business enterprise doing business under the same trade name or business theme using common or shared management staff.
3. Operated in such a manner that the majority (51% or more) of the profits, or losses, of business on separate parcels, accrue to a common entity.

Solar Reflectance Index (SRI)

SRI is an indicator of a surface's ability to return solar energy to the atmosphere. SRI is measured on a scale of 1 to 100, where higher SRI surfaces are cooler than lower SRI surfaces under the same solar exposure, especially on a sunny day.

Solid Waste Landfill

A permanent site disposing of refuse to minimize environmental hazards by spreading, compacting to the smallest volume, and applying cover material over all exposed waste. A landfill may operate a Salvage Yard or a Food Scrap Management Program to reduce the volume of waste.

Spandrel

The radius within or adjacent to the right-of-way on the inside of two intersecting streets.

Special Development

Development regulated as a Special Use which is not permitted or conditional in any commercial, industrial or residential district, other than special districts. Special Development includes uses such as Congregate Care, Assisted and Independent Living, Schools, Hospitals, Cemeteries, Libraries, Daycare, Childcare, Museums, and Places of Worship, except as otherwise noted in the definition of other types of development.

Special Event[583]

A temporary outdoor use that includes, but is not limited to, circuses, amusements, outdoor concerts, festivals, revivals, street fairs, sidewalk/parking lot sales, outdoor arts and crafts fairs, and other organized community events, and educational, historic, religious, and patriotic displays or exhibits.

Special Use Permit

A use that, due to a special characteristics of its operation or installation, is permitted in a district subject to review by the Commission or Board pursuant to §30.05.05D, *Special Use Permit*.

Specific Plan

[582] Currently only used once. Is this term used in the updated "alternative standards for specific site development standards required with specific uses" section (if carried forward)?

[583] New.

A plan, identifying an area with specific land use categories, which shall include the total in acre and percentage amounts for each category. It addresses changes and issues identified in the Concept Plan and Public Facilities Needs Assessment/Plan, and development standards, design manual, transportation plan, and phasing plan.

Spot Zoning

The reclassification of an isolated parcel of land which is detrimental or incompatible with the uses of the surrounding area, particularly when such an act favors a particular owner.

Square Feet (sq ft)

The typical unit of measurement for dwelling space or lot area described in feet squared, calculated by measuring the length and width and multiplying. Ex. A room is 12 feet by 20 feet, 12x20=240 sq ft.

Stable, Commercial[584]

A facility for the housing, keeping, and/or riding and training of horses and similar animals, open to the general public, including animal rental or instruction in horseback riding. Any horse or similar animal greater than six months old, kept on site for the purpose of training, shall be considered a boarded animal.

Stable, Residential

A facility for the housing, keeping, and/or riding and training of horses and similar animals, regardless of compensation, which shall include the owner/proprietor's personal horses or similar animals. This use shall not include animal rental or instruction in horseback riding to the general public. Any horse or similar animal greater than six months old, kept on site for training, shall be considered a boarded animal.

Stacking Lane

The temporary queuing of motor vehicles to a particular business or development.

Standard Conditions

The conditions approved by the Commission or Board in conjunction with the land use application process and designed to be imposed as a matter of course, as applicable, on the approval of all same application types.

Standard Development Agreement

See “Development Agreement”

Story

As defined by the International Residential Code and the International Residential Code, adopted by the Building Department.

Street

A public or private thoroughfare, including all improvements within the right-of-way or easement, to be used for passage or travel by motor vehicles, bicycles and/or pedestrians whether designated a street, road, avenue, trail or otherwise; or a thoroughfare made public by right of use which affords the primary means of access to abutting properties.

Arterial Street

A street described in the Master Plan and identified as an arterial street on the Transportation Map(s). Arterial streets also include any street having a right-of-way width of 100 feet or more and any street having a right-of-way width of 120 feet or more often located on a township or range line.

[584] Updated definition to reflect consolidation with “Riding/Rental Stables” and “Horse Riding/Rental Stable.”

