

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

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

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**Recommendation:** AG-22-900287: Receive a report on the Transform Clark County Development Code rewrite, and direct staff accordingly. (For possible action)

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**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

In January 2020, Comprehensive Planning began working with a consultant (Clarion Associates) to update the County's Comprehensive Master Plan (Master Plan) and Development Code (Title 30). A series of kick-off meetings were held in June 2020 to explain the project and process, and to start soliciting initial comments. Additionally, the first online survey was conducted to gather background information for the Master Plan and Development Code rewrite. A project website was created, [www.TransformClarkCounty.com](http://www.TransformClarkCounty.com), to keep interested parties apprised of the status of the project.

In September 2020, the Preliminary Plan Framework was presented to the Board of County Commissioners (Board), Planning Commission, TAB/CAC representatives, and various other stakeholders to gather input on the format, issues of concerns, and direction of the Master Plan and Development Code. The Preliminary Plan Framework Survey results were published November 2020.

In November and December 2020, an online Development Code Assessment Survey was conducted to solicit feedback on the overall use and application of the Development Code. Meetings to share the results of the survey with stakeholders were conducted in January 2021 and the Development Code Assessment was completed and presented to all the various stakeholders in June 2021. The Assessment laid the framework for the recommended changes and updates to Title 30.

The first installment of the Title 30 rewrite is complete and ready for review, and consists of the zoning districts, zoning overlays, and uses. The first installment of the Title 30 rewrite can be viewed at [www.TransformClarkCounty.com/documents](http://www.TransformClarkCounty.com/documents).

Staff recommends the Board receive a report on the first installment of the Title 30 rewrite, and direct staff accordingly.

**Cleared For Agenda**  
05/18/22

# Clark County, Nevada

## Title 30: Unified Development Code

### Installment 1: Districts & Uses

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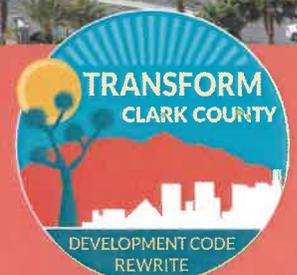
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PUBLIC DRAFT April 2022

CLARION



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## 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. It is intended to be reviewed alongside Chapter 30.03, *Use Regulations*, and with the relevant definitions in Chapter 30.08, *Rules of Construction and Definitions*.

**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 §30.02.28, *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. Many of those are included in this first staff draft, and the balance will be coming shortly.

**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. Cross-references **highlighted** are to portions of this Code that is not included in this phase of the draft and will need to be linked in the consolidated draft.

**Purpose Statements.** Following further discussion, a new subsection may be included in §30.02.01 in future drafts to establish purpose statements that inform this chapter to guide staff and decision-makers.

**30.02.01 ZONING DISTRICTS ESTABLISHED**

**A. General Applicability**

This chapter sets forth the purpose and dimensional 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 §30.02.01E.

**Table 30.02-1: Districts Established**

District		Section
<b>RESIDENTIAL DISTRICTS</b>		
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
<b>COMMERCIAL DISTRICTS</b>		
CN	Commercial Neighborhood	30.02.12
CP	Commercial Professional	30.02.01
CG	Commercial General	30.02.14
CC	Commercial Core	30.02.15
CU	Commercial Urban	30.02.16
CR	Commercial Resort	30.02.17
<b>INDUSTRIAL DISTRICTS</b>		
IP	Industrial Park	30.02.18
IL	Industrial Light	30.02.19
IH	Industrial Heavy	30.02.20
<b>SPECIAL DISTRICTS</b>		
AG	Agriculture	30.02.21
OS	Open Space	30.02.22
PF	Public Facility	30.02.23
<b>OVERLAY DISTRICTS</b>		
AEO	Airport Environs Overlay	30.02.25A
AAO	Airport Airspace Overlay	30.02.25B
NPO	Neighborhood Preservation Overlay	30.02.25C

**Table 30.02-1: Districts Established**

District		Section
GED	Gaming Enterprise District	30.02.25D
SMO	Spring Mountain Overlay	30.02.25E
RRO	Red Rock Overlay	30.02.25F
ABO	Adult Business Overlay	30.02.25G
HDO	Historic Designation Overlay	30.02.25H
MPO	Maryland Parkway Overlay	30.02.25I

**C. District Sequence<sup>1</sup>**

1. Within the residential, commercial, and industrial districts, districts are generally listed in order of intensity in this chapter.
2. The special districts in §30.02.21, §30.02.22, and §30.02.23 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. Minimum Requirements**

The regulations set by this Title within each district shall be considered minimum requirements and shall apply uniformly, except as otherwise provided.

**E. Official Zoning Map**

**1. Rules for Interpretation of District Boundaries<sup>2</sup>**

- 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.

<sup>1</sup> Current 30.36.020.

<sup>2</sup> Modified from 30.36.070.

- 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.<sup>3</sup>
- iv. A lot within more than one zoning district shall be developed in conformance with the applicable district standards for each portion of the lot.<sup>4</sup>

**2. Zoning Map Amendment<sup>5</sup>**

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 **SXX, Rezoning**.

**F. Miscellaneous Maps<sup>6</sup>**

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 shall be in compliance with national standards for air quality control.

**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. Co-operative 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 XX**, Interim Cooperative Management Agreement between the U.S. Department of the Interior, Bureau of Land Management and Clark County dated November 4, 1992).

**4. Hillside Map**

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

- i. Slope Map - Clark County

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<sup>3</sup> Modified from 30.36.070.

<sup>4</sup> Modified from 30.40.260 and updated to apply to all district standards.

<sup>5</sup> Based on 30.36.060.

<sup>6</sup> 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.

ii. Slope Map - Las Vegas Valley

5. **Las Vegas Artesian Basin Map**

The map describing the watershed of the Las Vegas Valley and areas as designated and described by the Office of the State Engineer of the State of Nevada, which restricts the subdivision of land due to inadequate ground water resources.

6. **Las Vegas Valley Oversizing Areas Map and Projected Urban Water Service Boundary**

The map designating the service area for the Las Vegas Valley Water District (LVVWD).

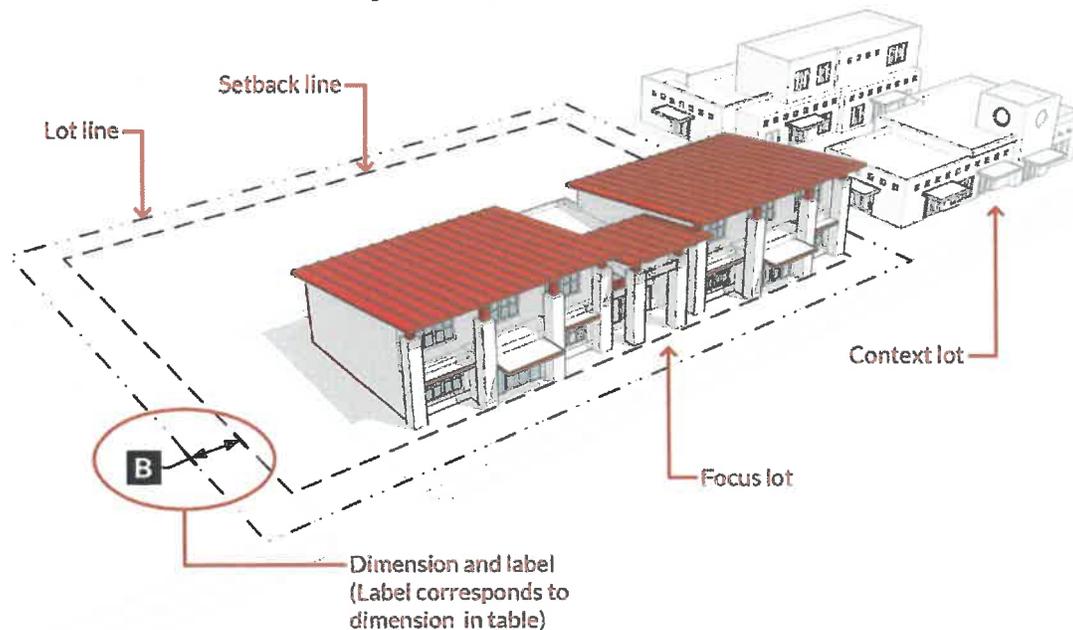
7. **Urban/Nonurban Boundary Map**

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

G. **Organization and Format of Base Districts in this Chapter**

1. §30.02.02 through §30.02.23 of this chapter 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



H. **Overlay Districts**

1. §30.02.25, *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.

- 3.** A property may be categorized under multiple overlay districts. Where there are standards that conflict with standards for another applicable overlay district 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 SF+) 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 §30.02.28, 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 available. Development in the district should provide compatible transitions to surrounding public lands by complying with the transition standards of this Title.

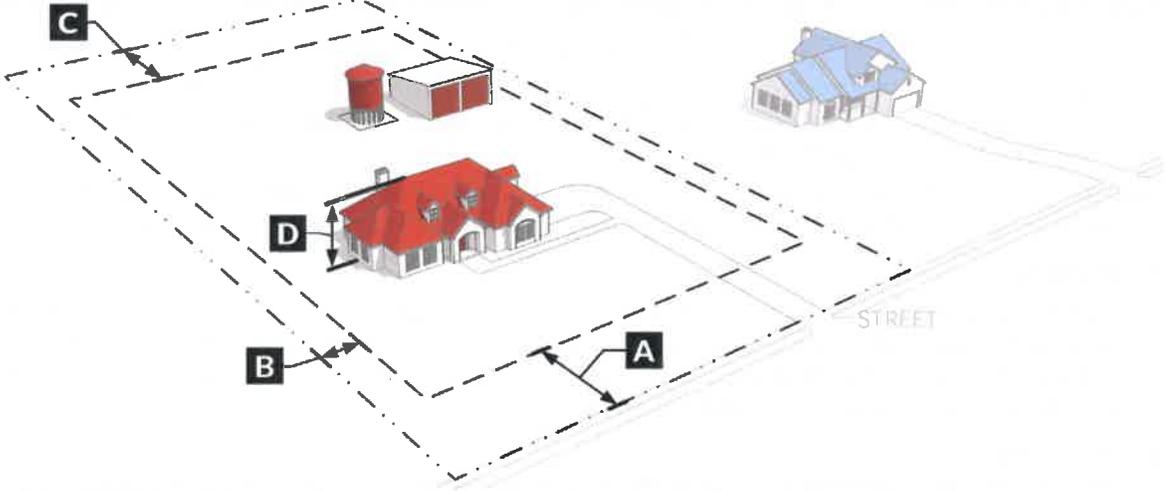
**B. Standards**

LOT <sup>[1]</sup>		OTHER STANDARDS	
	Lot area, min.	80,000 sq ft	Overlay Districts §30.02.24
	Net lot area, min.	72,000 sq ft	Measurement/Exceptions §30.02.26
	Lot coverage, max.	15% <sup>[2]</sup>	Use Regulations <b>Chapter 30.03</b>
SETBACK (MIN. FT.) <sup>[2]</sup>		DEVELOPMENT STANDARDS <b>Chapter 30.04</b>	
	PRIMARY / ACCESSORY		
<b>A</b>	Front	40	<b>NOTES</b>
<b>B</b>	Side interior	15 / 5	
	Side street <sup>8</sup>	25 / 10	
<b>C</b>	Rear <sup>9</sup>	50 <sup>[1]</sup> / 5	[1] Legal nonconforming lots ranging from 20,000 to 80,000 square feet in area shall conform to RS20 district standards.
	Building separation	6	[2] Within the Mt. Charleston, Lee Canyon, and Kyle Canyon areas, all buildings and structures on nonconforming lots of record or in nonconforming subdivisions may be established in conformance with RS5.2 district standards except for the following setbacks: 15-foot front, 15-foot side street, and 10-foot rear.
HEIGHT (MAX. FT.) <sup>[2]</sup>		PRIMARY / ACCESSORY	
<b>D</b>	Building height	35 / 25 <sup>[3]</sup>	[3] The maximum height of accessory structures shall be 25 ft. or the height of the primary structure, whichever is greater.

<sup>8</sup> 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.

<sup>9</sup> 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 Dimensional 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 SF+) lots are proposed to remain in the RS40 district.

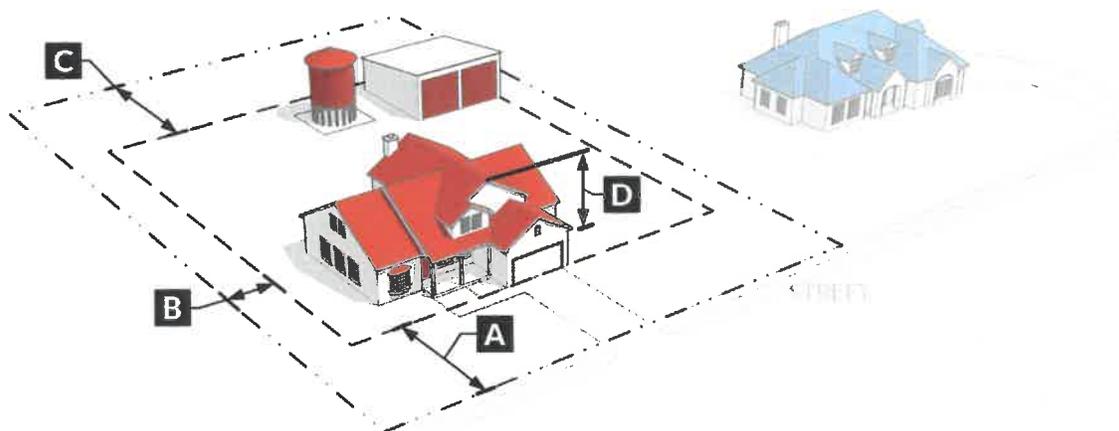
**A. Purpose**

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

**B. Standards**

LOT		OTHER STANDARDS	
Lot area, min.	40,000 sq ft	Overlay Districts	§30.02.24
Net lot area, min.	36,000 sq ft	Measurement/Exceptions	§30.02.26
Lot coverage, max.	25%	Use Regulations	Chapter 30.03
<b>SETBACK (MIN. FT.)</b>		Development Standards	Chapter 30.04
<b>A</b>	Front	<b>NOTE</b>	
<b>B</b>	Side interior	[1] The maximum height of accessory structures shall be 25 ft. or the height of the primary structure, whichever is greater.	
	Side street		
<b>C</b>	Rear		
	Building separation		
<b>HEIGHT (MAX. FT.)</b>			
<b>D</b>	Building height	35 / 25 <sup>[1]</sup>	

Figure 30.02-C: RS40 District Dimensional 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.

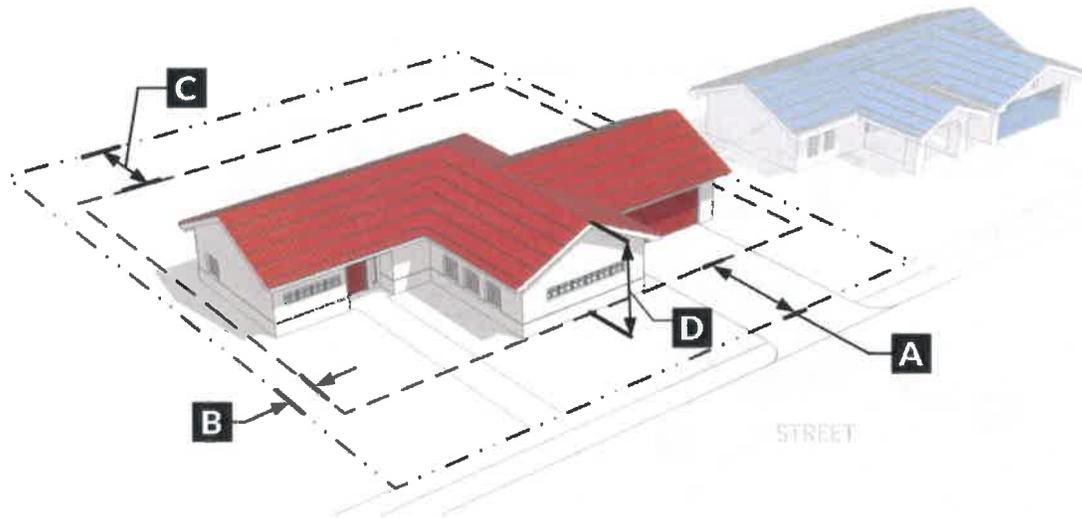
**A. Purpose**

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

**B. Standards**

LOT		OTHER STANDARDS	
Lot area, min.	20,000 sq ft	Overlay Districts	\$30.02.24
Net lot area, min.	18,000 sq ft	Measurement/Exceptions	\$30.02.26
Lot coverage, max.	50%	Use Regulations	Chapter 30.03
SETBACK (MIN. FT.)		PRIMARY / ACCESSORY	
<b>A</b> Front	40	Development Standards	Chapter 30.04
<b>B</b> Side interior	10 / 5	<b>NOTE</b>	
Side street	15 / 10	[2] The maximum height of accessory structures shall be 25 ft. or the height of the primary structure, whichever is greater.	
<b>C</b> Rear	30 / 5		
Building separation	6		
HEIGHT (MAX. FT.)		PRIMARY / ACCESSORY	
<b>D</b> Building height	35 / 25 <sup>[1]</sup>		

Figure 30.02-D: RS20 District Dimensional 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.

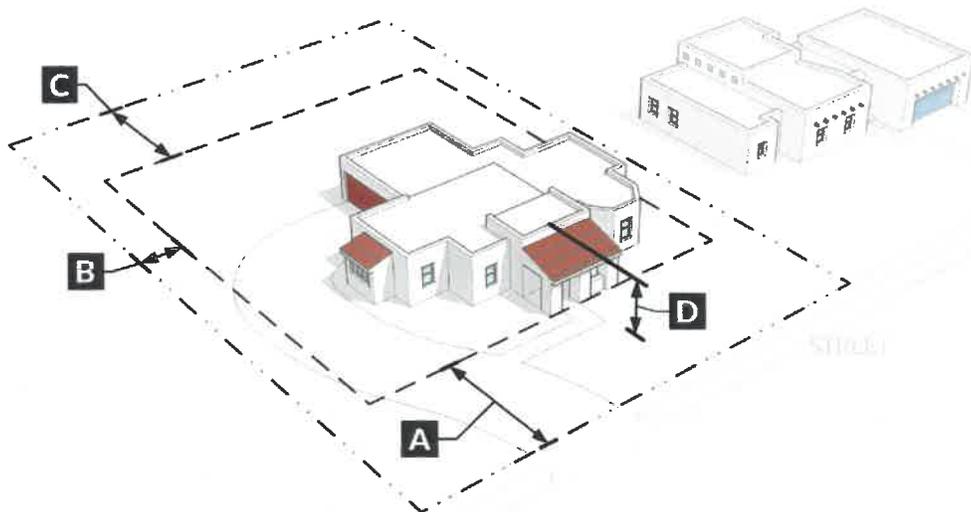
**A. Purpose**

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		OTHER STANDARDS	
Lot area, min.	10,000 sq ft	Overlay Districts	§30.02.24
Net lot area, min.	9,000 sq ft	Measurement/Exceptions	§30.02.26
Lot coverage, max.	50%	Use Regulations	Chapter 30.03
SETBACK (MIN. FT.)		PRIMARY / ACCESSORY	
<b>A</b> Front	30	Development Standards	Chapter 30.04
<b>B</b> Side interior	10 / 5		
Side street	15 / 10		
<b>C</b> Rear	25 / 5		
Building separation	6		
HEIGHT (MAX. FT.)		PRIMARY / ACCESSORY	
<b>D</b> Building height	35 / 14		

Figure 30.02-E: RS10 District Dimensional 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.

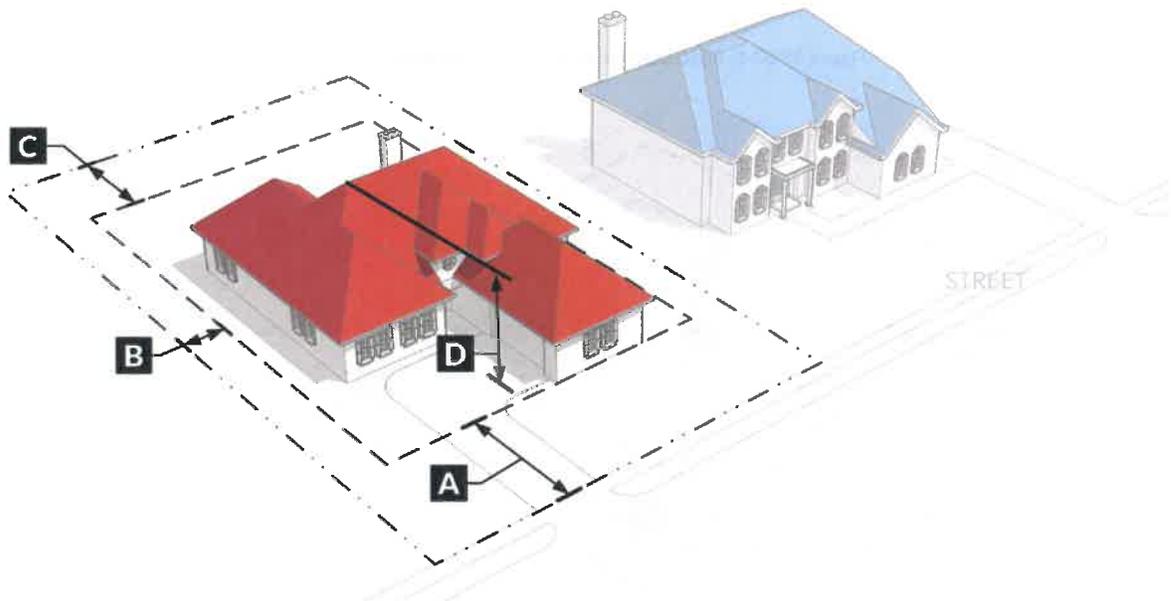
**A. Purpose**

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		OTHER STANDARDS	
	Lot area, min.	5,200 sq ft	Overlay Districts §30.02.24
SETBACK (MIN. FT.)		PRIMARY / ACCESSORY	
A	Front	20	Use Regulations Chapter 30.03
B	Side interior	5	Development Standards Chapter 30.04
	Side street	10	
C	Rear	20 / 5	
	Building separation	6	
HEIGHT (MAX. FT.)		PRIMARY / ACCESSORY	
D	Building height	35 / 14	

Figure 30.02-F: RS5.2 District Dimensional 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.

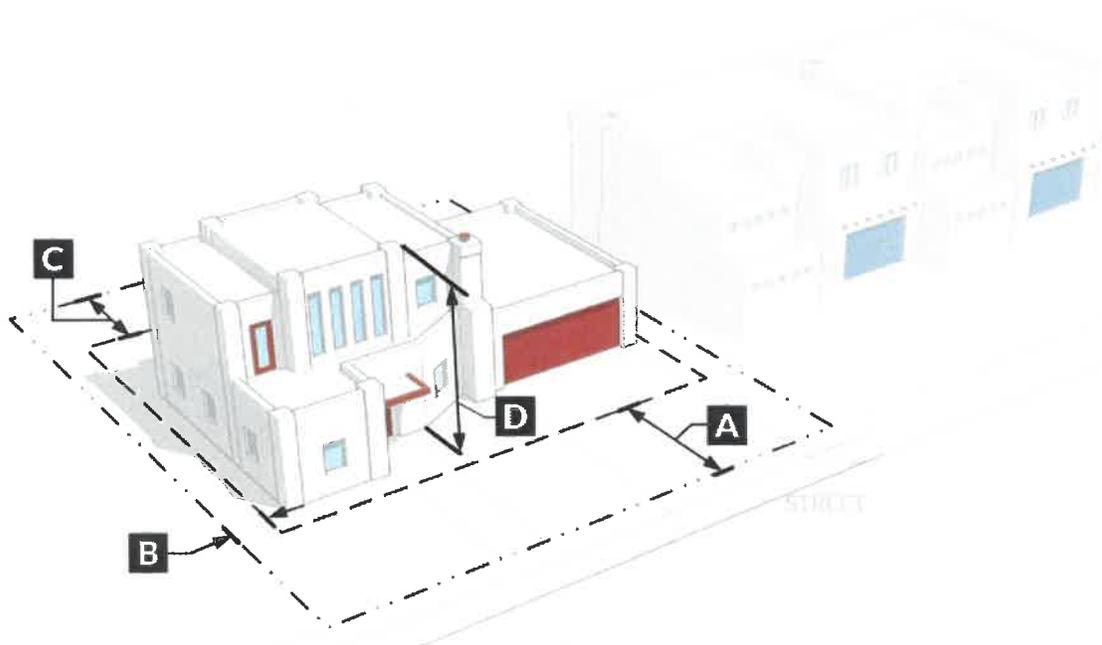
**A. Purpose**

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

**B. Standards**

LOT		OTHER STANDARDS	
Lot area, min.	3,300 sq ft	Overlay Districts	§30.02.24
SETBACK (MIN. FT.)		PRIMARY / ACCESSORY	
<b>A</b> Front	20	Measurement/Exceptions	§30.02.26
<b>B</b> Side interior	5 <sup>[1]</sup>	Use Regulations	Chapter 30.03
Side street	10	Development Standards	Chapter 30.04
<b>C</b> Rear	15 / 5	NOTE	
Building separation	6	[3] A new attached single-family dwelling may eliminate one side interior setback with approval of a Special Use Permit.	
HEIGHT (MAX. FT.)		PRIMARY / ACCESSORY	
<b>D</b> Building height	35 / 14		

Figure 30.02-G: RS3.3 District Dimensional 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.

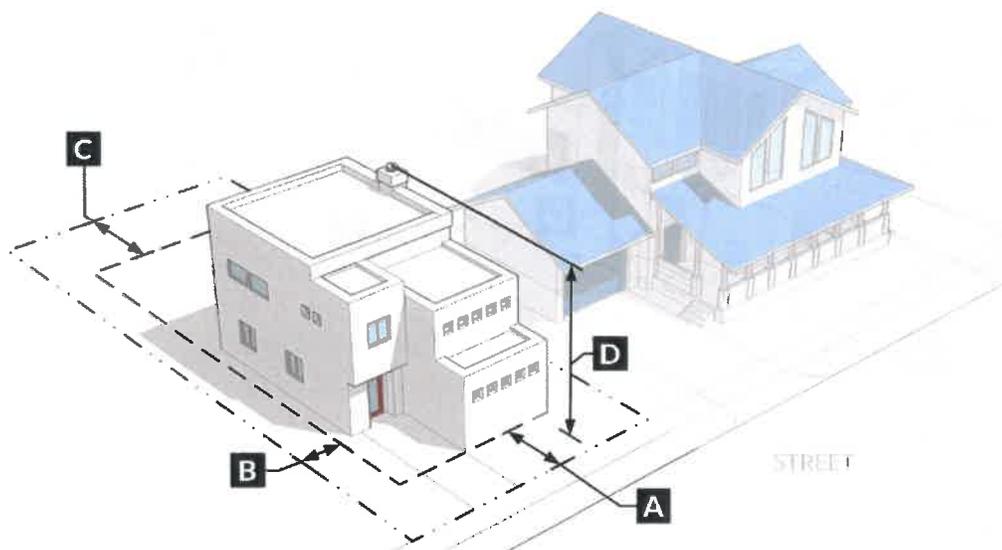
**A. Purpose**

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		OTHER STANDARDS	
Lot area, min.	2,000 sq ft	Overlay Districts	§30.02.24
SETBACK (MIN. FT.)		PRIMARY / ACCESSORY	
<b>A</b> Front	20	Measurement/Exceptions	§30.02.26
<b>B</b> Side interior	5 <sup>[1]</sup>	Use Regulations	Chapter 30.03
Side street	10	Development Standards	Chapter 30.04
<b>C</b> Rear	15 / 5	<b>NOTE</b>	
Building separation	6	[1] A new attached single-family dwelling may eliminate one side interior setback with approval of a Special Use Permit.	
HEIGHT (MAX. FT.)		PRIMARY / ACCESSORY	
<b>D</b> Building height	35 / 14		
OPEN SPACE (MIN. SQ.FT.)			
Per unit	200		

Figure 30.02-H: RS2 District Dimensional 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.

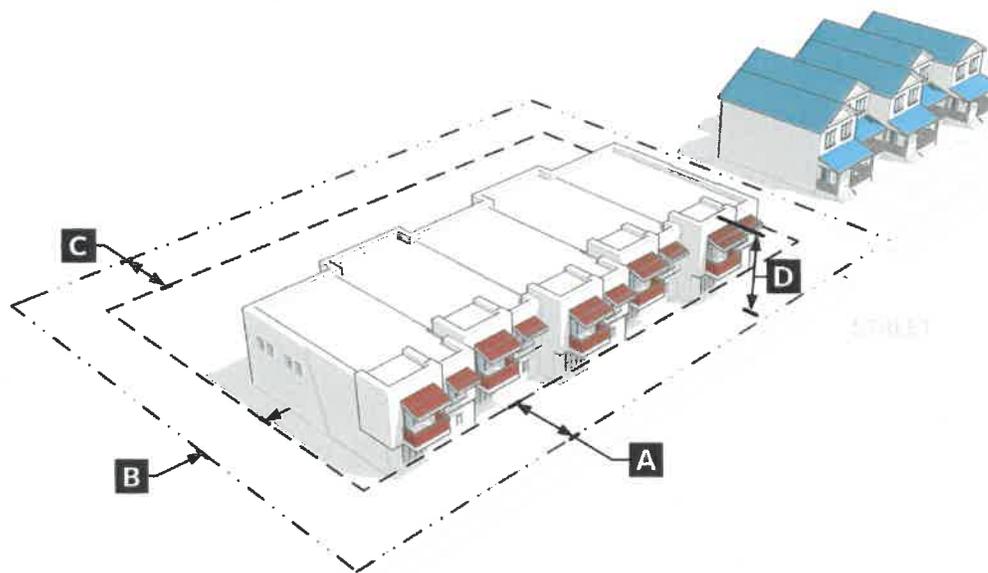
**A. Purpose**

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 <sup>[1]</sup>		OTHER STANDARDS	
Lot area, min.	7,000 sq ft	Overlay Districts	§30.02.24
Density, max.	18 units/acre	Measurement/Exceptions	§30.02.26
SETBACK (MIN. FT.) <sup>[1]</sup>		PRIMARY / ACCESSORY	
<b>A</b> Front	20	Use Regulations	Chapter 30.03
<b>B</b> Side interior	20	Development Standards	Chapter 30.04
Side street	20		
<b>C</b> Rear	20 / 5		
Building separation	10 / 6		
HEIGHT (MAX. FT.) <sup>[1]</sup>		<b>NOTES</b>	
<b>D</b> Building height	35	<sup>[1]</sup> Single-family dwellings are required to meet RS2 district standards except max. gross density is 18 units/acre, min. lot area is 1,800 sq ft, and open space per unit is 120 sq ft.	
OPEN SPACE (MIN. SQ.FT.) <sup>[1]</sup>			
Per unit	200		

Figure 30.02-I: RM18 District Dimensional 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**

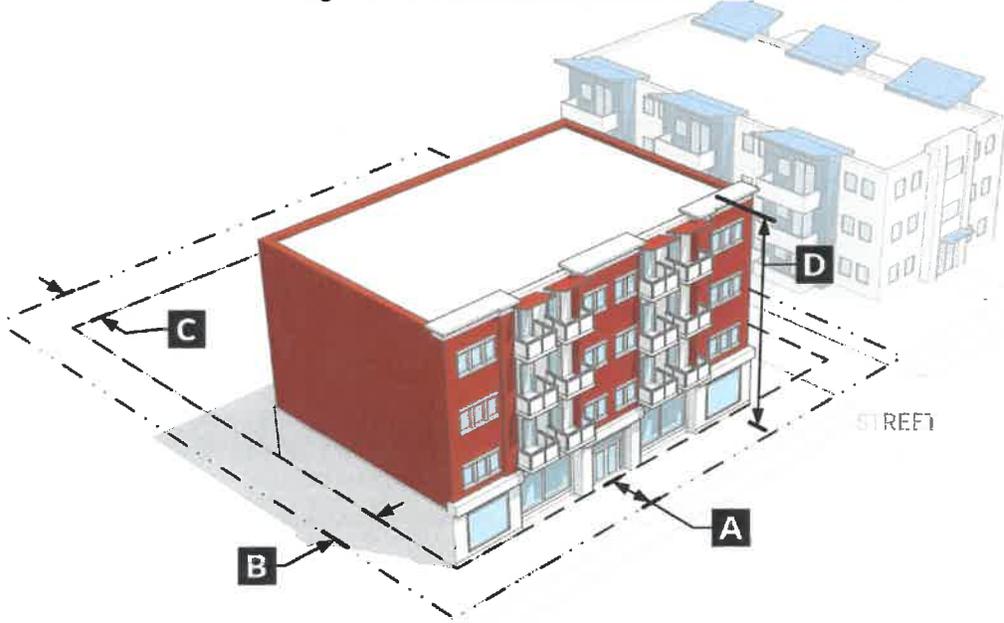
The RM25 district is established to accommodate a diverse array of high-density, residential development in multi-family structures. This district is intended to support walkability, transit-use, and serve as a transition between high-density residential areas and commercial, mixed-use, and nonresidential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

**B. Standards**

LOT		OTHER STANDARDS	
Lot area, min.	7,000 sq ft	Overlay Districts	\$30.02.24
Density, max.	25 units/acre	Measurement/Exceptions	\$30.02.26
SETBACK (MIN. FT.)		PRIMARY / ACCESSORY	
<b>A</b> Front	20	Use Regulations	Chapter 30.03
<b>B</b> Side interior	20	Development Standards	Chapter 30.04
Side street	20		
<b>C</b> Rear	20 / 5		
Building separation	10 / 6		
HEIGHT (MAX. FT.)			
<b>D</b> Building height	50 <sup>15</sup>		
OPEN SPACE (MIN. SQ.FT.)			
Per unit	100		

<sup>15</sup> 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 Dimensional 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		OTHER STANDARDS	
	Lot area, min.	7,000 sq ft	Overlay Districts §30.02.24
	Density, max.	50 units/acre	Measurement/Exceptions §30.02.26
SETBACK (MIN. FT.)		PRIMARY / ACCESSORY	
<b>A</b>	Front	20	Use Regulations <b>Chapter 30.03</b>
<b>B</b>	Side interior	20	Development Standards <b>Chapter 30.04</b>
	Side street	20	
<b>C</b>	Rear	20 / 5	
	Building separation	10 / 6	
HEIGHT (MAX. FT.)		PRIMARY / ACCESSORY	
<b>D</b>	Building height	75 <sup>17</sup>	

<sup>17</sup> 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 Dimensional 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.

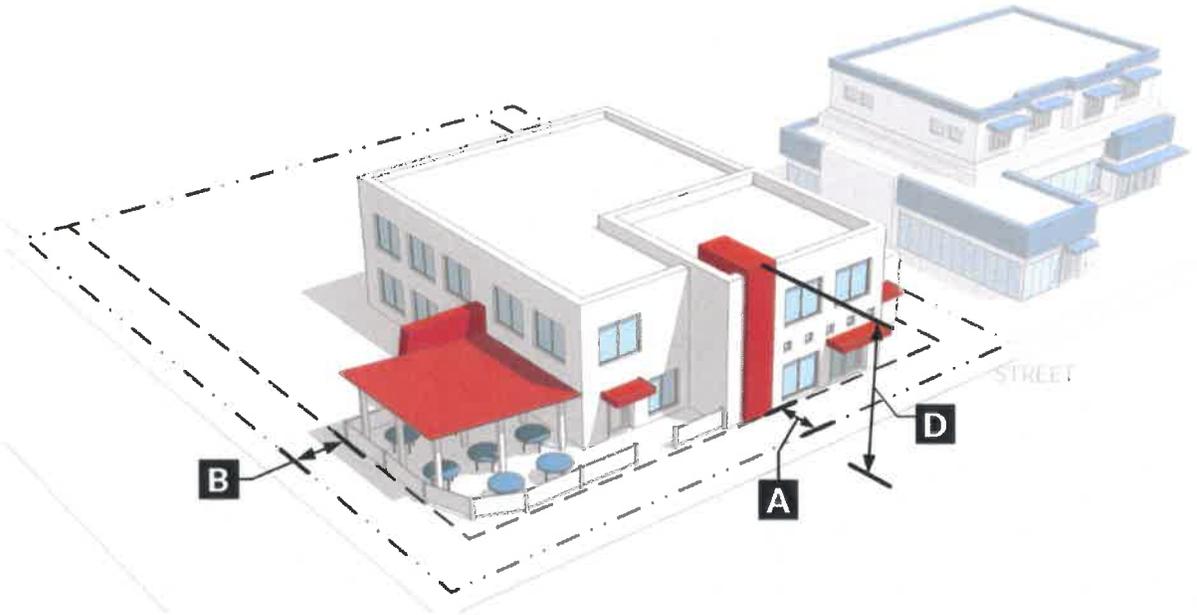
**A. Purpose**

The CN district is established to accommodate walkable neighborhoods and improve access to pedestrian-oriented services and amenities within walking distance of residential single-family districts. This district is designed to accommodate a mix of small-scale office, retail, and dining uses that primarily serve local residents. To ensure compatibility with adjacent neighborhoods, this district is generally limited to a five-acre area immediately surrounding the intersection of two collector (or lower classification) streets.

**B. Standards**

LOT		OTHER STANDARDS	
Lot area, min.	--	Overlay Districts	§30.02.24
Lot coverage, max.	60%	Measurement/Exceptions	§30.02.26
SETBACK (MIN. FT.)		Use Regulations	Chapter 30.03
<b>A</b> Front	10	Development Standards	Chapter 30.04
Side interior	10		
<b>B</b> Side street	10		
Rear	--		
HEIGHT (MAX. FT.)			
<b>D</b> Building height	35		

Figure 30.02-L: CN District Dimensional 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		OTHER STANDARDS	
Lot area, min.	--	Overlay Districts	§30.02.24
Lot coverage, max. <sup>18</sup>	60%	Measurement/Exceptions	§30.02.26
SETBACK (MIN. FT.)		PRIMARY / ACCESSORY	
<b>A</b> Front <sup>19</sup>	15	Use Regulations	Chapter 30.03
<b>B</b> Side interior	10	Development Standards	Chapter 30.04
Side street <sup>20</sup>	10		
Rear <sup>21</sup>	--		
HEIGHT (MAX. FT.)			
<b>D</b> Building height	35		

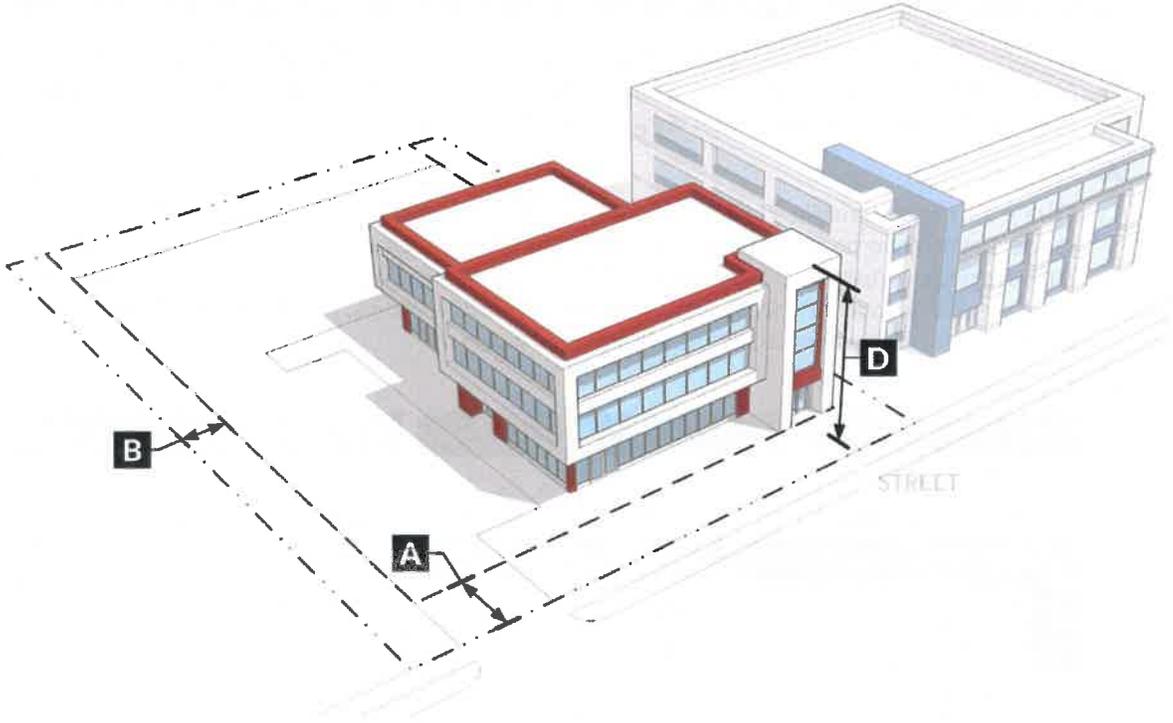
<sup>18</sup> Currently, the max. lot coverage for CRT is 50% and C-P is 60%. 60% max. carried forward to reduce nonconformities.

<sup>19</sup> 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.

<sup>20</sup> 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.

<sup>21</sup> 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 Dimensional 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.

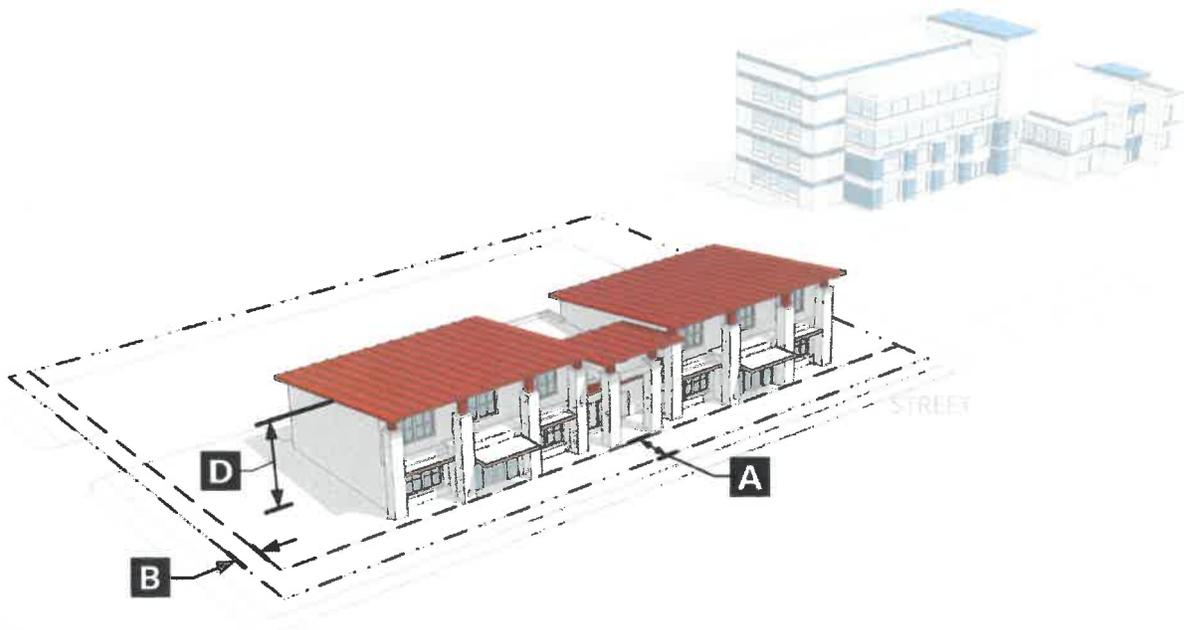
**A. Purpose**

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 developments.