Collector Street

A street described in the Master Plan and identified as a collector street on the Transportation Map(s). Collector streets also include any street having a right-of-way width of 80 feet or more, often located on quarter section lines.

Freeway

A limited access interregional arterial route designed exclusively for unrestricted movement, having no private access and intersecting only with selected arterial highways by means of interchanges engineered for free-flowing movement. The term includes any planned, unbuilt freeway with right-of-way already acquired or where temporary frontage roads provide access to intersecting streets during construction

Frontage Road

A street adjacent to but separated from a freeway that provides the primary means of vehicular and pedestrian access to abutting properties.

Local Street

A street with a width a minimum of 48 feet to no more than 60 feet, intended primary for use from abutting properties as follows:

1. A Residential Local Street provides access to abutting properties within low or moderate density residential districts.
2. A Nonresidential Local Street provides access to adjacent commercial and industrial properties in nonresidential districts.

Paved Access Road

A street with a minimum width of 32 feet of pavement.

Private Street

A street designated for use and fully maintained by specified property owners and not dedicated or accessed as a public street (also see Section 30.52.030(b)).

Roadway

The portion of a right-of-way intended for vehicular traffic.

Side Street

A street bounding a corner lot.

Structure[585]

Any fence, tower, edifice, or building of any kind, or any piece of work artificially built up or composed of parts joined together already on the ground or that requires location on the ground extending more than 36 inches above grade. This does not include air conditioning units, propane tanks or utility equipment incidental to a permitted use. For Airport Airspace Overlay and Airport Environs Overlay, see “Airport Definitions”.

Structural Alteration

Any change to alter the use of a structure or change in the supporting members of a building or structure, such as bearing walls, columns, beams and girders, floor or ceiling joists, roof rafters, foundation piles, retaining walls or similar components.

[585] Updated to clarify that paragraph 2. is an “airport definition.”

Subdivision

The division of any land or portion of land divided into lots and/or parcels of land for sale or lease, as set forth by Chapter 278 of the Nevada Revised Statutes (Planning and Zoning).

Amended Map

A subdivision map prepared and recorded to correct an error or omission in a previously recorded final map, parcel map, certificate of land division, if the correction changes or purports to change the location of any survey monument, property line or boundary line, or to revise a previously recorded map. Amended maps shall be processed the same as the original map type.

Final Map

A map prepared in accordance with NRS 278 and this Title on record in the Office of the County Recorder as the approved design for a major subdivision. The term includes a map prepared to amend or revert to acreage a previously recorded map (see also "Merger and Resubdivision").

Final Map Technical Review Application

A request to provide the means to analyze improvement requirements, design standards, detailed survey information, and technical correctness of a proposed or amended final map.

Major Subdivision

Any real property divided into 5 or more lots or parcels or subdividing a commercial or industrial subdivision.

Merger and Resubdivision

The automatic reversion of parcels underlying the re-division of lot(s) and/or block(s) of a previously recorded legal subdivision or portion thereof as a new subdivision map.

Minor Subdivision

Any real property divided into 4or fewer lots or parcels, including parcel maps and certificates of land division.

Parcel Map

A minor subdivision prepared and recorded to divide land into 4 or fewer parcels including, under certain circumstances, a map that creates a single legal parcel for development.

Parcel Map Review Application

A request to provide the means to analyze improvement requirements or design standards for a proposed or amended parcel map.

Parcel Map Technical Review Application

A request to provide the means to analyze improvement requirements, design standards, detailed survey information, and technical correctness of a proposed or amended parcel map.

Reversionary Map

A map prepared to revert a recorded subdivision map, parcel map, certificate of land division, or division of land into large parcels, or part thereof to acreage.

Tentative Map Application

A request filed with the Director of Public Works to request a review of a proposed major subdivision.

Substantial Completion

See “Completion”

Supportive Housing

A type of subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Supportive housing may be paired with on-site or off-site with voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident with community-based health care, treatment, or employment services. Supportive housing is subject to all of the rights and responsibilities defined in Chapter 59.18 RCW.