**B. Standards**

LOT		OTHER STANDARDS	
Lot area, min.	--	Overlay Districts	§30.02.24
Lot coverage, max.	60%	Measurement/Exceptions	§30.02.26
SETBACK (MIN. FT.) <sup>22</sup>		Use Regulations	Chapter 30.03
<b>A</b> Front	10	Development Standards	Chapter 30.04
Side interior	10		
<b>B</b> Side street	10		
Rear	--		
HEIGHT (MAX. FT.)			
<b>D</b> Building height <sup>23</sup>	50		

Figure 30.02-N: CG District Dimensional Standards Illustration



<sup>22</sup> Currently, a 10 ft. setback is required when adjacent to residential development, but we propose requiring a 10 ft. setback always (except rear).

<sup>23</sup> 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		OTHER STANDARDS	
	Lot area, min.	--	Overlay Districts §30.02.24
	Lot coverage, max.	75%	Measurement/Exceptions §30.02.26
SETBACK (MIN. FT.)		Use Regulations	Chapter 30.03
A	Front	10	Development Standards Chapter 30.04
B	Side interior	10	
	Side street	10	
	Rear	--	
HEIGHT (MAX. FT.)			
D	Building height	55	

Figure 30.02-O: CC District Dimensional 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.

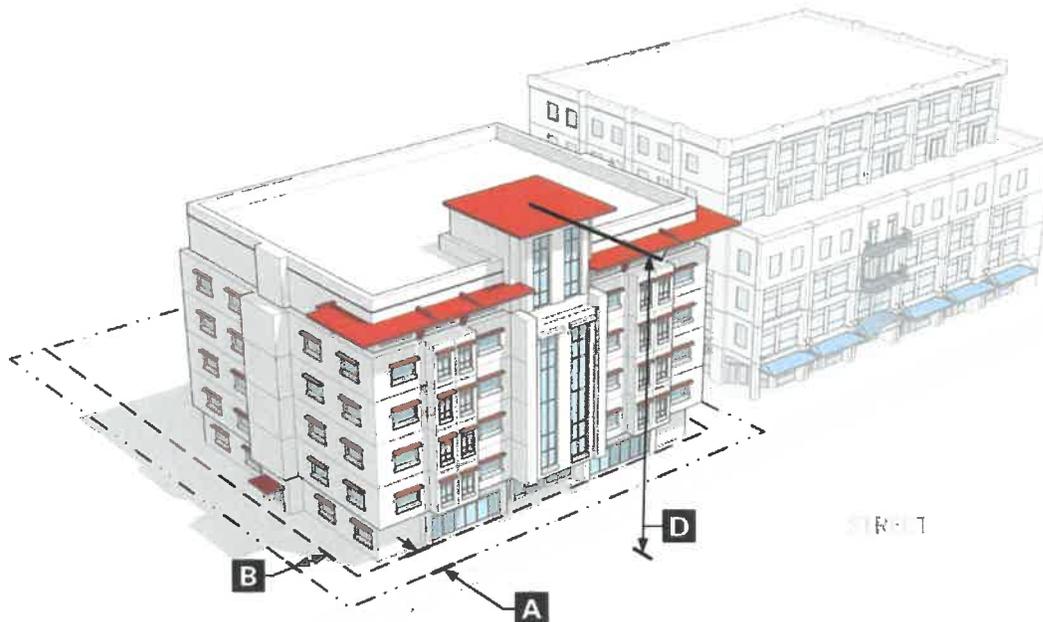
**A. Purpose**

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 for major employment centers that are similarly designed to support walkability and transit use.

**B. Standards**

LOT		OTHER STANDARDS	
Lot area, min.	--	Overlay Districts	\$30.02.24
Lot coverage, max.	--	Measurement/Exceptions	\$30.02.26
SETBACK (MIN. FT.)		Use Regulations	Chapter 30.03
A Front	10	Development Standards	Chapter 30.04
B Side interior	10		
Side street	10		
Rear	--		
HEIGHT (MAX. FT.)			
D Building height	200		

Figure 30.02-P: CU District Dimensional 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.

**A. Purpose**

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

**B. Standards<sup>24</sup>**

Where a subdivision for single-family dwellings was recorded prior to May of 1974, dwellings and accessory uses typically associated with single-family development (including accessory dwelling units) may be expanded and modified in accordance with the standards of the RS10 district, provided the dwelling or accessory use is located on a parcel of land that contained a residential structure that was legally nonconforming on March 1, 1998.<sup>25</sup>

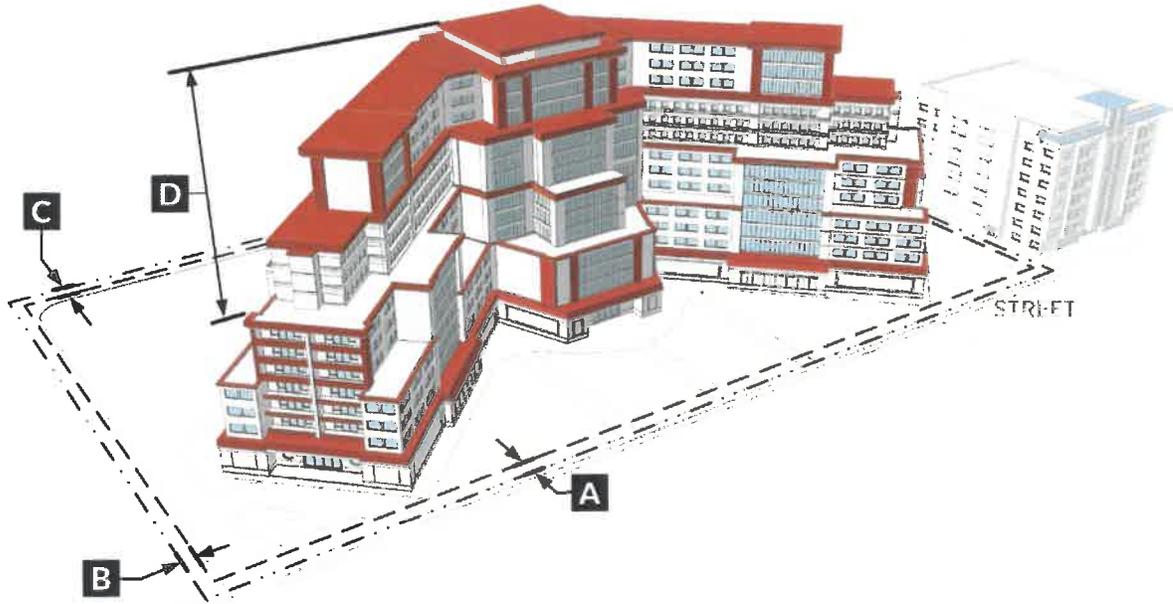
LOT <sup>[1][2]</sup>		OTHER STANDARDS	
	Lot area, min.	--	Overlay Districts §30.02.24
	Lot coverage, max.	--	Measurement/Exceptions §30.02.26
SETBACK (MIN. FT.) <sup>[1][2]</sup>			Use Regulations <b>Chapter 30.03</b>
<b>A</b>	Front	10	Development Standards <b>Chapter 30.04</b>
<b>B</b>	Side interior	10	<b>NOTES</b> [1] Resort hotel, rural resort hotel, and neighborhood casino uses are expected to conform to the development and design standards of this Title. Except for regulations within <b>Chapter --, Permits and Licenses, and Chapter --, Off-Site Development Requirements</b> , alternatives may be established per the approved plans on file. <sup>26</sup> [2] Multifamily dwellings shall meet the RM50 district standards, except max. density is 100 units/acre and max. height is 100 ft.
	Side street	10	
<b>C</b>	Rear	--	
	Building separation	--	
HEIGHT (MAX. FT.) <sup>[1][2]</sup>			
<b>D</b>	Building height	--	

<sup>24</sup> Dimensional standards are modified to apply more consistently to all development in the district.

<sup>25</sup> This standard may be relocated to the Administration and Procedures alongside other nonconformity standards.

<sup>26</sup> This standard may be relocated to the Use Regulations to apply more clearly to this use.

Figure 30.02-Q: CR District Dimensional 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.

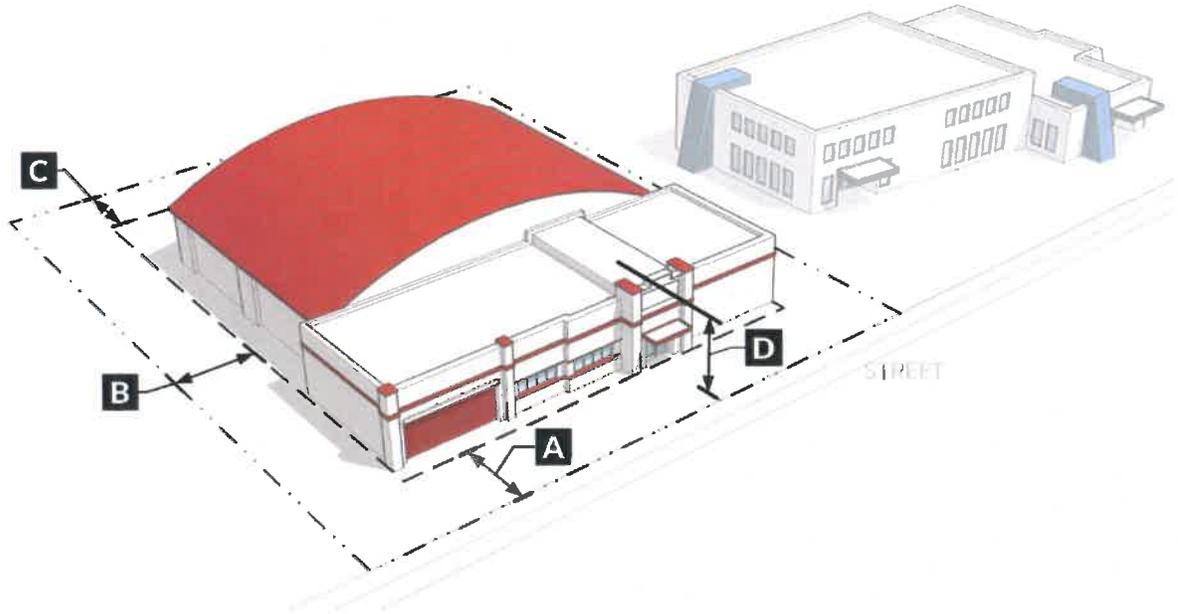
**A. Purpose**

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

**B. Standards**

LOT			OTHER STANDARDS	
	Lot coverage, max.	80%	Overlay Districts	\$30.02.24
SETBACK (MIN. FT.)			Measurement/Exceptions	\$30.02.26
A	Front	20	Use Regulations	Chapter 30.03
B	Side interior	10	Development Standards	Chapter 30.04
	Side street	20		
C	Rear	--		
HEIGHT (MAX. FT.)				
D	Building height	50		

Figure 30.02-R: IP District Dimensional 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.

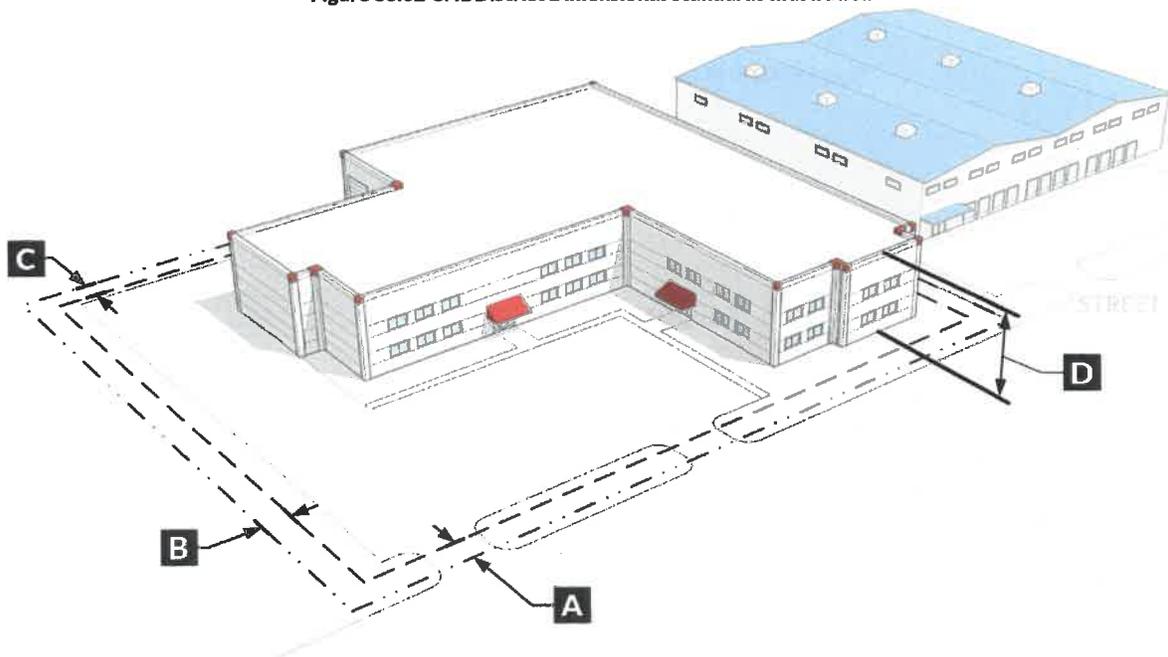
**A. Purpose**

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

**B. Standards**

LOT		OTHER STANDARDS	
	Lot coverage, max.	80%	Overlay Districts §30.02.24
SETBACK (MIN. FT.)			Measurement/Exceptions §30.02.26
A	Front	20	Use Regulations Chapter 30.03
B	Side interior	10	Development Standards Chapter 30.04
	Side street	20	
C	Rear	--	
HEIGHT (MAX. FT.)			
D	Building height	50	

Figure 30.02-5: IL District Dimensional 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.

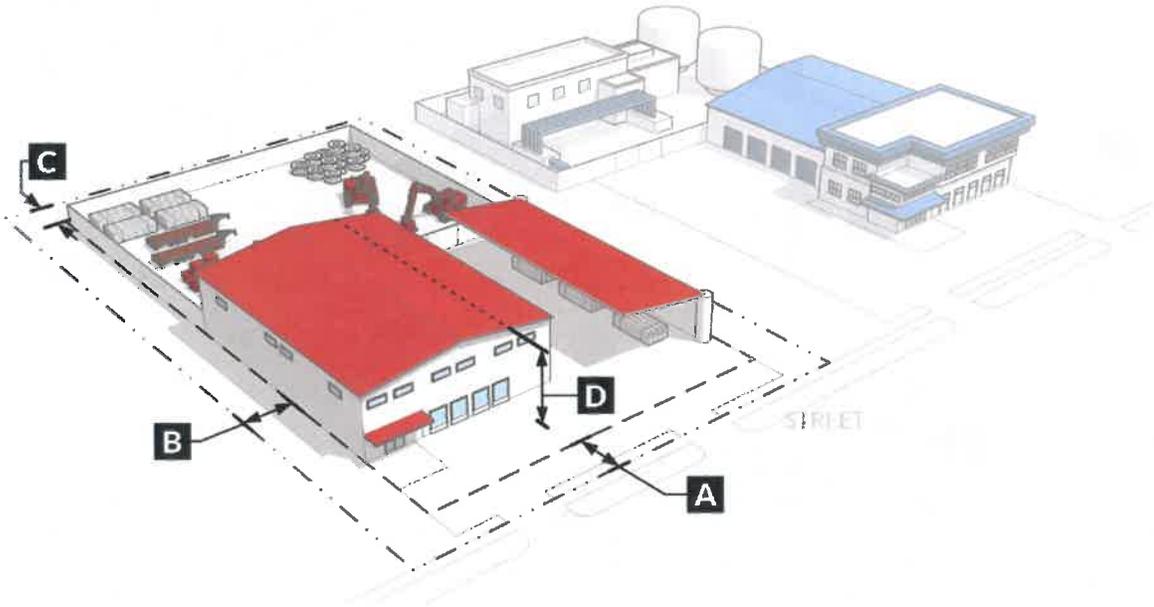
**A. Purpose**

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		OTHER STANDARDS	
	Lot coverage, max.	80%	Overlay Districts §30.02.24
SETBACK (MIN. FT.)			Measurement/Exceptions §30.02.26
A	Front	20	Use Regulations Chapter 30.03
B	Side interior	10	Development Standards Chapter 30.04
	Side street	20	
C	Rear	--	
HEIGHT (MAX. FT.)			
D	Building height	75	

Figure 30.02-T: IH District Dimensional 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.

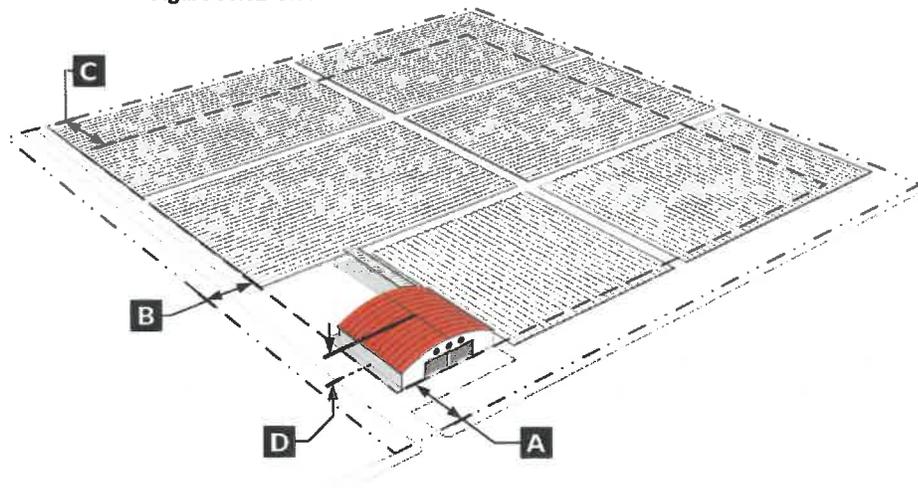
**A. Purpose**

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

**B. Standards<sup>27</sup>**

LOT		OTHER STANDARDS	
Lot area, min.	10 acres	Overlay Districts	§30.02.24
Density, max.	1 unit/10 acres	Measurement/Exceptions	§30.02.26
Lot coverage, max.	10%	Use Regulations	Chapter 30.03
<b>SETBACK (MIN. FT.)</b>		Development Standards	Chapter 30.04
<b>A</b> Front	50		
<b>B</b> Side interior	25		
Side street	50		
<b>C</b> Rear	75		
<b>HEIGHT (MAX. FT.)</b>			
<b>D</b> Building height	35		

**Figure 30.02-U: AG District Dimensional Standards Illustration**



<sup>27</sup> 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.

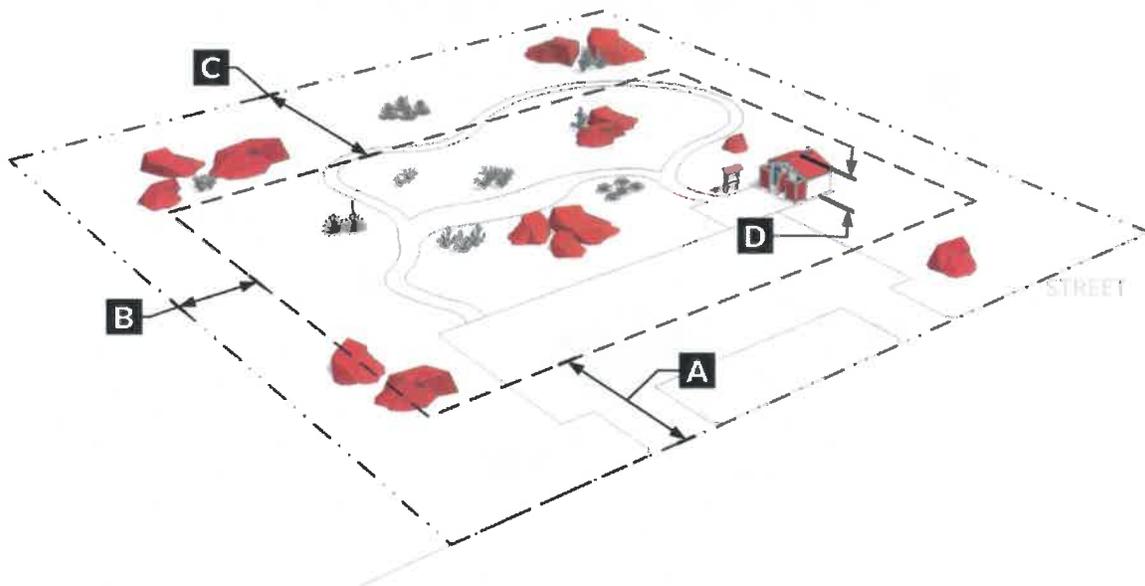
**A. Purpose**

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

**B. Standards**

LOT		OTHER STANDARDS	
Lot area, min.	10 acres	Overlay Districts	§30.02.24
Density, max.	1 unit/10 acres	Measurement/Exceptions	§30.02.26
Lot coverage, max.	5%	Use Regulations	Chapter 30.03
<b>SETBACK (MIN. FT.)</b>		Development Standards	Chapter 30.04
<b>A</b>	Front		
<b>B</b>	Side interior		
	Side street		
<b>C</b>	Rear		
<b>HEIGHT (MAX. FT.)</b>			
<b>D</b>	Building height		

Figure 30.02-V: OS District Dimensional Standards Illustration



**30.02.23 PF: PUBLIC FACILITY****Commentary**

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

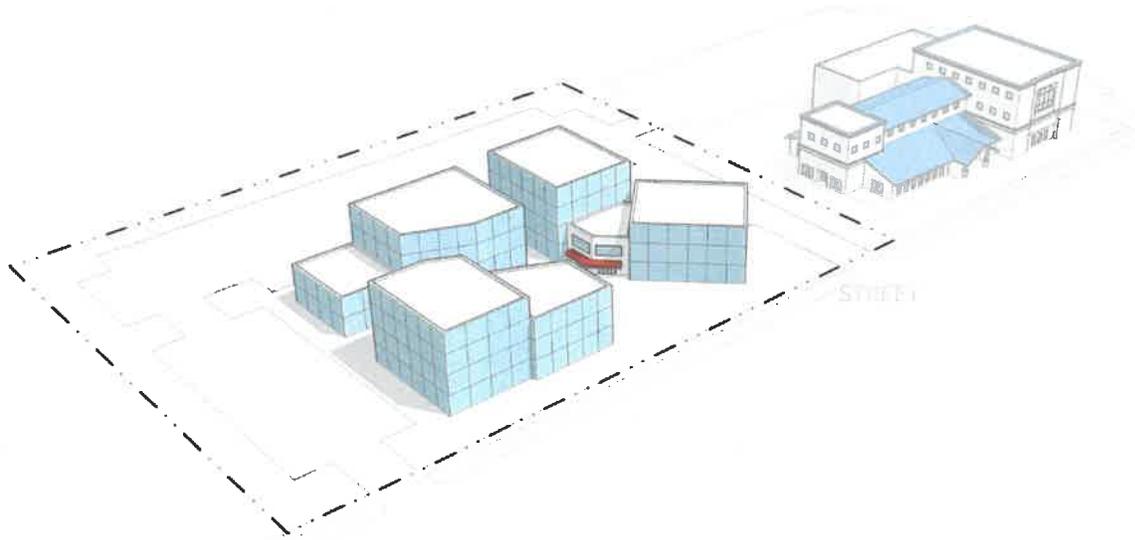
**A. Purpose**

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 Chapter --, *Permits and Licenses*, and Chapter --, *Off-Site Development Requirements*, alternatives may be established per the approved plans on file.

**Figure 30.02-W: PF District Dimensional 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%	--	--	--	18 units/ acre	25 units/ acre	50 units/ acre
Density, max.	--	--	--	--	--	--	--	--	--	--
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.)										
Building 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	--

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
<b>LOT</b>												
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%	--
<b>SETBACK, PRIMARY / ACCESSORY (MIN. FT.)</b>												
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	--	--	--	--	--	--	--	--	--	--	--	--
<b>HEIGHT, PRIMARY / ACCESSORY (MAX. FT.)</b>												
Building height	35	35	50	55	200	--	50	50	75	35	35	--

## 30.02.25 OVERLAY DISTRICTS

### A. 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. This draft includes two versions of the AEO District Table of Allowed Uses to show the current regulations and a proposed alternative that consolidates uses and uses similar terminology to Chapter 30.03, *Use Regulations*. Additional changes may be proposed in future drafts following public review and additional coordination with the Department of Aviation and Air Force. Internal cross-references still must be updated for the consolidated draft.

#### 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 and adopted as part of the Official Zoning Map 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**

Every five 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.

**iii. Airport Environs Subdistricts**

The 13 AEO subdistricts are shown in Table 30.02-4, below.

**Table 30.02-4: Airport Environs Subdistricts**

Abbreviation	Subdistrict
AE-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 30.48-AE](#), shall be required for the construction of any new habitable building per [Chapter 30.76, 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 AE-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 AE-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 30.02-6.
- (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.
- (c) The AEO district noise attenuation construction requirements and land use restrictions, delineated in Table 30.02-6, 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<sup>29</sup>

##### (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.

<sup>29</sup> Replaces §30.48.030-060 (and table of abbreviations) by mirroring format of the general Table of Allowed Uses.

- (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.
  - (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 Permit<sup>30</sup>**
- (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 30.02-6, below, are expressly prohibited unless otherwise allowed by this subsection.
- (e) Additional Required Conditions<sup>31</sup>**
- An “\*” (asterisk) in a cell indicates a use that is required to meet additional conditions per the Key in Table 30.02-6, below.

<sup>30</sup> Two additional symbols added to indicate how to interpret overlapping symbols in table.

<sup>31</sup> New. The asterisk (\*) symbol in the table was previously undefined and it was unclear what it meant.

iii. **AEO District Table of Allowed Uses**<sup>32</sup>

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

**Commentary**

This section includes two versions of the same table depicting Land Use Compatibility in the AEO District: the first table is the existing regulations and the second table is a proposed simplification prepared by staff. Following public review and additional discussions with the Department of Aviation and Air Force, this section is intended to feature a consolidated and simplified approach that uses the same terms for land uses as Chapter 30.03, *Use Regulations*.

**Table 30.02-5: Land Use Compatibility in the AEO District (EXISTING)**

SLUCM Code		Subdistricts										
Number	Minor Group	Risk Zones and Noise Zones										
		AE- 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
<b>Undetermined</b>												
0	An undetermined use	()	()	()	()	()	()	()	()	N	N	N
<b>Nonresidential</b>												
0	General accessory use	()	()	()	()	()	()	()	()	()	()	()
<b>Residential</b>												
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*	Multifamily 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	N	N	N	Y	Y	(N)	[N]	[N]	N	N	N

<sup>32</sup> 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 30.02-5: Land Use Compatibility in the AEO District (EXISTING)**

SLUCM Code		Subdistricts										
Number	Minor Group	Risk Zones and Noise Zones										
		AE- 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
	(Also known as RV Park)											
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
<b>Manufacturing</b>												
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)
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)*
<b>Transportation and Utilities</b>												
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)

**Table 30.02-5: Land Use Compatibility in the AEO District (EXISTING)**

SLUCM Code		Subdistricts										
Number	Minor Group	Risk Zones and Noise Zones										
		AE- 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
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
<b>Wholesale Trade</b>												
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
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
<b>Services</b>												
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	(30)	(35)	(35)	N	{Y}	(Y)

**Table 30.02-5: Land Use Compatibility in the AEO District (EXISTING)**

SLUCM Code		Subdistricts										
Number	Minor Group	Risk Zones and Noise Zones										
		AE- 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
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
<b>Recreation</b>												
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
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	N	N	N	Y	Y	Y	Y	N	N	N	(Y)

**Table 30.02-5: Land Use Compatibility in the AEO District (EXISTING)**

SLUCM Code		Subdistricts										
Number	Minor Group	Risk Zones and Noise Zones										
		AE- 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
	connection with events thereon											
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)
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)
<b>Resources</b>												
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)

**Table 30.02-5: Land Use Compatibility in the AEO District (EXISTING)**

SLUCM Code		Subdistricts										
Number	Minor Group	Risk Zones and Noise Zones										
		AE- 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
8500	Mining activities and related services	N	Y	Y	Y	Y	Y	Y	Y	N	{Y}	{Y}
<b>Undeveloped</b>												
9100	Undeveloped and unused land	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
9300	Water areas [3]	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
9910	Open space	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<b>KEY</b>												
Code Number	Conditions											
1110*, 1115*, 1120*, 1130*, 1200*, 1410*, 1900*	<ul style="list-style-type: none"> <li>For AE-60 – 30 dB reductions (exterior to interior) shall be required where habitable space exceeds a maximum height of 35’.</li> <li>For AE-65 – 35 dB reductions (exterior to interior) shall be required where habitable space exceeds a maximum height of 35’.</li> <li>For ALL NEW development (even when permitted by §30.48.070) 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.</li> <li>1900 - includes Caretaker Unit for commercial, industrial, and other uses that may not otherwise be classified or zoned for residential uses.</li> </ul>											
2900*	Indoor bulk storage of motor oil may be permitted for wholesale distribution only, subject to Special Use Permit 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.											
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*	<p>For AE-60 – 30 dB reductions (exterior to interior) shall be required where habitable space exceeds a maximum height of 35’.</p> <p>For AE-65 – 35 dB reductions (exterior to interior) shall be required where habitable space exceeds a maximum height of 35’.</p> <p>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.</p>											

**Table 30.02-5: Land Use Compatibility in the AEO District (EXISTING)**

SLUCM Code		Subdistricts										
Number	Minor Group	Risk Zones and Noise Zones										
		AE- 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
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 Permit 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.

**Table 30.02-6: Land Use Compatibility in the AEO District (ALTERNATIVE)<sup>34</sup>**

SLUCM Code		Subdistricts										
Number	Minor Group	Risk Zones and Noise Zones										
		AE-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
<b>Undetermined</b>												
0	Undetermined	( )	( )	( )	( )	( )	( )	( )	( )	N	N	N
<b>Nonresidential</b>												
0	Accessory Nonresidential	( )	( )	( )	( )	( )	( )	( )	( )	( )	( )	( )
<b>Residential</b>												
0	General accessory use	( )	( )	( )	( )	( )	( )	( )	( )	N	N	N
1100*	Dwelling, Single-Family (2 units/acre or less)	N	N	Y	25	25	30	N	N	N	N	N
1115*/1 120*/11	Dwelling, Single-Family (more than 2 units/acre), all other Household Living, Bed and Breakfast,	N	N	N	25	25	N	N	N	N	N	N

<sup>34</sup> Major and minor group names are kept as-is in this version but the SLUCM numbers are consolidated to make the table more user-friendly.

**Table 30.02-6: Land Use Compatibility in the AEO District (ALTERNATIVE)<sup>34</sup>**

Number	SLUCM Code Minor Group	Subdistricts Risk Zones and Noise Zones											
		AE-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	
30*/120 0*/1300* /1410*/1 900*/59 99*	Caretaker Unit, Group Living, Mobile Home Park, Retreat												
<b>Lodging</b>													
1420*	Transient: Recreational Vehicle Park <sup>36</sup>	N	N	N	Y	Y	N	N	N	N	N	N	N
1510*	Transient: Hotel or Motel, Resort Hotel and Rural Resort Hotel, Long-/Short-Term Lodging, Timeshare <sup>37</sup>	N	N	N	Y	25	30	35	N	N	N	N	N
<b>Manufacturing</b>													
2100	Alternative Fuels Processing, Bottling Plant, Brewery, Distillery, Instructional Wine Making Facility, Manufacturing: Food and Kindred Products <sup>38</sup>	N	N	(Y)	Y	Y	Y	(3)	(3)	N	N	(Y)	(Y)
2200/23 00/2800/ 2900*/3 100	Animal By-Products Plant, Fuel Storage, Manufacturing: Apparel, Textile, Chemicals & Allied Products, Rubber, Plastics, Petroleum Related	N	N	N	Y	Y	Y	(3)	(3)	N	N	N	N
2400	Light Manufacturing of Wood Products (not furniture)	N	(Y)	Y	Y	Y	Y	(3)	(3)	N	N	(Y)	(Y)
2500/26 00/2700/ 3300	Cannabis Production Facility, Recyclable Collection, Recycling Center, Salvage Yard, Manufacturing: Furniture & Fixtures, Paper & Allied Products, Printing, Publishing	N	(Y)	(Y)	Y	Y	Y	(3)	(3)	N	N	(Y)	(Y)
3200/34 00/3900 *	Batch Plant, Motion Picture Production*, Rock Crushing, Manufacturing: Clay, Glass, Fabricated Metal, Stone, Miscellaneous Manufacturing	N	(Y)	(Y)	Y	Y	Y	(3)	(3)	N	{(	(Y)	(Y)
<b>Manufacturing Services</b>													
3500/65 10/6800/ 6910/71 10/7212	Animal Hospital, Cannabis: Dispensary, Distribution, Independent Testing Laboratory, Daycare, Educational Facilities, Healthcare Facilities, Manufacturing: Scientific Instruments & Optical Goods, Laboratories	N	N	N	Y	25	30	N	N	N	N	N	N

<sup>36</sup> Formerly, "Transient mobile home parks courts (Also know as RV Park)."

<sup>37</sup> Timeshare is listed twice (1130 and 1510) depending on development type. Additional clarification may be necessary in a future draft.

<sup>38</sup> Formerly, "Food & kindred products."

Table 30.02-6: Land Use Compatibility in the AEO District (ALTERNATIVE)<sup>34</sup>

Number	SLUCM Code Minor Group	Subdistricts Risk Zones and Noise Zones											
		AE-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	
<b>Transportation and Utilities</b>													
4100	Monorail, Railroad, Rapid Rail, Street Railway	N	[Y ]	Y	Y	Y	Y	Y	Y	Y	N	N	(Y )
4200	Passenger Terminal, Transportation or Tour Service, Public Storage Bin Facility, Refuse Transfer Station, Sanitary Landfill, Motor Vehicle Transportation	N	[Y ]	Y	Y	Y	Y	(3 0)	(35)	N	N		(Y)
4300	Aircraft Transportation: Aircraft Hangar, Airport, Airstrip, Heliport	N	[Y ]	Y	Y	Y	Y	(3 0)	(35)	N	N		N
4600	Parking Lot <sup>39</sup>	[Y ]	[Y ]	Y	Y	Y	Y	Y	Y	N	{Y}		Y
4700	Communication Antenna, Communication Tower, Communication Utility Building <sup>40</sup>	[Y ]	(Y )	Y	Y	Y	(2 5)	(3 0)	(35)	{Y }	{Y}		Y
4800*	Public Utility: Structure, Renewable, Sewage, Solid Waste, Water <sup>41</sup>	[Y ]	[Y ]	Y	Y	Y	Y	Y	Y	{Y }	{Y}		Y
<b>Trade Recreation</b>													
5800*/5 900*/72 22	Adult Business, Auction, Cannabis Retail Store, Craft Brewery or Distillery, Winery, Dayclub/Nightclub, Gunsmith, Outside Dining, Restaurant, Outdoor Market, Retail, Seasonal Sales, Special Event <sup>42</sup>	N	N	N	Y	Y	25	30	35	N	N		N
<b>Trade</b>													
5500	Gas Station, Truck Stop, Marine and Aircraft Accessories <sup>43</sup>	N	Y	Y	Y	Y	25	30	35	N	N		N
<b>Services</b>													
6100/62 00/6300	Bathroom, Catering, Detention Facility, Dry Cleaning Plant, Escort Bureau, Financial Services,	N	N	(Y )	Y	Y	25	30	35	N	N		N

<sup>39</sup> Formerly, "Auto parking."

<sup>40</sup> Formerly, "Communications."

<sup>41</sup> Formerly, "Utilities."

<sup>42</sup> Formerly, "Eating and drinking places," "Other retail trade," and "Indoor sports assembly."

<sup>43</sup> Formerly, "Automotive, marine & aircraft accessories."

**Table 30.02-6: Land Use Compatibility in the AEO District (ALTERNATIVE)<sup>34</sup>**

Number	SLUCM Code		Subdistricts										
	Minor Group		AE-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
* /6700/6 990/742 5	Personal Services, Government Facility, Office, Taxidermy												
6240	Cemetery; Crematory; Funeral Home <sup>44</sup>		[Y ]	[Y ]*	[Y ]*	Y	Y	(2 5)	(3 0)	(3 5)	[[ Y ]]	[Y ]	[Y ]
6370*	Mini-Warehouse, Outside Storage, Truck Staging, Warehouse and Distribution, Wholesale, Composting <sup>45</sup>		N	Y*	Y	Y	Y	Y	(3 0)	(3 5)	N	{Y }	{Y }
5200/63 80	Plant Nursery, Building Materials, <sup>47</sup> Hazardous Material and Waste Storage <sup>48</sup>		N	N	N	Y	Y	(2 5)	(3 0)	(3 5)	N	N	N
<b>Services Recreation</b>													
6400*/7 2211*	Vehicles and Equipment: Rental, Repair, Sales, Storage, Wash; Motor Vehicle Race Track <sup>49</sup>	N	(Y )	(Y )	Y	Y	(2 5)	(3 0)	(35)	N	N	(Y)	
<b>Recreation</b>													
7211	Outdoor Recreational Facility <sup>50</sup>	N	N	N	Y	Y	N	N	N	N	N	N	N
7221/73 10/7500	Campground, Guest Ranch <sup>51</sup>	N	N	N	Y	Y	Y	N	N	N	N	N	N
72212	Campground or RV Park in conjunction with Outdoor Motor Vehicle Track with 50,000 or more seats	N	N	N	Y	Y	Y	Y	N	N	N	(Y)	
7230	Miscellaneous Public Assembly, Banquet Facility, Convention Facility, Indoor Recreational Facility, Library, Museum, Place of Worship, Union Hall, Wedding Chapel	N	N	N	Y	(2 5)	(3 0)	N	N	N	N	N	N
7420/76 00	Park	N	N	(Y )	Y	Y	Y	N	N	N	N	N	N

<sup>44</sup> Formerly, "Cemeteries."

<sup>45</sup> Formerly, "Warehousing and storage services."

<sup>47</sup> Formerly, "Building materials and hardware."

<sup>48</sup> Formerly, "Explosives storage."

<sup>49</sup> Formerly, "Repair services" and "Outdoor motor vehicle race tracks and related uses."

<sup>50</sup> Formerly, "Outdoor entertainment assembly."

<sup>51</sup> Formerly, "Outdoor sports assembly," "Fairgrounds and amusement parks," and "Resorts and group camps"

**Table 30.02-6: Land Use Compatibility in the AEO District (ALTERNATIVE)<sup>34</sup>**

Number	SLUCM Code Minor Group	Subdistricts Risk Zones and Noise Zones										
		AE-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
<b>Resources</b>												
8160/8200	Aquaculture, Cannabis Cultivation Facility, Commercial Stable, Exotic Animals, Hogs/Pigs, Livestock: Small, Medium, Large	N	Y	Y	Y	(2 5)	(3 0)	(3 5)	N	N	N	N
8190	Community Garden, Farm, Kennel	Y	Y	Y	Y	(2 5)	(3 0)	(3 5)	(3 5)	N	N	Y
8500	Gravel Pit, Mining <sup>52</sup>	N	Y	Y	Y	Y	Y	Y	Y	N	{{Y}}	(Y)
<b>KEY</b>												
<b>Code Number</b>	<b>Conditions</b>											
1110*	Habitable space allowed in AE-70 and if above 35 feet requires 30db noise reduction.											
1110*, 1115*, 1120*, 1130*, 1200*, 1410*, 1900*	<ul style="list-style-type: none"> <li>For AE-60 – 30 dB reductions (exterior to interior) shall be required where habitable space exceeds a maximum height of 35’.</li> <li>For AE-65 – 35 dB reductions (exterior to interior) shall be required where habitable space exceeds a maximum height of 35’.</li> <li>For ALL NEW development (even when permitted by §30.48.070) 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.</li> </ul>											
2900*	Indoor bulk storage of motor oil may be permitted for wholesale distribution only, subject to Special Use Permit approval in APZ-2, 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.											
3970*	No motion picture production in LOZ-3/APZ-4.											
4800*	Renewable energy facilities (ex. solar and geothermal facilities as well as wind turbines) shall delineate methods of mitigating possible plumes.											
5800*	Outside dining is permitted in AE-70 subject to recording a Commercial Noise Disclosure Statement.											
5900*	Temporary outdoor commercial events and seasonal outdoor sales are permitted without sound attenuation in AE-70.											
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											

<sup>52</sup> Formerly, “Mining activities and related services.”

**Table 30.02-6: Land Use Compatibility in the AEO District (ALTERNATIVE)<sup>34</sup>**

Number	SLUCM Code		Subdistricts										
	Minor Group		Risk Zones and Noise Zones										
			AE-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
		Permit 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*		In AE-70, AE-75, and AE-80, 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.											

## 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. Internal cross-references still must be updated for the public draft.

#### 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 one airport district is considered to be only in the district with the more restrictive height design standards.

##### ii. Official Airport Airspace Zoning Maps<sup>53</sup>

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 five 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 ten sheets, dated March 4, 1998 and adopted by Ordinance 2119.

<sup>53</sup> Reconcile with the “Miscellaneous Maps” section at the beginning of this chapter.

**(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<sup>54</sup>**

- (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 30.02-7.

**Table 30.02-7: 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

<sup>54</sup> Language updated for clarity.

**Table 30.02-7: Transportation Route Height**

Route	Height Above Route
Railroad	23 ft.
Waterway or another unspecified route	The height of the highest mobile object that would normally use the route

- (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 30.02.25B.3.ii(a), *Construction or Alteration Requiring Notice*; or
- (2) A substantial change or alteration of any existing structure or use subject to 30.02.25B.3.ii(a), *Construction or Alteration Requiring Notice*; 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.
- (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 to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction.

**v. Director's Permit or Variances**

**(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) Variances 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. 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.<sup>55</sup>

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 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 expand, 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.

<sup>55</sup> 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 ten lots of similar character that are bound by logical physical or man-made features that clearly define a neighborhood.<sup>56</sup>
  - (c) The area possesses one 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. **Procedures**<sup>57</sup>  
[reserved for drafting in Installment 3, Administration]
- 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**<sup>58</sup>  
Development standards for each NPO district are intended to be unique for each subdistrict and may include the following:
    - (1) **Site and Structure Standards**<sup>59</sup>
      - (i) Accessory structures;
      - (ii) Building and structure height;
      - (iii) Density;
      - (iv) Fences and walls;
      - (v) Floor area ratio;
      - (vi) Lot coverage;

<sup>56</sup> Ten lots is part of the current NRS definition for a rural preservation neighborhood, but this threshold may be adjusted following additional discussion.

<sup>57</sup> Procedures to determine eligibility, application submittal and review, and decision-making to be completed as part of Installment 3, Administration. This process will parallel the rezoning process and thus include significant opportunities public participation.

<sup>58</sup> 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 four or five of these criteria.

<sup>59</sup> 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.

- (vii) Lot size;
- (viii) Off-street parking and loading;
- (ix) Permitted uses; and/or
- (x) Setbacks.

**(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<sup>60</sup>**

The Board may amend the standards or boundaries of an established NPO district per **§XX, Text Amendment**. 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 Districts**

**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 adjacency standards will be included in the draft of Installment 2 of the new Title 30.

<sup>60</sup> The process for expansion and amendment of the NPO District may be modified in coordination with Installment 3.

**(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.

**(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; accessory dwelling units; and neighborhood-serving public facilities such as parks, trails, open space, schools, libraries, 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 two dwelling units per acre.

**(2) Lot Layout**

Gated communities and cul-de-sacs shall be prohibited.

**(3) Neighborhood Character**

To preserve an open, rural character:

- (i)** Setbacks shall be those established by the RS20 district.
- (ii)** Walls shall be prohibited in front yards.
- (iii)** Street sections shall be developed to Public Works nonurban street standards.
- (iv)** Local supporting public facility uses shall have appropriate buffering and setbacks.<sup>61</sup>

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<sup>61</sup> This provision may be updated following the Development Standards direction on buffering.

## D. Gaming Enterprise District (GED)

### Commentary

Existing standards and language from Part E of Chapter 30.48 are carried forward. Minor changes are proposed to improve organization, modernize terminology, and make this section easier to understand. No substantive changes are proposed. Some internal cross-references still must be updated for the public draft.