Swale

A depressed portion of land or shallow channel with gently sloping sides, either natural or human-made, that will carry runoff water from one point to another.

Swimming Pool

A permanent or temporary body of water in excess of 18 inches in depth, which includes all equipment necessary for its operation and use, used for swimming or recreational bathing including spas, hot tubs and above ground pools.

T.

Tandem Parking

Parking spaces designed without the minimum required aisle necessary to back a vehicle out of the parking space without backing through another space.

Taxidermy[586]

An establishment that prepares, stuffs, and mounts the skins of dead animals.

Technical Impact Analysis

Any geotechnical study, drainage impact analysis, traffic impact analysis or any other impact analysis acceptable to the Department of Public Works and as required by this Title, action of the Commission or action of the Board.

Temporary Dwelling

A Temporary Dwelling, including a manufactured home or recreational vehicle, used for a limited period such as during the construction of a dwelling or the reconstruction of a damaged or destroyed dwelling.

Temporary Fence[587]

See “Fence, Temporary”

Tenant

A person, persons, or business, other than the owner who holds or occupies a dwelling, lot, or commercial/ industrial location.

Tent

[586] Existing term is undefined. New definition proposed.

[587] Updated to remove specific design specifications, which should be addressed within Development Standards.

An air-inflated, air-supported, cable or frame-covered structure, including temporary membrane structure as defined by Section 221-T of the Uniform Fire Code.

Town Board

A Town Advisory Board or Citizens Advisory Council is a group whose members are elected or appointed by the Board of County Commissioners to represent a specified geographic area within the County, and after review of proposals, to make recommendations on proposed development within their area to the Planning Commission and the Board of County Commissioners.

Toxic Substances

See "Hazardous Materials or Waste"

Tract

1. A subdivision;
2. A large unsubdivided parcel; or
3. A legal parcel of land identified by the results of an Independent Resurvey of the Public Lands of the United States as descriptively and locationally nonconforming, or alienated from the regular subdivision of sections.

Traffic Control Plan

A design that determines the placement of barricades, warning lights or signs for the duration of construction, in the interest of public safety.

Traffic Impact Analysis

A study that assesses the impacts of a proposed development on the existing and future multimodal transportation network. The study must recommend mitigation measures for the anticipated impacts and must analyze the adequacy of the development's planned access points.

Trail

When dedicated per §30.04.09, *Public Works Development Standards,* a trail is a corridor connected or designed to be connected to a planned regional network of trails for movement of non-motorized vehicles, such as a bicycle, and pedestrian and equestrian traffic, which typically occur along washes, in utility corridors, limited access roadways (highways & beltways), and railways in both the Urban and Non-Urban Areas of Clark County, but may also be located along streets where designated by the plan. Trails are designed to provide alternative modes of transportation and recreational enjoyment in a quiet and relaxed environment.

Trail Dedication

The transfer of land in fee simple or by easements as required by the County, by the owner for the use of the public, and accepted by the County for such use by, or on behalf of the public. A trail is not a right-of-way as defined in this Title, except when located within a previously established or dedicated right-of-way.

Trailer

A cargo-carrying container designed to be pulled by motor vehicles.

Transient

A person who utilizes accommodations for a price or as a benefit of employment, with or without meals, for a period of 30 consecutive calendar days or less.

Transient Commercial Use of Residential Development

The commercial use, by any person, of any residential development, for Bed and Breakfast, hostel, hotel, inn, lodging, motel, resort, or other transient lodging uses where any individual transient guest occupies the property for 30 consecutive calendar days or less.

Transitional Living for Released Offenders[588]

A group facility, as defined by NRS 449, used to house persons on parole.

Transportation or Tour Guide Service

A business that provides for the delivery of passengers or goods such as couriers, limousines, ride-shares, taxis, ride-shares, tour guide services, Transportation Network Companies (TNCs), or other similar uses, excluding freight or Passenger Terminals.

Trash Enclosure

A screen around a trash container or recyclable container, to block views and to contain trash for pick-up.