The Gaming Enterprise District is not a “true” overlay and may be relocated to Administration and Procedures in a future draft to focus on the review and approval procedure for establishing a nonrestricted gaming use outside of the GED or expanding the GED.

#### 1. Purpose

The Gaming Enterprise District (GED) may be established after meeting specific criteria that identifies areas suitable for the potential expansion of gaming activities and resort hotel uses.

#### 2. Applicability

- i. All properties designated GED are shown as “Gaming Enterprise District” on the latest GED Map, updated in accordance with NRS §463.309.
- ii. 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 listed in this subsection.
- iii. 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.
- iv. Any application to establish or enlarge the GED shall only be accepted if the property is in an existing or proposed Commercial Resort (CR) district.

#### 3. Standards

##### i. Establishment

- (a) Properties shall be officially incorporated into the GED after a Special Use Permit has been approved per SXX to establish a resort hotel (or rural resort hotel) and a nonrestricted gaming license has been issued.
- (b) A casino (live gaming) may only be established in conjunction with a resort hotel, rural resort hotel, or neighborhood casino.

##### ii. Conditions for Enlargement or Establishment

The GED may be enlarged or established in accordance with the following requirements:

##### (a) Limitations on Enlargement or Establishment

Applications to enlarge 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:

- (1) The property is within the Las Vegas Boulevard Gaming Corridor, as defined in NRS §463.3076; or
- (2) The property is exempt by NRS §463 from the provisions of NRS §463.3086; or
- (3) 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, except

that property within the Rural Clark County Gaming Zone per NRS §463 is not required to meet the separations.

- (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 preschool through grade 12; 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 one 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
- (4) If the property is located within a Major Project, the Board may determine whether the establishment should be:
- (i) Exempt from the minimum acreage and/or separation distance requirements listed in §30.02.25D.3.ii(a)(5), below, however it shall always meet minimum separations listed in §30.02.25D.3.ii(a)(3), above; and/or
  - (ii) Required to increase the separation distance requirements established in §30.02.25D.3.ii(a)(1), above, up to those established in §30.02.25D.3.ii(a)(5), below, from the gaming area to residential uses within the Major Project area, and/or from residential uses outside of the Major Project area; or
- (5) Any other property shall:
- (i) Be a minimum of 5,000 feet from the lot line of any residential, school for preschool through grade 12, or place of worship use;
  - (ii) Not be within the Cooperative Management Agreement boundary;
  - (iii) Contain a minimum of 50 acres;
  - (iv) Have a minimum lot depth of 600 feet; and
  - (v) 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.
- (6) 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.

#### 4. Application Procedures

##### i. Special Use Permit

Any application to establish or enlarge a GED shall include a Special Use Permit application for a resort hotel and casino in conformance with the requirements established in §XX, Land Use Application Processing.

**ii. Support Material**

The applicant shall also concurrently prepare and submit 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; and
- (e) The proposed establishment will not be detrimental to the health, safety or general welfare of the community or be incompatible with the surrounding area.

**iii. Public Hearing**

Upon receipt of the documentation required above, the Commission and Board shall hold a public hearing in accordance with the procedures established in §XX, Land Use Application Processing, and 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;

**iv. Decision**

- (a) The proposed use shall not adversely affect any residential development, or any structure used primarily for religious services, or school for preschool through grade 12 within 2,500 feet.
- (b) 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 §30.02.25D.4.ii.

## E. Spring Mountain Overlay (SMO)

### 1. Purpose<sup>64</sup>

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 two 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.<sup>65</sup>
- 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.<sup>66</sup>

### 3. Density and Intensity Restrictions<sup>67</sup>

#### 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<sup>68</sup>

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) Resort Hotel, Rural Resort Hotel, Hotel or Motel, or Boarding House.
- (b) Gas Station.
- (c) Retail use primarily selling consumable products or food for human consumption.
- (d) Restaurant franchise or chain, not including the operation of a snack bar.
- (e) Any residential development of more than one dwelling per two acres.

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<sup>64</sup> Slightly modified (traffic would be an impact of development).

<sup>65</sup> Reference may need to be updated.

<sup>66</sup> Reference may need to be updated.

<sup>67</sup> 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.

<sup>68</sup> Use terms updated to reflect latest terminology.

## F. Red Rock Overlay (RRO)

### Commentary

Existing substantive standards from Part F of Chapter 30.48 are carried forward. Staff has suggested edits for clarity and brevity. 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<sup>69</sup>

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

- (a) No waivers or variances of standards within this §0 shall be approved unless otherwise permitted.
- (b) The RRO district shall not apply to Major Projects on properties outside the boundary of the RRCNCA in the following sections:
  - (1) Township 21 South, Range 58 East, MDM: the East half of Sections 25 and 36.
  - (2) Township 21 South, Range 59 East, MDMs: Sections 29, 30, 31 and 32, the South half of Section 20 and the West half of 28 and 33.
  - (3) Township 22 South, Range 59 East, MDM: Section 5 and the West half of Section 4.

#### 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

<sup>69</sup> Updated purpose statement to be clearer. Traffic concerns removed since the contributions to traffic are addressed through the overall rural character.

- (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 **Figure --, Red Rock Overlay Map.**

#### 4. Site Development Standards<sup>70</sup>

##### i. Natural Areas<sup>71</sup>

The following standards are intended to minimize development impact 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<sup>72</sup>

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 subdivision map, 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 minimized.
- (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's 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.

<sup>70</sup> 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.

<sup>71</sup> Duplicate standards that apply to the entire site are removed for this subsection (only applied to natural areas).

<sup>72</sup> New. Added to clarify applicability.

- (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 two distinct ridgelines as defined by Map 12 in Appendix G. One faces the Las Vegas Valley, and the other faces Cottonwood Canyon and the Red Rock Scenic Loop. To preserve the viewsheds from both sides of the hilltop, the following standards shall apply, in addition to the design standards listed in §XX, *Hillside & Foothills 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 minimal. Grading may be performed for 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<sup>73</sup>

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 three feet in height or less, or by continuous dense vegetation or a combination of these.

<sup>73</sup> 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.

- (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 six feet in height. No retaining wall shall be more than four feet in height.
- (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<sup>74</sup>**

**(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.

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<sup>74</sup> Reformatted and reorganized by topic.

**(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.
- (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 §XX, *Site Development Standards*. 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.

**(iv)**

**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<sup>75</sup>**

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 shall not be permitted.
- (5) Exterior fixtures shall be completely shielded and oriented to focus light downward and inward from the edge of the property to minimize light.
- (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 two foot-candles with maximum levels limited to 16 foot-candles, measured from four 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.

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<sup>75</sup> Standards updated to be more clear (less vague language) and reduce overlap.

**(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)** No exposed neon is 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.

## G. Adult Business Overlay (ABO)

### Commentary

Existing standards and language from Part H of Chapter 30.48 are carried forward with no substantive changes proposed. Internal cross-references still must be updated for the public draft.

#### 1. Purpose

The Adult Business Overlay (ABO) district is established in addition to the standards established for “Adult Businesses” by Chapter 30.03, *Use Regulations*, 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 established, expanded, or amended by the initiation of a Text Amendment and/or subsequently by ordinance in accordance with the provisions of §XX.
- (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 30.03, *Use Regulations*, that meet the use-specific standards of that chapter.
- (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.

##### 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 preschool 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, which may 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.<sup>76</sup>
- (b) Industrial buildings proposed for adult businesses shall be constructed or reconstructed in conformance with the standards required for commercial buildings per §XX (30.56).
- (c) All required parking shall be located on the parcel approved for the adult business.

**iv. Signs**

- (a) Signs within the ABO district shall comply with Chapter 30.07, *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 Chapter 30.08, *Definitions*.<sup>77</sup>

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<sup>76</sup> Existing standard to be discussed with county attorney.

<sup>77</sup> Existing standard to be discussed with county attorney to ensure content-neutrality (in compliance with *Reed v. Town of Gilbert*).

## H. 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. We propose carrying forward the standards of the HN Overlay under a single overlay district.

#### 1. Purpose<sup>78</sup>

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<sup>79</sup>

##### 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 ten residential dwelling units with at least two-thirds 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 §30.02.25H.2.i, above.<sup>80</sup>
- (b) 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 district, structure, or site is located.
- (c) Any establishment or modification of the HDO district shall require an amendment to the zoning map per §---

<sup>78</sup> Purpose statements for Historic Neighborhood Overlay District and Historic Designation consolidated and simplified.

<sup>79</sup> Establishment criteria for Historic Neighborhood Overlay District and Historic Designation consolidated and simplified.

<sup>80</sup> 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 §30.02.25H.2.i, above;
- (b) A minimum of 51 percent 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 one owner, only one owner is required to sign the petition;
- (c) Vicinity map identifying the boundary of the proposed HDO district;
- (d) Elevations, in color, identifying the design character of the proposed HDO district;
- (e) Photographs of the neighborhood, structure, and/or site;
- (f) List of assessor's parcel numbers for all parcels included in the proposed HDO district; and
- (g) 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<sup>81</sup>**

A design review application is required prior to the construction of new buildings, additions of more than ten percent of the area of an existing building, submittal of subdivision maps, demolition, or any significant alteration to any exterior structure visible from a street.

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<sup>81</sup> Standards for Historic Designation simplified and applied to entire overlay.

## I. 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 for the public draft.

#### 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<sup>82</sup>

- 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 ten percent, whichever is greater;
  - (b) The height of the building increases by more than four feet or ten percent, whichever is greater; or
  - (c) The location of previously approved structures or uses is changed significantly.

#### 3. Standards<sup>83</sup>

##### i. Application Review

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

- (a) Pedestrian circulation plan per §XX; and
- (b) Art plan, including a recommendation letter from the Clark County Parks and Recreation, Cultural Division per §XX.

##### 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) Pedestrian Realm<sup>84</sup>

###### (1) General

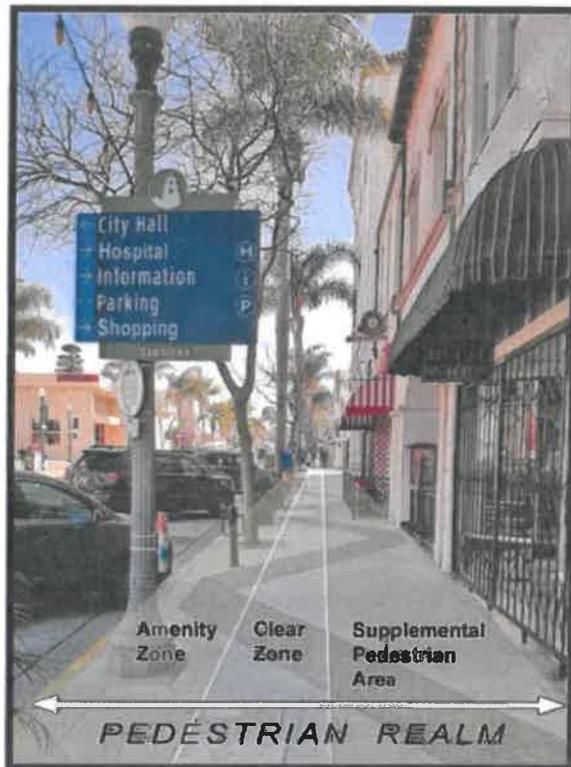
- (i) A 20-foot-wide pedestrian realm is required along arterial and collector streets per Figure 30.02-X consisting of an amenity zone, clear zone (sidewalk), and supplemental pedestrian area.

<sup>82</sup> 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).

<sup>83</sup> Permitted use standard removed. It essentially just referred to the Table of Allowed Uses.

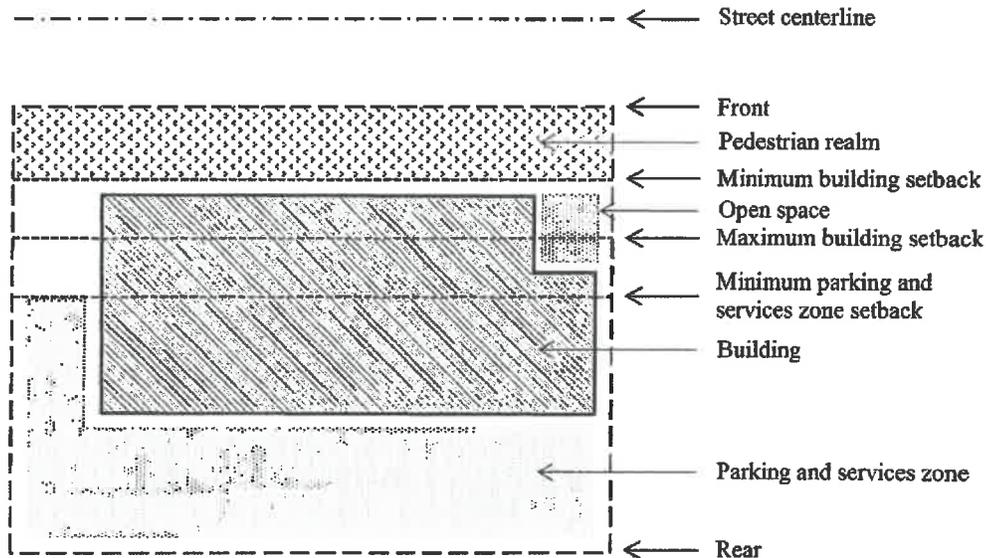
<sup>84</sup> Some public realm standards for the former Mixed-Use Overlay are incorporated here with minimal changes pending further discussion. However, generally the new Title 30 is intended to have more general pedestrian realm standards, which will be located in the development standards article and may apply to more areas than just MPO.

Figure 30.02-X



- (ii) Items in the supplemental pedestrian area shall not interfere with the clear zone (sidewalk) or block the building entrance or path leading to a building entrance.
  - (iii) Outdoor dining may be allowed in the supplemental pedestrian area.
  - (iv) Parking (except bicycles), drive aisles parallel to the pedestrian realm, loading zones, and asphalt or gravel pavement shall not be permitted.
- (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.
    - (i) Developments one gross acre or larger shall develop at least five percent of the parcel as open space.
  - (2) No less than 50 percent of the area shall be shaded or covered.
  - (3) No less than one side shall front a street or pedestrian way per Figure 30.02-Y, below.

Figure 30.02-Y



**(c) Buffering and Screening**

**(1) Walls and Fences**

- (i) Walls and fences greater than 42 inches are prohibited adjacent to the pedestrian realm.
- (ii) Fence and wall design shall be decorative and compatible with the architecture of the building(s) on the site and shall have compatible exterior finishes and color materials.
- (iii) Wood and chain link fences are prohibited.

**(2) Trash Enclosures**

- (i) Trash enclosures shall be located in the parking and service zones and shall be architecturally compatible with the other buildings on the site, consisting of similar forms, materials, and colors.
- (ii) Trash enclosures shall have a trellis or roof in compliance with the local trash service provider standards.

**(d) Public Art**

- (1) At least one 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.

**(e) 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 pedestrian realm and at least five feet from the side and rear line lines.
- (3) Off-site parking provided shall be in compliance with §XX, *Off-Street Parking and Loading*.
- (4) Vehicular access to parking shall be provided from rear alleys or side roadways, if available.
- (5) Stacking lanes for drive-thru facilities shall not be constructed between collector or arterial 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.

**(f) Pedestrian Access**

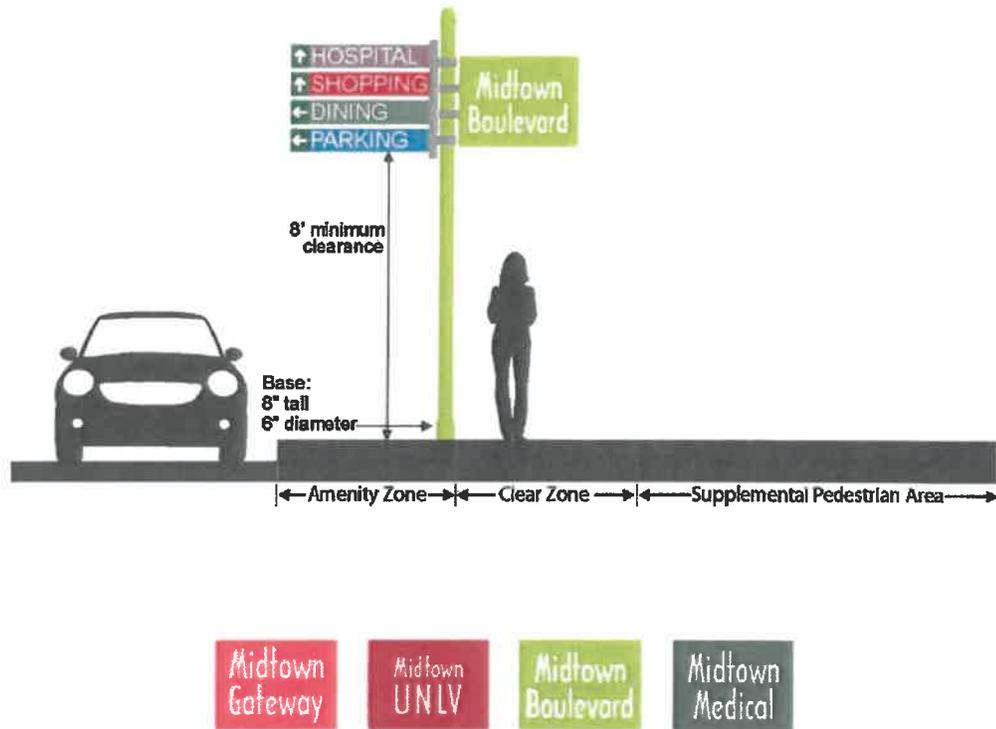
- (1) Paved pedestrian access or pathways, which may include stairs, shall be provided between sidewalks and building entrances.
- (2) A pedestrian access or pathway, of at least ten feet in width, is required to connect the pedestrian realm through the site. The pedestrian access or pathway shall not 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-Z, below. The sign shall be in the amenity zone of the pedestrian realm and set back five linear feet from the end of the curb radius, and in compliance with §XX, *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-Z



**iv. Building Design Standards<sup>85</sup>**

In exchange for meeting the following supplemental standards, the project may receive development incentives.

**(a) Front Setbacks**

- (1) The minimum front setback shall be adjacent to the pedestrian realm.
- (2) The maximum front setback shall be ten feet from the pedestrian realm.
- (3) The area between the building and the pedestrian realm shall provide an enhanced supplemental pedestrian area. The maximum building setback applies to all building construction, including additions, with the exceptions of public plazas, outdoor seating areas, and other pedestrian spaces.

**(b) 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.

<sup>85</sup> 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 the first quarter of 2023.

- (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 pedestrian realm shall be a minimum of three 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.

**(c) Building Transparency**

- (1) Façade windows fronting a right-of-way or public space shall occupy at least 20 percent of the total area of the façade. All floors of the building shall have windows.
- (2) Transparent glass shall be on at least 70 percent 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 percent 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.

**(d) 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.

**(e) Roofs**

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

**v. Design Alternatives**

**(a) Parking<sup>86</sup>**

Minimum parking requirements may be reduced if a parking demand study demonstrates a lower anticipated off-street parking demand for the proposed development.

**(b) Landscaping, Buffering, and Screening**

Screening and landscape buffer requirements are only required when adjacent to a single-family residential use.

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<sup>86</sup> Parking incentive updated to detail how an applicant can justify a parking reduction. This should be included in a broader discussion of parking (and where to require/reduce).

**(c) Density<sup>87</sup>**

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

- (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 15-foot-wide or larger pedestrian area, beyond what is required.
- (3)** Developments located within ¼ mile, measured along the nearest pedestrian access, to a pedestrian connection to the University of Nevada, Las Vegas.

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<sup>87</sup> Density incentive carried forward and expanded to 10% increase in all cases. 10% flexibility of distance standard is removed to improve ease of administration.

**J. Planned Community Overlay (PCO)<sup>88</sup>**

**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 initiate, establish, or amend a PCO district through adoption of a Zoning Map Amendment per §--.<sup>89</sup>

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<sup>88</sup> New district per staff request to provide a zoning overlay tool to recognize approved major projects.

<sup>89</sup> Intention is to require a text (map) amendment. Terminology and cross-reference to be updated with Installment 3.

## 30.02.26 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. This section also could be located at the back of the new code as part of the definitions/reference chapter.

This draft includes all terms used in the dimensional standards tables earlier in this draft. Some terms may also be defined in the next draft code installment (development standards) to help inform the review of that material. The final code will eliminate any repetition.

#### 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<sup>90</sup>

##### 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.<sup>91</sup>

##### 2. Standards

The number of dwelling units per gross acre shall not exceed limits set forth for each district, or for any lot or parcel within the district.

##### 3. Exceptions

Variations or waivers of standards to permit additional density shall not be accepted, unless otherwise permitted by this Title.<sup>92</sup>

#### C. Lot Area

##### 1. Measurement<sup>93</sup>

###### i. Lot Area

Lot area shall be calculated as 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.<sup>94</sup>

###### ii. Net Lot Area

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

<sup>90</sup> Modified from 30.40.020.

<sup>91</sup> New definition representing current policy. This is to clarify that density is based on gross lot area. Definition may be moved in a future draft to reduce duplication of information. Future drafts may simplify occurrences of “gross density” to reflect this clarification.

<sup>92</sup> This may be an opportunity to reduce the use of waivers.

<sup>93</sup> New (unless noted otherwise). These standards may be moved in a future draft to reduce duplication of information.

<sup>94</sup> Modified to clarify what is and is not included in the lot area.

## 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, impervious coverage, parking, or other requirements of this Title are no longer met.

## 3. Exceptions

### i. Private Water and/or Wastewater System<sup>95</sup>

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<sup>96</sup>

In the RS20 and RS10 districts, where a lot is adjacent to an arterial or collector street, the net lot area may be reduced by no more than ten percent.

## D. Setbacks<sup>98</sup>

### 1. Measurement

- i. 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 five feet behind the curb.

### 2. Standards

#### i. RS20 and RS10 Districts<sup>99</sup>

The minimum rear setback for a primary structure may be reduced by ten feet if access to the lot is solely from an arterial or collector street.

#### ii. 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 **S--, Landscaping and Buffering**, 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.