Travel Trailer

A portable structure built on a chassis designed to be used as a Temporary Dwelling for travel, recreational and vacation uses. When factory equipped for the road, it shall have a body width of not more than 8 feet and a body length of not more than 32 feet (see also "Recreational Park Trailer" and "Recreational Vehicle").

Tree[589]

1. As defined by the Southern Nevada Regional Planning Coalition's Regional Plant List.
2. In relation to AAE and AAO, see "Airport Definitions".

Truck Staging

A site or building for cargo storage, commercial vehicle loading and unloading of cargo for transport, shipment, or distribution to a convention area on a regular basis, and may include facilities for temporary storage.

Truck Stop

A facility which provides amenities, parking, and rest areas for truck drivers and motorists.

Turf

Any grassy area maintained by frequent mowing and fertilization and/or watering.

U.

Union Hall

A building or portion of a building in which a union meets or conducts its business and may include trade union the headquarters used for meetings and recruitment of union workers.

Urban Area

The land within the outer boundary of the Las Vegas Valley Bureau of Land Management Disposal Boundary established by the Southern Nevada Public Lands Management Act as amended, enacted on October 19, 1998, plus all land extending 3 miles measured radially beyond the boundary, including Laughlin. All other areas within the County are in the Non-Urban Area.

Use

[588] Updated definition to provide additional clarity on purpose of this use.

[589] Updated to clarify that paragraph 2. is an "airport definition."

The purpose for which land or buildings are designed, occupied, maintained, or planned, including uses within another political subdivision (see also, "Compatible Use," "Conditional Use," "Conflicting Use," "Development," "Less-intensive Use," "Mixed-Use," "Permitted Use," "Primary Use," Similar Use," "Special Use," and "Temporary Use").

Utilities

This category includes antennas, towers, transmission devices, lines, buildings, easements, passageways, or structures used or intended to be used by any public or private communications and broadcasting operation or utility related to the provision, distribution, collection, transmission, or disposal of power, oil, gas, water, sanitary sewage, communication signals, or other similar public services at a local level.

V.

Vacation and Abandonment

The relinquishing of any interest of any dedicated public road, improvement or public easement of interest to Clark County, in conformance with NRS 278.480.

Vehicle and Equipment Rental or Sales

An establishment for the display and sale or lease of vehicles and equipment, including automobiles, construction equipment, motorcycles, off-highway vehicles, recreational vehicles, watercraft, and similar vehicles, not including those items typically rented from home improvement centers.

Vehicle and Equipment Repair[590]

A facility providing maintenance or repair of equipment and vehicles, including automobiles, construction equipment, motorcycles, off-highway vehicles, recreational vehicles, watercraft, and similar vehicles. Services provided may include brake repair, collision repair, lubrication, maintenance, muffler repair, oil changes, painting, smog check, tire repair and sale, tune-ups, upholstery, window repair or replacement, or other similar repair and maintenance functions.

Vehicle and Watercraft Storage, Accessory[591]

The storage of a recreational vehicle, travel trailer, watercraft, and/or off-highway vehicles at a residence.

Vehicle Hobby Repair and Restoration

The dismantling, mechanical repair, restoration, and storage of non-commercial motorized vehicles and related vehicle parts as a hobby, including engine or transmission replacement or overhaul, body work, upholstery, and maintenance, excluding painting. Vehicles shall not include snowmobiles, off-highway vehicles, or jet skis.

Vehicle Maintenance

The maintenance of vehicles consisting of tune-ups, oil changes, lubrication, smog check, brake and muffler repair and maintenance, the sale and repair of tires, window repair or replacement or other similar routine maintenance functions. Vehicle maintenance does not include brake, muffler, and/or tire repair as primary uses.

Vehicle Minor Paint/Body Shop

A facility designed and used for the restoration or refurbishing of automobiles for small dents and body work including but not limited to airbrush touch up, surface scratch, color sanding and buffing, small spot repair, bumper repair, paintless dent repair, and upholstery work. This does not include structural repair, nor repair where damage exceeds more than 10% of the surface area of the automobile.