<sup>95</sup> Modified from "Notes/Additional Requirements" in Table 30.40-1.

<sup>96</sup> Modified from "Notes/Additional Requirements" in Table 30.40-1.

<sup>98</sup> Modified from exceptions to setbacks permitted in Chapter 30.40.

<sup>99</sup> From Table 30.40-1, *Rural Residential Districts – Property Development Standards Bulk Matrix*.

**iii. Las Vegas Boulevard South<sup>103</sup>**

Properties adjacent to Las Vegas Boulevard South (between Sahara Avenue and western section line of Section 31 in T. 23 S., R. 61 E.) shall be set back 25 feet from the curb or ten feet from the lot line, whichever is greater.

**3. Exceptions<sup>104</sup>**

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

**i. 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 30.02-8.

**Table 30.02-8: Authorized Encroachments Into Required Setbacks**

Type of Exception	Extent of Exception
Architectural intrusions	In all districts, may encroach into a required setback up to 3 ft. Shall be no closer than 5 ft. from the lot line (or 3 ft. if allowed by building code).
Architectural enclosures	<ul style="list-style-type: none"> <li>• In all districts, may encroach into a required setback up to 3 ft. Shall be no closer than 5 ft. from the lot line (or 3 ft. if allowed by building code).</li> <li>• Shall not be more than 12 ft. wide (measured at horizontal opening along building face)</li> <li>• Second story overhangs may be supported by a foundation or support column.</li> </ul>
Exterior balconies and above-grade stairways between 3 ft. and 6 ft. above grade <ul style="list-style-type: none"> <li>• Measured to the leading edge</li> </ul>	In RS districts: <ul style="list-style-type: none"> <li>• Side interior and rear setback: reduce up to 3 ft. from lot line</li> <li>• Side street setback: per Architectural intrusions</li> </ul>
Exterior balconies and above-grade stairways 6 ft. or more above grade <sup>105</sup> <ul style="list-style-type: none"> <li>• Measured to the leading edge</li> </ul>	In RS districts, for side interior, side street, and rear setback: per Architectural intrusions
Patio covers, attached (or not meeting min. building separation) <ul style="list-style-type: none"> <li>• Measured to the leading edge</li> </ul>	In the RS80, RS40, and RS20 districts: <ul style="list-style-type: none"> <li>• Side interior and side street setback: per Architectural intrusions</li> <li>• Rear setback: reduce up to 17 ft. from lot line</li> </ul>
	In the RS10 district: <ul style="list-style-type: none"> <li>• Side interior and side street setback: see Architectural intrusions</li> <li>• Rear setback: reduce up to 12 ft. from lot line</li> </ul>
	In RS5.2, RS3.3, and RS2 districts: <ul style="list-style-type: none"> <li>• Side interior and side interior setback: see Architectural intrusions</li> <li>• Rear setback: up to 3 ft. from lot line</li> </ul>

**ii. Accessory Structures, Roadway Improvements, and Utility Equipment<sup>106</sup>**

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:

<sup>103</sup> From 30.56.060.

<sup>104</sup> 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.

<sup>106</sup> 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.

**iii. Front Setback Reductions**

In the RS20 and RS10 districts, a 12-foot reduction in the front setback may be allowed, up to a maximum 50 percent of the overall building width (furthest side to furthest side) may be allowed if enhanced decorative features are provided, such as bay windows or stucco pop-outs.

**iv. Front Setback Alternatives<sup>107</sup>**

Alternatives are permitted to accommodate bay windows, stone or brick façades, alley-loaded garages, and unique architectural features:

- (a) In the RS5.2 and RS3.3 districts a ten-foot reduction, for a maximum 50 percent of the overall building width.
- (b) In the RS3.3 district a second story architectural enclosure may extend into the front setback up to four feet for the full building width.
- (c) In the RS2 district a ten-foot reduction for the full building width.
- (d) Architectural enclosures may not intrude into the above referenced reduced setback.

**v. Shed Reductions to Side and Rear Setbacks**

The required side interior and rear setbacks may be eliminated through approval of Administrative Minor Deviation per SXX, under the following conditions:<sup>108</sup>

- (a) The shed is screened from all streets; or
- (b) A shed that is visible from any street or residential development and extends more than two feet above an opaque building, fence, or wall is architecturally compatible with the primary building.

**E. Height**

**1. Building Height Measurement<sup>109</sup>**

Building height shall be measured from the average finished grade to the highest point of the structure.

**2. Fence, Wall, and Hedge Height Measurement**

Fence, wall, and hedge height shall be measured from the high side of the finished grade to the highest point of the fence, wall, or hedge.

**3. Standards**

- i. When adjacent to a detached single-family dwelling, each portion of a proposed multi-family residential dwelling or nonresidential use exceeding 35 feet in height shall be set back one foot for every three feet in additional building height.<sup>110</sup>

<sup>107</sup> Higher quality enhancements may be included in future drafts (pending updated Development Standards).

<sup>108</sup> This exception has been updated to be clearer but eliminates the clause about being in the urban area. This will need to be revisited during Installment 2 to ensure consistency with Development Standards.

<sup>109</sup> Modified from 30.56.070. Definition may be moved in a future draft to reduce duplication of information.

<sup>110</sup> Modified from 30.56.070.b. This may be moved or consolidated in a future draft alongside other standards for addressing residential adjacency.

- ii. 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.

**4. Exceptions<sup>111</sup>**

**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 with any 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 Chapter 30.03, *Use Regulations*.

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<sup>111</sup> Modified from Sec. 30.56.045.

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# Chapter 30.03 Rules of Construction and Definitions

## Commentary

This section provides a portion of the definitions that will eventually be consolidated in the final document. These definitions are included here because of their relevance to the district standards but may be consolidated with some of the terms listed under §30.02.26, *Measurement and Exceptions*, in a future draft to reduce repetition.

## 30.03.01 RULES OF CALCULATION

### Acre<sup>112</sup>

An area of 43,560 square feet.

#### Gross Acre

The total area within the boundary lines of a lot or parcel of land 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 or parcel. 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.

### 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 Height<sup>113</sup>

The vertical distance from the average grade to the highest point of the building (see also, “Grade”). For the purpose of determining the height limits in all zones set forth in this Title and/or shown on the **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.

### Building Mass

The combined height, width, and depth of a building.

### Building Separation

The distance from one building to another, measured from the closest point of each building, exclusive of architectural intrusions.

### Fence Height

The distance from the finished grade to the highest point of the fence, wall, or hedge.

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<sup>112</sup> Wherever possible, lists of common terms that start with the same word have been split up (e.g., Acre and all the different ways to measure it, Building and all the different types of buildings or terms that include the word “building”). Instead, we recommend listing the terms how they are used and organizing them alphabetically (but include a cross reference here under the overarching term). Existing term “Net Acre” is not carried forward (only used to calculate application fee for Zoning Letters).

<sup>113</sup> Updated to consolidate definitions for “building height” with “height” as relates to the airport.

### 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 six 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").

### 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").

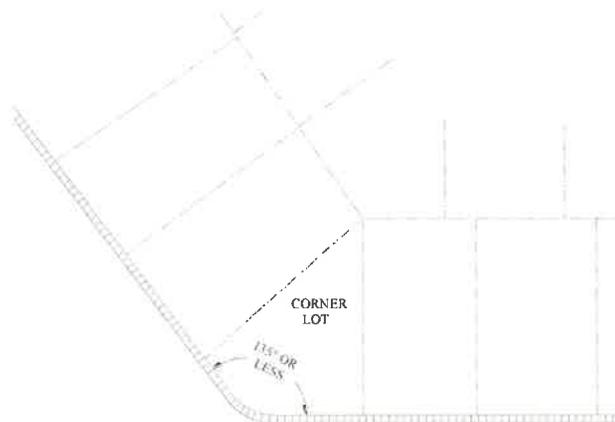
### Lot

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, which includes required setback areas, open spaces, lot width and lot area per this Title. A lot has frontage on a street or other legally approved right-of-way. 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. All lots have legal access.

### Corner Lot

A lot abutting two intersecting streets, where the interior angle of intersection does not exceed 135 degrees.

Figure 30.08-5 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**

A lot, other than a corner lot, abutting more than one street, and having vehicular access to more than one street.

**Lot Line<sup>114</sup>**

Any line bounding a lot, including the following:

**Front Lot Line**

The lot line fronting on a street, or where multiple lot lines front a street the lot line on that street where the greatest number of buildings are erected.<sup>115</sup>

**Rear Lot Line**

The lot line opposite and most distant from the front line, and in the case of an irregular, triangular or gore-shaped lot, a line ten feet in length within the lot most nearly 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 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.

**Setback<sup>116</sup>**

A setback is the required distance between a building or structure and the lot line, future right-of-way, edge of a private street, back of an attached sidewalk, or a line five feet behind back of curb for a detached sidewalk.

**Front Setback**

The required minimum area between a building or structure and the front lot line, future right-of-way, edge of a private street, back of an attached sidewalk, or a line five feet behind back of curb for a detached sidewalk, extending to the side lot lines.

**Rear Setback**

The required minimum area between a building or structure and the rear lot line, extending to the side lot lines.

**Side Interior Setback**

The required minimum area between a side lot line that does not front a street and a building or structure, extending from the front to rear lot lines.

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<sup>114</sup> Definition updated.

<sup>115</sup> Existing definition modified to be less vague.

<sup>116</sup> Setback and yard sometimes have overlapping meaning and purpose and are consolidated here to ensure consistency. Further consolidation and standardization may be necessary with terms used in §30.02.26. All definitions updated to reflect common practice but may be changed in future drafts to have fewer points of measurement (i.e., lot line, back of curb, etc.).

**Side Street Setback<sup>117</sup>**

The required minimum area between a building or structure and a side lot line that fronts a street, future right-of-way, edge of a private street, back of an attached sidewalk, or a line five feet behind back of curb for a detached sidewalk, extending from the front to rear lot lines.

**30.03.02 OTHER TERMS DEFINED**

[PARTIAL LIST; TO BE COMBINED IN FINAL CODE WITH DEFINITIONS LIST FROM OTHER DRAFT INSTALLMENTS]

**Architectural Enclosure**

Any part of a building, such as second story room overhangs, fireplaces, bay windows, and other similar architectural features, which may extend out from any wall of a building and which enclose space within the building. Except for second story room overhangs, the enclosure may be supported by a foundation or support columns.

**Architectural Intrusion**

Any part of a building or structure, such as, awnings, eaves, cornices, canopies, sills, belt courses, stoops, railings, columns, rooflines, parapet walls, wall and projecting signs, and other similar architectural features which may extend out from, or above, any wall of a building or structure. The intrusion may be supported by a foundation but may not enclose space (below ceiling height) within a building (see also “Patio Cover”).

<sup>117</sup> New definition to reflect different standards for side interior and side street setbacks. Reflects the setback standards for front lot lines since these also front a street.

# Clark County, Nevada

## Title 30: Unified Development Code

### Installment 1: Districts & Uses

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Chapter 30.01: General Provisions

Chapter 30.02: Zoning Districts

#### **Chapter 30.03: Use Regulations**

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# 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, we consolidated and removed redundant or outdated uses, updated terminology to reflect contemporary practice, and proposed 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. Organization of Allowed Use Regulations

In this chapter, land uses and activities are classified into general use categories (e.g., Commercial) and specific use types (e.g., Food and Beverage) based on common functional, product, or physical characteristics such as the type and amount of activity, the volume of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within each use category. The general use categories are intended as an indexing tool and are not regulatory.

### C. Explanation of Use Table Abbreviations

#### 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. Any modification or waiver of a standard for a use permitted with conditions shall be considered through the Administrative Minor Deviation or Special Use Permit process, as applicable.<sup>1</sup>

#### 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 §XX, *Special Use Permit*.

#### 4. Prohibited Uses

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

#### 5. Accessory Uses

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

<sup>1</sup> Procedures for flexibility, including waivers and variances and administrative deviations, will be further considered and potentially refined during the drafting of the Administration and Procedures chapter.

**6. Temporary Uses**

A “T” in a cell indicates that the use is permitted in the respective zoning district as a temporary use. See §30.03.01F, *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 are identified below each use table.

**D. 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 §30.03.01G, 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.

**E. 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**

- i.** Accessory uses and structures that are specifically identified in this Chapter 30.03 shall be allowed pursuant to the standards in this §30.03.01E.
- ii.** Any primary use or structure allowed in a district per this Chapter 30.03 may be permitted as an accessory use unless otherwise prohibited by this Chapter 30.03.
- iii.** Any primary use or structure allowed in a district per this Chapter 30.03 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<sup>3</sup>**

**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.

---

<sup>3</sup> Existing standards carried forward with new standards proposed.

**ii. Ownership**

Accessory uses and structures shall be under the same ownership 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.
- (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.

**iv. Layout and Design**

- (a) In the Urban Area, any accessory structure in the front yard—except for those used for agriculture, renewable energy, or electric charging—shall provide a roof type, roof pitch, roof materials, window design and location, and exterior colors and building materials that are similar to and compatible with the primary building.<sup>5</sup>
- (b) In the Urban Area, any accessory structure, except those listed below, within the side or rear yard visible from any street or residential use shall have a roof type, roof pitch, and exterior colors and building materials that are similar to and compatible with the primary building. This standard may be waived with approval of an Administrative Minor Deviation.
  - (1) Structures within the side or rear yard that do not extend more than two feet above an opaque building fence or wall;
  - (2) Aircraft hangars;
  - (3) Ornamental buildings such as gazebos or shade structures; and
  - (4) Structures used for renewable energy or electric charging.
- (c) Unless otherwise permitted by this Title, accessory uses and structures shall meet the setback and dimensions standards established by the underlying zoning district or the use-specific standard for the primary use(s) on the site, whichever is more restrictive.
- (d) 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.

**F. 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 or action.

**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.

<sup>5</sup> Updated to only apply in the Urban Area, not countywide, and provide clear detail on the features that must be compatible.

### 3. Approval Process for Temporary Uses and Structures<sup>6</sup>

- i. The following temporary uses shall require review and approval of temporary use permits in accordance with §XX, *Temporary Use Permit*:
  - (a) Garage sale,
  - (b) Seasonal sales,
  - (c) Special event,
  - (d) Temporary batch plant, and
  - (e) Temporary gravel pit.
- ii. The following temporary uses do not require review and approval of temporary use permits, and are instead authorized during the building permit process:
  - (a) Temporary dwelling,
  - (b) Temporary government facility,
  - (c) Temporary model residence,
  - (d) Temporary office, and
  - (e) Temporary sales/leasing office.

### 4. General Standards for All Temporary Uses and Structures<sup>7</sup>

Temporary uses and structures shall comply with the following general requirements unless otherwise specified in this Code:

- i. Temporary signs associated with a temporary use or structure shall comply with all requirements in §---.<sup>8</sup>
- ii. A temporary use or structure shall not violate any applicable use-specific standards or conditions of approval applicable to a primary use on the site.
- iii. Off-street parking shall be sufficient to accommodate the proposed temporary use.

## G. Classification of New and Unlisted Uses<sup>9</sup>

If a use is not specifically listed in this chapter, a request for interpretation may be made to the Director per §--, *Director Interpretation*.<sup>10</sup> 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

<sup>6</sup> New. This section has been updated to reflect current practice, which is to only require temporary use permits for some temporary uses. This list of uses may be adjusted following future discussions.

<sup>7</sup> New.

<sup>8</sup> Reference the temporary sign section.

<sup>9</sup> 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.

<sup>10</sup> This potential application process will be explored as part of the Administration and Procedures chapter.

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 §XX, *Amendment*.

**3. Appeal of Director's Determination**

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

## 30.03.02 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 included for quick reference but may be relocated or removed from future drafts.

**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 Permit 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 Permit, 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 criteria 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 03-1 SUMMARY TABLE OF ALLOWED USES

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

Districts		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
Existing District	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	CR	IP	IL	IH	AG	OS <sup>11</sup>	PF
<b>RESIDENTIAL USES</b>																						
<b>Household Living</b>																						
Accessory Dwelling		A	A	A	A	A	A	A	A	A	A					A				A	A	
Dwelling, Live-Work												C	S	S	C	C	S	S				
Dwelling, Multi-Family								S	P	P	P	S	S	S	S	S						
Dwelling, Single-Family Attached					S	S	S	S	C	C	C	C										
Dwelling, Single-Family Detached		P	P	P	P	P	P	P	P													P
Employee Housing		S	S	S																		
Family Daycare		A	A	A	A	A	A	A	A	A	A					A						
Garage Sale		T	T	T	T	T	T	T	T	T	T											
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	C						
Temporary Dwelling		T	T	T	T	T	T	T	T													
<b>Group Living</b>																						
Assisted Living		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Childcare Home		S	S	S	S	S	S	S	P	P	P	P	P	P	P	P						S
Community Residence		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C					C	
Dormitory		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Rooming House											S											

<sup>11</sup> 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.

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Proposed District	RS 80	RS 40	RS 20	RS 10	RS 5.2	RS 3.3	RS 2	RS 18	RS 25	RS 50	RM 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS <sup>11</sup>	PF
Senior Housing								S	S	S	S	S	S	S	P	P	S						
Supportive Housing								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	S	S	S		
<b>CIVIC AND INSTITUTIONAL USES</b>																							
<b>Community Facilities</b>																							
Banquet Facility														S	C	C	C	S	S				
Cemetery	S	S	S	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	S			C	C	C		C	C	C			P
Daycare	S	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	S	S	S	S		S
Funeral Home	S	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	S	P	P	P	P	P	P	S	S	S	S	S	P
Place of Worship	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S	S	S	S	S	P
Union Hall														S	P	P		P	P	S			
<b>Educational Facilities</b>																							
Avocational or Vocational Training Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	P	S	S	S		P
Instruction or Tutoring Facility														S	S	P	P	S	S				S
School	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C
<b>Healthcare Facilities</b>																							
Emergency Care	S	S	S	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	S	S		S

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Existing District	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 <sup>11</sup>	PF
<b>COMMERCIAL USES</b>																							
<b>Adult</b>																							
Adult Business																							
<b>Agriculture and Animal-Related</b>																							
Accessory Agriculture Buildings and Structures																							
Animal Care Project																							
Animal Hospital																							
Apiary																							
Aquaculture																							
Aviary																							
Community Garden																							
Exotic/Wild Animals																							
Farm or Garden																							
Guest Ranch																							
Hogs and Pigs																							
Household Pet																							
Kennel																							
Livestock, Large																							
Livestock, Medium																							
Livestock, Small																							
Plant Nursery																							
Stable, Commercial																							

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Existing District	R-U RS 80	R-A RS 40	R-E RS 20	R-D RS 10	R-1 RS 5.2	R-2 RS 3.3	RUD RS 2	R-3 RM 18	R-4 RM 25	R-5 RM 50	--	CRT/ C-P	C-1/ C-2	--	H-1 CR	M-D IP	M-1 IL	M-2 IH	--	O-S OS <sup>11</sup>	P-F PF
Stable, Residential	C	C	C	C																	C
<b>Cannabis</b>																					
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			S	S				
<b>Food and Beverage</b>																					
Catering													P	P	P	S	P	P		S	
Craft Brewery, Distillery, or Winery												S	S	C	C	C	C	C	S	S	S
Mobile Food Vendor												C	C	C	C	C	C	C	C	C	C
Outside Dining, Drinking, and Cooking												C	C	C	C	C	S	S		S	
Restaurant												P	C	P	P	P	S	S	S	S	C
<b>Lodging</b>																					
Bed and Breakfast												S								S	
Hotel or Motel												S								S	
Long-/Short-Term Lodging																				S	S
Resort Hotel and Rural Resort Hotel																				S	S

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Proposed District	RS 80	RS 40	RS 20	RS 10	RS 5.2	RS 3.3	RS 2	RS 18	RS 25	RS 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS <sup>11</sup>	PF
Timeshare													P	S	S	C						
<b>Recreation and Entertainment</b>																						
Campground	S	S											S	S	S	C	S	S			S	S
Dayclub/Nightclub													S	S	S		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/S	C/S	C/S	C/S	C/S		S	S	S	S	S	S
Recreational Vehicle Park								S	S	S			S			C					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	T
<b>Retail and Services</b>																						
Accessory Commercial	S	S	S	S	S	S	S	S	S	S						S						
Bathhouse																		S				
Caretaker Unit	A	A	A	A	A	A	A	A	A	A	S	S	S	S	S	S	S	S	S	S	S	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, 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	S
Personal Services	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C				
Retail											C	C	C	C	C	C	C	C				C

TABLE 03-1 SUMMARY TABLE OF ALLOWED USES

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Existing District	R-U	R-A	R-E	R-D	R-1	R-2	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 25	RM 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS <sup>11</sup>	PF
Sales/Leasing Office	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C					
Seasonal Sales											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
<b>Transportation and Automotive</b>																					
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	C
Automobile Hobby Repair and Restoration	A	A	A	A	A																
Gas Station												C	S	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
Monorail	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	P	S	S	S	P
Transportation or Tour Guide Service												C	C	C	C	P	P				S
Truck Stop												S				C	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							S				C	C				
Vehicle and Watercraft Storage, Accessory	A	A	A	A	A	A	A	A	A												
Vehicle Wash												C/S		C/S	C/S	C/S	C/S				
<b>INDUSTRIAL USES</b>																					
<b>Industrial Services</b>																					

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Districts	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	RS 18	RS 25	RS 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS <sup>11</sup>	PF
Auction												S			C	S	P	P				
Dry Cleaning Plant																P	P	P	S			
Laboratory												S	S			P	P	S				
<b>Manufacturing and Production</b>																						
Alternative Fuels Processing																P	P	P				
Animal Byproducts																						
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	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													P	P	P					P
Manufacturing, Heavy																						S
Manufacturing, Light																	C	C	C			C
Manufacturing, Medium																						C
Taxidermy																P	P					P
<b>Natural Resources</b>																						
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	S
Mining and Extraction	S																					S
Rock Crushing	S																					S

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Districts	R-U	R-A	R-E	R-D	R-1	R-2	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	RS 18	RS 25	RS 50	CP	CG	CC	CR	IP	IL	IH	AG	OS <sup>11</sup>	PF	
<b>Warehousing and Storage</b>																					
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			S
Wholesale											C			C	P	P					
<b>Waste and Salvage</b>																					
Composting	S															C	C	C			C
Public Storage Bin Facility	S	S	S								S	S			S	S	S	S			S
Recyclable Collection												A	A	A	A	A	A	A			A
Recycling Center																S	S				
Refuse Transfer Station																S	S				
Salvage Yard																					S
Sanitary Landfill																					S

TABLE 03-1 SUMMARY TABLE OF ALLOWED USES

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Districts		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	RM	RM	RM	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS <sup>11</sup>	PF						
<b>PUBLIC AND QUASI-PUBLIC USES</b>																							
<b>Government</b>																							
Detention Facility		S	S	S	S	S	S	S	S	S	S	S	S	C	C	C	S	S	S	S	S	S	S
Government Facility		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Government Facility, Temporary		S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	S	S	S	S	P
Library		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Park																							
<b>Utilities</b>																							
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	S	S	S	S	S
Electric Generation, Large-Scale		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 Structures		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
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
Wastewater Treatment Plant		S																					S

## 30.03.03 RESIDENTIAL USES<sup>12</sup>

### 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<sup>13</sup>

Uses characterized by residential occupancy of a dwelling unit by a “family.” Specific use types include:<sup>14</sup>

#### 1. Accessory Dwelling<sup>15</sup>

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

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

P = PERMITTED WITH CONDITIONS	S = SPECIAL USE
PERMIT A = ACCESSORY USE	T = TEMPORARY USE
BLANK = PROHIBITED	
	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.

<sup>12</sup> 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.

<sup>13</sup> Household living (typically one family per unit) is differentiated from group living arrangements where there are individual rooms in a shared living space.

<sup>14</sup> Discussion necessary on the appropriate location for these use category definitions. In this draft, they are shown both at the beginning of each grouping of uses, and also in a separate section of the definitions. Having these definitions as introductory statements to each category may be useful for users to understand the category.

<sup>15</sup> Standards are updated to address typical concerns more clearly about this use without being overly restrictive.



**3. Dwelling, Multi-Family**

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

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**COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)**

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**4. Dwelling, Single-Family Attached**

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

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**COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)**

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**5. Dwelling, Single-Family Detached**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-3	R-4	R-5	RUD	R-3	R-4	R-5	CRT/ C-P	C-1/ C-2	H-1	M-D	M-1	M-2	O-S	O-F														
Proposed District	RS 80	RS 40	RS 20	RS 10	RS 5.2	RS 3.3	RS 2	RS 18	RS 25	RS 50	RM 3	RM 4	RM 5	RM 3	RM 4	RM 5	RM 3	RM 4	RM 5	RM 3	RM 4	RM 5	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	P	P	P	P	P	P	P	P	P	P	P	P													

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**COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)**

NEW	MORE PERMISSIVE	LESS PERMISSIVE
-----	-----------------	-----------------

**6. Employee Housing<sup>18</sup>**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-3	R-4	R-5	RUD	R-3	R-4	R-5	R-18	R-25	R-50	CN	CP	CG	CC	CU	CR	IP	IL	IH	M-1	M-2	M-D	M-1	M-2	O-S	O-F	P-S	P-F
Proposed District	RS	RM	RM	RM	RM	RM	RM	CN	CP	CG	CC	CU	CR	IP	IL	IH	IL	IH	IL	IH	AG	OS	OS	PF	PF									
Employee Housing	S	S	S																															

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**i. Operation**

Employee housing shall only be permitted with approval of a Special User Permit in conjunction with a commercial agricultural use that is at least 40 acres or in conjunction with a Commercial Boarding Stable.

**7. Family Daycare**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-3	R-4	R-5	RUD	R-3	R-4	R-5	R-18	R-25	R-50	CN	CP	CG	CC	CU	CR	IP	IL	IH	M-1	M-2	M-D	M-1	M-2	O-S	O-F	P-S	P-F
Proposed District	RS	RM	RM	RM	RM	RM	RM	CN	CP	CG	CC	CU	CR	IP	IL	IH	IL	IH	IL	IH	AG	OS	OS	PF	PF									
Family Daycare	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  
 PERMIT A = ACCESSORY USE T = TEMPORARY USE  
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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.

<sup>18</sup> Formerly "Dwellings Employee Housing," but relocated here because it only occurs accessory to other uses.

8. Garage Sale<sup>19</sup>

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-3	R-4	R-5	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	RS 18	RS 25	RS 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Garage Sale	T	T	T	T	T	T	T	T	T	T												

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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 four days per half calendar year.
- (b) A garage sale may be permitted outside.

9. Home Occupation<sup>20</sup>

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-3	R-4	R-5	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	RS 18	RS 25	RS 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									

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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 outside area be used for storage.

<sup>19</sup> Changed from: Accessory to Temporary use.  
<sup>20</sup> See definitions for details on consolidation of many home occupation-type uses.

- (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 one student.
  - (3) In the Nonurban Area, employees, customers, or clients shall only be allowed with approval of a Zoning Compliance application, 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 a mobile or movable stand; and
  - (7) Businesses involving smelting of metal.

**10. Manufactured Home Park<sup>21</sup>**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-3	R-4	R-5	RUD	R-1	R-2	R-3	R-4	R-5	R-18	R-25	R-50	CN	CP	CG	CC	CU	--	H-1	M-D	M-1	M-2	O--	P-S	P-F		
Proposed District	RS 80	RS 40	RS 20	RS 10	RS 5.2	RS 3.3	RS 2	RS 18	RS 25	RS 50	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM
Manufactured Home Park																																	

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NEW	MORE PERMISSIVE	LESS PERMISSIVE
-----	-----------------	-----------------

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<sup>21</sup> Currently, "Manufactured Home" is only permitted in the R-T district, which has been eliminated. In this draft, manufactured homes are permitted RM districts.

**i. Location and Access**

- (a) 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<sup>22</sup>**

- (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 three 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 path/exercise trail. The cumulative area of community amenities shall not be less than five percent 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 five feet from any drive aisle, ten feet from any perimeter street, five feet from any side interior lot line, and five 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 three feet from a side interior setback, seven feet from a side street setback, three feet from a rear setback, and ten feet from any setback that abuts a perimeter street.

**iii. Operation<sup>23</sup>**

- (a) Permanently marked lot lines at each corner of lot which may be relocated subject to the total number of lots remaining the same.
- (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.

**iv. Procedures**

A manufactured home park subject to Special Use Permit review shall meet the following standards in addition to the other use-specific standards:

---

<sup>22</sup> New.

<sup>23</sup> Further discussion about these existing provisions may be necessary because these regulations may be repeating similar information in NRS or another Title.



- (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. This standard shall not be waived or varied;
  - (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.

**12. Temporary Dwelling<sup>26</sup>**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-3	R-4	R-5	RUD	R-3	R-4	R-5	R-18	R-25	R-50	CN	CP	CG	CC	CU	CR	IP	IL	IH	M-1	M-2	M-2	O-S	O-F	P-F	
Proposed District	RS	RM	RM	RM	RM	RM	RM	RM	RM	CG <td>CG <td>CC <td>CU <td>CR <td>IP <td>IL <td>IH <td>IL <td>IH <td>AG <td>OS <td>OS <td>PF</td> </td></td></td></td></td></td></td></td></td></td></td></td>	CG <td>CC <td>CU <td>CR <td>IP <td>IL <td>IH <td>IL <td>IH <td>AG <td>OS <td>OS <td>PF</td> </td></td></td></td></td></td></td></td></td></td></td>	CC <td>CU <td>CR <td>IP <td>IL <td>IH <td>IL <td>IH <td>AG <td>OS <td>OS <td>PF</td> </td></td></td></td></td></td></td></td></td></td>	CU <td>CR <td>IP <td>IL <td>IH <td>IL <td>IH <td>AG <td>OS <td>OS <td>PF</td> </td></td></td></td></td></td></td></td></td>	CR <td>IP <td>IL <td>IH <td>IL <td>IH <td>AG <td>OS <td>OS <td>PF</td> </td></td></td></td></td></td></td></td>	IP <td>IL <td>IH <td>IL <td>IH <td>AG <td>OS <td>OS <td>PF</td> </td></td></td></td></td></td></td>	IL <td>IH <td>IL <td>IH <td>AG <td>OS <td>OS <td>PF</td> </td></td></td></td></td></td>	IH <td>IL <td>IH <td>AG <td>OS <td>OS <td>PF</td> </td></td></td></td></td>	IL <td>IH <td>AG <td>OS <td>OS <td>PF</td> </td></td></td></td>	IH <td>AG <td>OS <td>OS <td>PF</td> </td></td></td>	AG <td>OS <td>OS <td>PF</td> </td></td>	OS <td>OS <td>PF</td> </td>	OS <td>PF</td>	PF									
Temporary Dwelling	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**  
**PERMIT A = ACCESSORY USE T = TEMPORARY USE**  
**BLANK = PROHIBITED**

**COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)**

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**i. Layout and Design**

A temporary dwelling shall be five feet from any lot line.

**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. **This standard shall not be waived or varied if the temporary dwelling is a recreational vehicle.**
- (c) Occupancy and use shall be limited to 24 months from building permit issuance or 30 days after final inspection approval, whichever comes first.

<sup>26</sup> "Temporary Living Quarters" use is replaced by this use and not carried forward.



2. Childcare Home<sup>28</sup>

	R- U	R- A	R- E	R- D	R- 1	R- 2	R- RS	R- RS	R- 3.3	R- 2	R- 1.8	R- 2.5	R- 5.0	R- RM	R- RM	R- 50	R- CN	--	CRT/ C-P	C-1/ C-2	--	H- 1	M- D	M- 1	M- 2	O- S	P- F	
Existing District	RS	RS	RS	RS	RS	RS	RS	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM						
Proposed District	80	40	20	10	5.2	3.3	2	1.8	2.5	5.0																		
Childcare Home	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	S					S

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NEW	MORE PERMISSIVE	LESS PERMISSIVE
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3. Community Residence<sup>29</sup>

**Commentary**  
 The Community Residence use may require additional discussion. The initial recommendation is intended to ensure compliance with the Fair Housing Amendments Act (FHAA) and follow guidance from the U.S. Department of Housing and Urban Development (HUD). Because federal law is explicitly written to be “interpreted liberally” by the courts, we propose regulations that are intended avoid legal challenge, which generally increases the permissiveness of Title 30. This includes treating group living uses for people with disabilities the same as other residential uses (permitted in the same districts, with the same standards, and under the same permitting procedure). As proposed, this means that this use cannot require an SUP permit where any other residential use is permitted (P) or permitted with conditions (C) or has less restrictive use-specific standards.

	R- U	R- A	R- E	R- D	R- 1	R- 2	R- RS	R- RS	R- 3.3	R- 2	R- 1.8	R- 2.5	R- 5.0	R- RM	R- RM	R- 50	R- CN	--	CRT/ C-P	C-1/ C-2	--	H- 1	M- D	M- 1	M- 2	O- S	P- F	
Existing District	RS	RS	RS	RS	RS	RS	RS	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM	RM						
Proposed District	80	40	20	10	5.2	3.3	2	1.8	2.5	5.0																		
Community Residence	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C					C

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NEW	MORE PERMISSIVE	LESS PERMISSIVE
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<sup>28</sup> Permissions expanded to allow in multi-family residential and mixed-use districts.

<sup>30</sup> Standards for avoiding discrimination are updated to ensure there is not additional review procedure for Community Residence that is not required for other forms of housing. Guidance from HUD and DOJ is to ensure FHA-protected classes are not subject to any standards or procedures that would not be required for similar housing for non-FHA-protected groups. Other standards may require additional review.

**i. General<sup>30</sup>**

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.
  - (c)** 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 one or more of the following conditions would occur:
    - (1)** 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;
    - (2)** 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
    - (3)** The location is unsuitable as a result of non-compliance with conditions in 30.03.03B.3.iii, below.
  - (d)** 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**
- (a)** Community residences for people recovering from addiction shall require residents to be actively and continuously enrolled in a support program (e.g., Alcoholics Anonymous) or an offsite rehabilitation program. Upon request, with reasonable notice, the operator

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<sup>30</sup> Standards for avoiding discrimination are updated to ensure there is not additional review procedure for Community Residence that is not required for other forms of housing. Guidance from HUD and DOJ is to ensure FHA-protected classes are not subject to any standards or procedures that would not be required for similar housing for non-FHA-protected groups. Other standards may require additional review.

of the community residence shall produce evidence satisfactory to the Code Enforcement Manager or Director that the residents of the facility are in compliance with this standard.

- (b) Community residences shall prohibit the use of alcohol or other substances by residents of the facility.
- (c) The community residence shall not be made available to one 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.

**4. Dormitory**

Existing District	R- U	R- A	R- RS	R- E	R- D	R- 1	R- RS	R- 2	R- RS	R- 3.3	R- 2	RUD	R- 3	R- RM	R- 4	R- RM	R- 5	R- 50	CRT/ C-P	C-1/ C-2	--	H- 1	M- D	M- 1	M- 2	O- S	P- F			
Proposed District	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Dormitory <sup>32</sup>	S	S	S	S	S	S	S	S	S	S	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)

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**5. Rooming House<sup>34</sup>**

Existing District	R- U	R- A	R- RS	R- E	R- D	R- 1	R- RS	R- 2	R- RS	R- 3.3	R- 2	RUD	R- 3	R- RM	R- 4	R- RM	R- 5	R- 50	CRT/ C-P	C-1/ C-2	--	H- 1	M- D	M- 1	M- 2	O- S	P- F			
Proposed District	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Rooming House																														

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**i. Layout and Design**

- A rooming house shall include no more than 50 guest rooms per acre.

<sup>32</sup> Permissions reduced in IL district and OS district to reflect potential impact and infrastructure needs of this use.

<sup>34</sup> Proposed new name for "Boarding House," a term some feel is outdated.

6. Senior Housing

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-2S	R-3S	R-3.3	R-18	R-25	R-50	R-50	CRT/C-P	--	C-1/C-2	--	H-1	M-D	M-1	M-2	O-S	P-F		
Proposed District	RS	RS	RS	RS	RM	RM	RM	RM	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF						
Senior Housing											S	S	S	S	S	S	P	P	S							

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NEW	MORE PERMISSIVE	LESS PERMISSIVE
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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.<sup>35</sup>
- (b) In all other districts, the maximum may be increased to 39 units per gross acre, unless otherwise permitted.

7. Supportive Housing<sup>36</sup>

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-2S	R-3S	R-3.3	R-18	R-25	R-50	R-50	CRT/C-P	--	C-1/C-2	--	H-1	M-D	M-1	M-2	O-S	P-F		
Proposed District	RS	RS	RS	RS	RM	RM	RM	RM	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF						
Supportive Housing											S	S	S	S	S	S	S	S	S							

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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i. Layout and Design

Density shall be permitted as follows, which shall not be waived or varied:

<sup>35</sup> Density increased from 18 units to 22 units as a result of consolidation of C-1 and C-2 districts.  
<sup>36</sup> 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.

- (a) In the RM18 and CG districts, the maximum may be increased to 22 units per gross acre.<sup>37</sup>
- (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. **This standard shall not be waived or varied.**

**8. Transitional Living for Released Offenders**

Existing District	R-U	R-A	R-E	R-RS	R-D	R-1	R-2	R-RS	R-3	R-4	R-5	R-3.3	R-18	R-25	R-50	CN	C-1/C-2	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	RS 18	RS 25	RS 50	RM	RM	RM	RM	RM	50	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	S	S	S	S	S	S	

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<sup>37</sup> 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<sup>38</sup>**

Existing District	R- U	R- A	R- E	R- D	R- 1	R- 2	R- RS	R- RS	R- RS	R- 5.2	R- 3.3	R- 2	RUD	R- 3	R- 4	R- 5	R- RM	R- RM	R- RM	R- 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	M- 2	M- 1	M- D	H- 1	--	C-1/ C-2	CRT/ C-P	--	O- S	O- F	P- F	
Proposed District	RS	RS	RS	RS	RS	RS	RS	RM	RM	RM	RM	RM	RM	RM	50	CN	CP	CG	CC <td>CU <td>CR <td>IP <td>IL <td>IH <td>M- 2 <td>M- 1 <td>M- D <td>H- 1 <td>-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td></td></td></td></td></td></td></td></td></td></td>	CU <td>CR <td>IP <td>IL <td>IH <td>M- 2 <td>M- 1 <td>M- D <td>H- 1 <td>-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td></td></td></td></td></td></td></td></td></td>	CR <td>IP <td>IL <td>IH <td>M- 2 <td>M- 1 <td>M- D <td>H- 1 <td>-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td></td></td></td></td></td></td></td></td>	IP <td>IL <td>IH <td>M- 2 <td>M- 1 <td>M- D <td>H- 1 <td>-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td></td></td></td></td></td></td></td>	IL <td>IH <td>M- 2 <td>M- 1 <td>M- D <td>H- 1 <td>-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td></td></td></td></td></td></td>	IH <td>M- 2 <td>M- 1 <td>M- D <td>H- 1 <td>-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td></td></td></td></td></td>	M- 2 <td>M- 1 <td>M- D <td>H- 1 <td>-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td></td></td></td></td>	M- 1 <td>M- D <td>H- 1 <td>-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td></td></td></td>	M- D <td>H- 1 <td>-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td></td></td>	H- 1 <td>-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td></td>	-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td>	C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td>	CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td>	-- <td>O- S <td>O- F <td>P- F </td></td></td>	O- S <td>O- F <td>P- F </td></td>	O- F <td>P- F </td>	P- F						
Banquet Facility																							S	C	C	C	S	S													

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**i. Location and Access<sup>39</sup>**

- (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	R- RS	R- RS	R- RS	R- 5.2	R- 3.3	R- 2	RUD	R- 3	R- 4	R- 5	R- RM	R- RM	R- RM	R- 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	M- 2	M- 1	M- D	H- 1	--	C-1/ C-2	CRT/ C-P	--	O- S	O- F	P- F		
Proposed District	RS	RS	RS	RS	RS	RS	RS	RM	RM	RM	RM	RM	RM	RM	50	CN	CP	CG	CC <td>CU <td>CR <td>IP <td>IL <td>IH <td>M- 2 <td>M- 1 <td>M- D <td>H- 1 <td>-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td></td></td></td></td></td></td></td></td></td></td>	CU <td>CR <td>IP <td>IL <td>IH <td>M- 2 <td>M- 1 <td>M- D <td>H- 1 <td>-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td></td></td></td></td></td></td></td></td></td>	CR <td>IP <td>IL <td>IH <td>M- 2 <td>M- 1 <td>M- D <td>H- 1 <td>-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td></td></td></td></td></td></td></td></td>	IP <td>IL <td>IH <td>M- 2 <td>M- 1 <td>M- D <td>H- 1 <td>-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td></td></td></td></td></td></td></td>	IL <td>IH <td>M- 2 <td>M- 1 <td>M- D <td>H- 1 <td>-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td></td></td></td></td></td></td>	IH <td>M- 2 <td>M- 1 <td>M- D <td>H- 1 <td>-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td></td></td></td></td></td>	M- 2 <td>M- 1 <td>M- D <td>H- 1 <td>-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td></td></td></td></td>	M- 1 <td>M- D <td>H- 1 <td>-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td></td></td></td>	M- D <td>H- 1 <td>-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td></td></td>	H- 1 <td>-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td></td>	-- <td>C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td></td>	C-1/ C-2 <td>CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td></td>	CRT/ C-P <td>-- <td>O- S <td>O- F <td>P- F </td></td></td></td>	-- <td>O- S <td>O- F <td>P- F </td></td></td>	O- S <td>O- F <td>P- F </td></td>	O- F <td>P- F </td>	P- F							
Cemetery	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C	C	C	S	C	C													

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<sup>38</sup> Consolidation and simplification of "Banquet Facilities."

<sup>39</sup> New access standard with standard for club setbacks carried forward here.



(b) 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 residential use per NRS 451.635.

**5. Daycare**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-RS	R-3.3	R-3.3	RUD	R-3	R-4	R-5	R-CN	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	RS 18	RS 25	RS 50		CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	PF
Daycare	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	S	S	S

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BLANK = PROHIBITED

**i. Location and Access**

Daycare shall only be permitted when accessed from an arterial or collector street.

**6. Funeral Home**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-RS	R-3.3	R-3.3	RUD	R-3	R-4	R-5	R-CN	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	RS 18	RS 25	RS 50		CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	PF
Funeral Home	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C	S	S	C	C		S

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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P = PERMITTED C = PERMITTED WITH CONDITIONS S = SPECIAL USE

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**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.



**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<sup>41</sup>**

Existing District	R-U	R-A	R-SE	R-RS	R-10	R-D	R-1	R-RS	R-5.2	R-3.3	R-2	RUD	R-3	R-RM	R-4	R-5	R-50	CRT/C-P	C-1/C-2	--	H-1	M-D	M-1	M-2	O-S	P-F	
Proposed District	RS	RS	40	20	10	5.2	3.3	2	18	25	50	RM	RM	25	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	S	S	S	S	S	S	P	S	S	P	S	S	S	S	P

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**2. Instruction or Tutoring Facility**

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

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<sup>41</sup> Consolidates "Training Facility, Minor" and "Training Facility, Major" with more permissive allowances generally carried forward.

3. School<sup>42</sup>

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-3.3	RUD	R-3	R-4	R-5	R-CN	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	RS 18	RS 25	RS 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	S	S	S	S	C

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NEW	MORE PERMISSIVE	LESS PERMISSIVE
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C. Healthcare Facilities<sup>43</sup>

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<sup>44</sup>

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-3.3	RUD	R-3	R-4	R-5	R-CN	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	RS 18	RS 25	RS 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	S	S	S	S	S

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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i. Location and Access

An emergency care facility shall only be permitted when accessed from an arterial or collector street or a commercial complex.

<sup>42</sup> 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).

<sup>43</sup> Hospice care is no longer as a separate use; often (though not exclusively) it is temporary and can occur within a dwelling use..

<sup>44</sup> New standards based on Hospital. Previously had no use-specific standards.