---

[590] Consolidates "Automobile Minor Paint/Body Shop," "Vehicle Maintenance," and "Vehicle Paint/Body Shop."

[591] Replaces "Off-Highway Vehicle, Recreational Vehicle, and Watercraft Storage."

Vehicle Paint/Body Shop

A facility for collision repair services including body, frame, or fender straightening or repair, and painting of vehicles in an appropriate paint booth.

Vehicle Repair

The repair or maintenance of vehicles, including mechanical repair, engine or transmission replacement or overhaul, and upholstery, but not including paint or body work.

Vehicle Wash

A facility for cleaning, detailing, washing, or waxing of motor vehicles, by hand or mechanical means, either as a service provided or self-service.

W.

Wall, Perimeter

An opaque structure constructed with masonry, brick, concrete, stucco, or other similar material, greater than 36 inches high, constructed within a required setback to buffer property owners. Walls constructed within the "Buildable Area" not affixed to the primary building shall be considered Accessory Structures (see also, "Block Wall," "Buffer Wall," "Decorative Wall," "Fence," "Noise Attenuating Wall," "Retaining Wall," and "Security Wall").

Warehouse and Distribution[592]

An enclosed structure, or a complex of warehouses, for storage and/or distribution or transfer to another location.

Warehousing and Storage

This category includes facilities for the storage or movement of goods for themselves or other businesses. Goods are generally delivered to other businesses or the final consumer, except for some will-call pickups. There are typically few customers present.

Waste and Salvage

This category includes facilities that receive solid or liquid wastes from others for on-site disposal or for transfer to another location, including but not limited to, the collection of sanitary waste, organic material, scrap, recyclables, or other waste. Uses that manufacture or produce goods or energy from the decomposition, incineration, or processing of waste material, and facilities that receive hazardous wastes from others are included.

Wastewater

A combination of liquid and water-carried pollutants from homes, businesses, industries, or farms; a mixture of water and dissolved or suspended solids. (See also "Wastewater Package Treatment Plant", "Reclaimed Wastewater", "Reclamation Facility", and "Sewage Treatment Plant")

Wastewater Package Treatment Plant

A private sewerage treatment system whose capacity is 5,000 gallons or greater such as septic tanks, lagoon, mechanical plants, or any other type of system for the treatment of sewerage.

Wastewater Treatment Plant

A facility designed to receive the wastewater from domestic sources and to remove materials that damage water quality and threaten public health and safety. The substances removed may contain greases and fats, solids

[592] Consolidated with "Freight Terminal," "Distribution Center," and "Ice and Cold Storage Plant"

from human waste and other sources, dissolved pollutants from human waste and decomposition products, or dangerous microorganisms.

Wedding Chapel

A facility made available to be rented primarily for wedding ceremonies and may include a chapel, dressing rooms, Offices, reception facilities, and gardens.

Wetland

An area inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support vegetation adapted for life in saturated soil conditions.

Wholesale

An establishment for the sale or resale of products to anyone other than the end user of the products.

Work

With respect to work performed in a right-of-way, to construct, cut break, alter, excavate, install, remove, relocate, repair, or replace improvements, or install and maintain temporary traffic control devices and/or barricades.

Working Day

A day during which Clark County offices are open to the public.

X.

Xeriscape

A style of landscaping that reduces or eliminates the need for irrigation.

For the purposes of this Title, the term "Xeriscape" includes the concept of desert landscaping, using indigenous or adapted trees, shrubs, vines, non-turf groundcovers, succulents or other plants for achieving an attractive and water-conserving landscape in character with a desert environment.

Y.

Yard

An open space on a lot, other than a court, unoccupied and unobstructed from the ground to the sky above, extending across the width or depth of the lot except for permissible accessory buildings and structures, required roadway improvements, utility equipment, architectural intrusions, and additional side yard setbacks.

Front Yard

The area from the front of the building to the lot line, street or future right-of-way.

Rear Yard

The area from the rear of the building to the rear lot line.

Side Yard

The area from the side of the building to the side lot line.

Z.

Zoning District

See "District"