**1. Accessory Agriculture Buildings and Structures**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-3	R-4	R-5	R-10	R-15	R-20	R-25	R-30	R-35	R-40	R-45	R-50	R-55	R-60	R-65	R-70	R-75	R-80	R-85	R-90	R-95	R-100	
Proposed District	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS									
Accessory Agriculture Buildings and Structures	80	40	20	10	5.2	3.3	2	1.8	2.5	50																			

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**i. Layout and Design**

- (a) On lots smaller than 80,000 square feet, accessory agricultural buildings and structures shall be located in the side or rear yard.
- (b) In the Urban Area, in the RS10 and RS 5.2 districts, a decorative roof shall be required for any accessory agricultural building or structure that extends more than two feet above an opaque perimeter wall or is otherwise visible from a street. This standard may be waived with approval of an Administrative Minor Deviation.<sup>47</sup>

(c) The standards of **SXX, Design Standards**, shall not apply.

**ii. Operation**

- Accessory agricultural buildings and structures shall only be permitted in conjunction with a permitted or approved principal use or structure. However, accessory agricultural buildings and structures may be constructed prior to the primary dwelling, subject to the following standards:
- (a) Undeveloped lots shall be under common ownership with an adjacent developed single family residential lot. Any other 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) Construction shall be limited to sheds, fences, corrals, or livestock shade structures 1,500 square feet or less.
  - (c) Accessory agricultural buildings and structures may be permitted outside.

<sup>47</sup> Reevaluate this following drafting of procedures chapter to determine if AMD is appropriate procedure.

2. Animal Care Project

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-3	R-4	R-5	RUD	R-2	R-3	R-4	R-5	R-1	R-2	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	RM	RM	RM	RM	RM	RM	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	PF	PF							
Animal Care Project	C	C	C	C	C																							C

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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i. Operation

- (a) Lots less than 10,000 square feet permit two domesticated animals, including hogs or pigs with their offspring under one year of age. No individual animal or its offspring shall be kept for more than six months.
- (b) Lots 10,000 square feet or larger permit two domesticated animals, including hogs or pigs with their offspring under one year of age.
- (c) An animal care project may be permitted outside.

3. Animal Hospital

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-3	R-4	R-5	RUD	R-2	R-3	R-4	R-5	R-1	R-2	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	RM	RM	RM	RM	RM	RM	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	PF	PF							
Animal Hospital	S	S													S	S	P	P	P	P	P							

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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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.

**4. Apiary**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-RS	R-10	R-5.2	R-3.3	R-2	RUD	R-3	R-4	R-5	R-	R-	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	RS 18	RS 25	RS 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF					
Apiary	C	C	C																					C	C	C	

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**i. Layout and Design**

- (a) An apiary shall be 400 feet from any existing dwelling on another property unless written consent from the owner of the apiary is obtained.
- (b) An apiary shall be 50 feet from any lot line.

**ii. Operation**

An apiary may be permitted outside.

**5. Aquaculture**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-RS	R-10	R-5.2	R-3.3	R-2	RUD	R-3	R-4	R-5	R-	R-	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	RS 18	RS 25	RS 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	C	C	C	C

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**i. Location**

Aquaculture shall only be permitted in the Nonurban Area.

**ii. Operation**

- (a) Facilities are permitted to include sales of aquaculture.

- (b) Customers are permitted on the property.
- (1) If aquaculture is permitted within the Urban Area, through a waiver or variance, customers shall only be permitted to the property with the approval of a Zoning Compliance Application per §XX, *Land Use Application Processing*, including letters of consent from property owners within a 300-foot radius.
- (c) Facilities shall not include processing of aquaculture, except flash freezing or similar preparation.

**6. Aviary<sup>48</sup>**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-3.3	R-C	R-C	R-C	RUD	R-3	R-4	R-5	R-RM	R-50	--	CRT/ C-P	C-1/ C-2	--	H-1	M-D	M-1	M-2	M-IH	M-AG	M-OS	O-S	P-F
Proposed District	RS	RS	RS	RS	RS	RS	RM	RM	RM	RM	RM	50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF						
Aviary	C	C	C	C	C	C	C	C	C	C	C																			

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NEW	MORE PERMISSIVE	MORE PERMISSIVE	MORE PERMISSIVE	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.<sup>49</sup>
  - (c) An aviary shall have no more than 20 birds over six 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 in the RS10, RS5.2, and RS3.3 districts, where approval of a Special Use Permit is required.

<sup>48</sup> 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).  
<sup>49</sup> New. Standard incorporates definition information from Agriculture, Accessory.

7. Community Garden<sup>50</sup>

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-10	R-20	R-3.3	R-5.2	R-3.3	R-2	R-18	R-25	R-50	R-RM	R-50	---	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	RS 18	RS 25	RS 50	RS RM	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	C	C	C	C	C	C	C	C	

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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i. Layout and Design

Structures such as sheds, hoop houses, and shade structures are permitted in compliance with Chapter XX, Site and Building Design Standards, except that structures in the RS80, RS40, and RS20 districts are not required to meet those standards.

ii. Operation

- (a) Customers are permitted on the property. Within the Urban Area, customers are only allowed with the approval of a Zoning Compliance Application per §XX, Land Use Application Processing, including letters of consent from property owners within a 300-foot radius.
- (b) The sale of produce or plants shall only be incidental and shall only include those grown on-site.
- (c) A community garden may be permitted outside.

8. Exotic/Wild Animals<sup>51</sup>

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-10	R-20	R-3.3	R-5.2	R-3.3	R-2	R-18	R-25	R-50	R-RM	R-50	---	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	RS 18	RS 25	RS 50	RS RM	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	S	S	S	S	S	S	S	S	S	S	S	S	S	S	

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<sup>50</sup> Eliminated standard requiring a decorative roof. Eliminated standard allowing animals to be kept. Additional standards proposed.  
<sup>51</sup> Consolidated with "Inherently Dangerous Exotic or Wild Animals," which have the same permissions and standards. Standards simplified (addressed by Title 10).

- 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.

**9. Farm or Garden<sup>52</sup>**

Existing District	R-U	R-A	R-E	R-RS	R-RS	R-RS	R-RS	R-RS	R-RS	R-1	R-2	R-3	R-4	R-5	CR	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	RS 1.8	RS 2.5	RS 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	

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**COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)**

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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- i. Layout and Design**

Structures such as sheds, hoop houses, shade structures, greenhouses, and barns are permitted in compliance with Chapter XX, Site and Building Design Standards, except that structures in the RS80, RS40, and RS20 districts are not required to meet those standards.
- ii. 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.
  - (b) In all Residential and Commercial districts, and in the AG and OS districts, customers are permitted on site. If the use is permitted within the Urban area, customers are permitted on site with the approval of a Zoning Compliance application per §XX, Land Use Application Processing, 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.

<sup>52</sup> Accessory structures associated with gardening will be addressed with the accessory uses and structures.

**10. Guest Ranch**

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

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NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**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 guest lodging and activities, including retail and dining for guests only, are permitted.
- (b) A guest ranch, and associated activities, may be permitted outside.

**11. Hogs and Pigs**

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

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NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**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 two animals.

iii. **RS80, RS40, RS20, RS10, RS5.2, AG Districts**

Hogs and pigs permitted in conjunction with an Animal Care Project. This standard shall not be waived or varied.

iv. **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 for varied.

12. **Household Pet**<sup>53</sup>

Existing District	R-U	R-A	R-E	R-R	R-D	R-1	R-2	R-RS	R-1.2	RUD	R-3	R-4	R-5	R-RM	R-4.5	R-5	R-5.2	R-3.3	R-3.3.2	R-1.8	R-2.5	R-5.0	CRT/C-P	C-1/C-2	H-1	M-D	M-1	M-2	O-S	P-F				
Proposed District	RS	RS	RS	RS	RS	RS	RM	RM	RM	RM	RM	RM	RM	RM	RM	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	C	C	C	C	C	C	C	C	C	C	C	C

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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i. **Operation**

A household pet may be permitted outside.

ii. **Dog and Cat**

Any property with more than six dogs or ten cats shall be permitted with approval of a Special Use Permit in compliance with Chapter 10.08 of the Clark County Code per the following conditions:

- (a) Any dog(s) or cat(s) shall be accessory to a residential use.
- (b) Maximum number of dogs permitted does not apply to dogs used for security and law enforcement in conjunction with a Resort Hotel.

<sup>53</sup> Permissions relaxed to only apply to more than six dogs, ten 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.



14. Livestock, Large

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-3	R-4	R-5	R-RM	R-18	R-25	R-50	CN	CP	CG	CC	CU	CR	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	RS 18	RS 25	RS 50	RM	RM	RM	RM	RM	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Livestock, Large	C	C	C	C	C	C																			C	

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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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. Customers may be permitted on site in other districts, and in the Urban Area, with the approval of a Zoning Compliance application per §XX, Zoning Compliance Application, which shall include letters of consent from all property owners with 300 feet of the.
- (f) 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 accessory to a residential primary use.
- (c) No more than one 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.

**15. Livestock, Medium**

Existing District	R-U	R-A	R-E	R-RS	R-D	R-1	R-RS	R-2	R-RS	R-3.3	RUD	R-3	R-4	R-5	R-CN	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	RS 18	RS 25	RS 50		RM 3	RM 4	RM 5	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Livestock, Medium	C	C	C	C	C	C																		C		

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

	NEW
	MORE PERMISSIVE
	LESS PERMISSIVE

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

**i. General**

- (a) At least 120 square feet of stall or pen area shall be provided for every two 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 two 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 Rural Area. Customers may be permitted on site in other districts, and in the Urban Area, with the approval of a Zoning Compliance application per §XX, Zoning Compliance Application, which shall include letters of consent from all property owners with 300 feet of the property.
- (f) 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 two 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 two medium livestock are permitted per every 10,000 square feet of lot area, not to exceed 25.

16. **Livestock, Small**

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

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

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BLANK = PROHIBITED

NEW MORE PERMISSIVE LESS PERMISSIVE

i. **General**

- (a) Raising and selling livestock is permitted.
- (b) On-premises pelting shall not be permitted.
- (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, five roosters per breed over three months old, not to exceed 20 roosters.
  - (2) In the Urban Area, three roosters over three months old.
  - (c) Customers are permitted on site in the Nonurban Area. In the Urban Area, customers may be permitted on site with the approval of a **Zoning Compliance application** per §XX, **Zoning Compliance Application**, which shall include 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, five roosters over three months old per breed, not to exceed 20 roosters.
    - (2) In the Urban Area, three roosters over three months old.
  - (d) Customers are permitted on site in the Nonurban Area. In the Urban Area, customers may be permitted on site with the approval of a **Zoning Compliance application** per §XX, **Zoning Compliance Application**, which shall include letters of consent from all property owners with 300 feet of the property.





- (b) A residential stable shall only be permitted in conjunction with a primary dwelling.
- (c) A residential stable may be permitted outside.

**C. Cannabis<sup>55</sup>**

This category includes uses that are engaged in the cultivation, processing, manufacturing, testing, and sale of medical and/or retail cannabis per NRS 456A and 456D. Specific use types include:

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-3	R-4	R-5	R-18	R-25	R-50	---	CRT/C-P	C-1/C-2	---	H-1	M-D	M-1	M-2	O-1	P-F		
	RS 80	RS 40	RS 20	RS 10	RS 5.2	RS 3.3	RS 2	RS 18	RS 25	RS 50	RM	RM	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Cannabis Cultivation Facility																		S	S					
Cannabis Dispensary														S	S	S			S	S				
Cannabis Distributor														S	S	S			S	S				
Cannabis Independent Testing Laboratory														S	S				S	S				
Cannabis Retail Store														S	S	S			S	S				
Cannabis Production Facility																			S	S				

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**i. Location and Access**

The following standards apply to all cannabis-related uses and shall not be waived or varied, unless otherwise stated:

<sup>55</sup> 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.





ii. **Operation**

- (a) The establishment, and all patron queuing and seating, shall be located to avoid obstructions to pedestrian, bicycle, and vehicle access or passage.<sup>58</sup>
- (b) Mobile food vending may be permitted outside.

4. **Outside Dining, Drinking, and Cooking**

Existing District	R-U	R-A	R-E	R-RS	R-D	R-1	R-RS	R-2	RUD	R-3	R-RM	R-4	R-5	R-CN	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	RS 18	RS 25	RS 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	PF
Outside Dining, Drinking, and Cooking															C	C	C	C	C	S	S	S	

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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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**

- (a) In all districts, the use shall be in conjunction with a primary eating and drinking establishment.
- (b) Outdoor dining, drinking, and cooking establishments may be permitted outside.

<sup>58</sup> Standards to address parking needs are provided in the Development Standards.

**5. Restaurant**

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

**COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)**

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**i. Operation**

In the CP, IP, IL, AG, and PF districts, an establishment may be permitted as an accessory use when subordinate and related to a primary business.<sup>60</sup>

**E. 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<sup>61</sup>**

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

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**i. Layout and Design**

An establishment shall not feature on-site facilities for parking, waiting, or queuing for buses, limousines, or taxis.

<sup>60</sup> Expanded this standard to apply in more than just the CP district.

<sup>61</sup> Updated standards to not require direct access to collector or arterial, three-car garage and no on-street parking, and not require commercial building standards.

**ii. Location and Access**

An establishment shall only be permitted within the Nonurban Area.

**iii. Operation**

- (a) An establishment shall have no more than four guest rooms.
- (b) Any property on which the establishment is located shall be occupied by the property owner or a resident manager.<sup>62</sup>

**2. Hotel or Motel<sup>63</sup>**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-1	R-2	RUD	R-3	R-4	R-5	R-RM	R-18	R-25	R-50	CRT/C-P	C-1/C-2	--	H-1	M-D	M-1	M-2	O-S	P-F		
Proposed District	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	CN	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF						
Hotel or Motel																		S	P	P	P	S						

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NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**3. Long-/Short-Term Lodging**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-1	R-2	RUD	R-3	R-4	R-5	R-RM	R-18	R-25	R-50	CRT/C-P	C-1/C-2	--	H-1	M-D	M-1	M-2	O-S	P-F		
Proposed District	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	CN	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF						
Long/Short Term Lodging																			S	S	S	S	S	S				

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NEW	MORE PERMISSIVE	LESS PERMISSIVE
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<sup>62</sup> New.

<sup>63</sup> Consolidates "Hotel, Including Condominium Hotel" and "Motel, Including Condominium Motel."

4. Resort Hotel or Rural Resort Hotel<sup>64</sup>

Existing District	R- U	R- A	R- RS	R- RS	R- E	R- D	R- 1	R- RS	R- 2	RUD	R- 3	R- 4	R- 5	R- RM	R- RM	R- RM	R- RM	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	RS 18	RS 25	RS 50	CM	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	PF	PF		
Resort Hotel or Rural Resort Hotel																					S					

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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i. Operation

- (a) An establishment shall only be permitted within the Gaming Enterprise District (GED). This standard shall not be waived or varied.
  - (b) If the Board determines the proposed establishment and future modifications are compatible with adjacent uses, alternative development standards may be approved per approved plans on file, except for the following:
    - (1) Standards required for visibility zones per Chapter 30.04, Development Standards.
    - (2) Standards required by the Airport Environs Overlay (AEO) and Airport Airspace Overlay (AAO) districts in Chapter 30.02, Districts.
    - (3) The establishment shall not be located within ten feet of any street, except:
      - (i) Pedestrian walkway covers or structures within the setback (not including pedestrian overpass bridges).
      - (ii) Structures which connect to a County required pedestrian overpass bridge adjacent to the property.
    - (4) Outdoor storage of equipment and material incidental to the maintenance of the resort is permitted subject to required setbacks and per §XX, Landscaping and Screening<sup>65</sup>
- ii. 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.

<sup>64</sup> Consolidates standards from “Resort Condominium” and “Resort Hotel, Rural Resort Hotel.”  
<sup>65</sup> This standard may be relocated to the Outdoor Storage standards pending further discussion.

- (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.<sup>66</sup>
- (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.

**5. Timeshare**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RUD	R-3	R-4	R-5	R-10	R-20	R-3.3	R-5.2	R-10	R-18	R-25	R-50	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	RS 18	RS 25	RS 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF						
Timeshare																			P	S	S	C						

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**COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)**

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**i. Operation**

In the CR district, a timeshare is permitted in conjunction with a hotel or motel, or resort hotel or rural resort hotel.

<sup>66</sup> Modified to be clearer and more compulsory.

**F. Recreation and Entertainment<sup>67</sup>**

This category includes indoor and outdoor recreation and entertainment activities. Specific use types include:

**1. Campground<sup>68</sup>**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-10	R-5.2	R-3.3	R-2	RUD	R-3	R-4	R-5	R-RM	R-25	R-50	CRT/C-P	C-1/C-2	H-1	M-D	M-1	M-2	O-S	P-F			
Proposed District	RS	RS	RS	RS	RS	RS	RM	RM	RM	RM	RM	RM	CN	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF						
80	40	20	10	5.2	3.3	2	1.8	25	50																				
Campground	S	S																								S	S		

**COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)**

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**i. Operation**

- (a) Accessory commercial uses may be permitted in conjunction with the establishment including, but not limited to shops, snack bars, lounges, and restaurants.
- (b) A campground may be permitted outside.

**2. Dayclub/Nightclub**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-10	R-5.2	R-3.3	R-2	RUD	R-3	R-4	R-5	R-RM	R-25	R-50	CRT/C-P	C-1/C-2	H-1	M-D	M-1	M-2	O-S	P-F			
Proposed District	RS	RS	RS	RS	RS	RS	RM	RM	RM	RM	RM	RM	CN	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF						
80	40	20	10	5.2	3.3	2	1.8	25	50																				
Dayclub/Nightclub																				S	S	S	C	S	S				

**COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)**

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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The following standards shall not be waived or varied:

<sup>67</sup> Uses generally consolidated by type (indoor vs. outdoor) with some exceptions that have unique impacts and standards.  
<sup>68</sup> Consolidates standards for “Campground” and “Nudist Camp.”

**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.

**3. Instructional Wine-Making Facility**

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

P = PERMITTED C = PERMITTED WITH CONDITIONS S = SPECIAL USE

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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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	R-3	R-4	R-5	RUD	R-3	R-4	R-5	R-3	R-4	R-5	R-3	R-4	R-5	CRT/ C-P	C-1/ C-2	--	H-1	M-D	M-1	M-2	O-S	O-F				
Proposed District	RS	RM	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	PF																	
Live Entertainment	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**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**<sup>69</sup>

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

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

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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**<sup>70</sup>

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

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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P = PERMITTED C = PERMITTED WITH CONDITIONS S = SPECIAL USE  
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<sup>69</sup> 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.

<sup>70</sup> Currently, this use is limited to the R-T district that has been retired. The accessory version of this use (solely permitted in the CR district) has been removed to be addressed here.

**i. Operation**

In the CR district, an establishment shall be accessory to a resort hotel. This standard shall not be waived or varied.

**7. Retreat<sup>71</sup>**

Existing District	R-U	R-A	R-E	R-R	R-D	R-1	R-2	R-RS	R-10	R-5.2	R-3.3	R-2	RUD	R-3	R-4	R-5	R-50	R-50	CN	CP	CG	CC	CU	CR	IP	IL	IH	M-1	M-2	O-S	O-F	P-F	
Proposed District	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	CN	CP	CG	CC	CU	CR	IP	IL	IH	M-1	M-2	O-S	O-F	P-F								
Retreat	S	S																															

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**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-R	R-D	R-1	R-2	R-RS	R-10	R-5.2	R-3.3	R-2	RUD	R-3	R-4	R-5	R-50	R-50	CN	CP	CG	CC	CU	CR	IP	IL	IH	M-1	M-2	O-S	O-F	P-F	
Proposed District	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	CN	CP	CG	CC	CU	CR	IP	IL	IH	M-1	M-2	O-S	O-F	P-F								
Special Event	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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The following standards shall not be waived or varied.

<sup>71</sup> Permissions for CR updated from “P” to ensure standards are still met.

- i. Layout and Design**
  - (a) When located within a parking lot, 30 percent 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 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.
- ii. Location and Access**

Pedestrian and vehicular access controls shall be provided so that sidewalks and rights-of-way are not obstructed per **SXX, Vehicle Access**.
- 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) 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.
  - (c) A special event shall be permitted for a maximum of ten consecutive days each month, including seven days for operation set-up and seven 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 one event per calendar month.
  - (d) Adult businesses shall not be permitted as a special event.
  - (e) Live entertainment or any other activity with amplified sound shall be limited to daytime hours, unless associated with a resort hotel.
  - (f) Approved amusement rides associated with a seasonal sale may exceed the maximum height limit of the zoning district.

- (g) 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 ---.72.
- (h) A special event may be permitted outside, unless otherwise stated by this Title.

**G. 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<sup>73</sup>**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RUD	R-3	R-4	R-5	R-CRT/ C-P	--	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	RS 1.8	RS 2.5	RS 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												

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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 property 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.

<sup>72</sup> Insert a reference to the AEO table here; or, relocate this standard to AEO district as an exemption.  
<sup>73</sup> Future discussions may consider a new name for this use to distinguish it from home occupations and other types of accessory commercial activity.

**2. Bathroom**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-3.3	R-2	RUD	R-3	R-4	R-5	R--	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	RS 18	RS 25	RS 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Bathroom																		S				

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

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**i. Operation**

Beer, wine, liquor, or tobacco sales, and any type of massage are prohibited.<sup>74</sup>

**3. Caretaker Unit<sup>75</sup>**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-3.3	R-2	RUD	R-3	R-4	R-5	R--	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	RS 18	RS 25	RS 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	A	A	A	S	S	S	S	S	S	S	S	S

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**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) The unit shall be screened and not visible from any right-of-way in the IL and IH districts.
- (c) A caretaker unit may be permitted in a residential district with the following standards:

<sup>74</sup> This standard may be removed pending discussion with Building License to ensure this is regulated.  
<sup>75</sup> Updated use name to consolidate with similar accessory uses: "Manager's Unit" and "Watchman's Manufactured Home."

- (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.

**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.**

**4. Escort Bureau**

Existing District	R-U	R-A	R-E	R-RS	R-D	R-1	R-2	R-RS	R-3.3	R-2	RUD	R-3	R-4	R-5	R-CN	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	RS 1.8	RS 2.5	RS 50					CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Escort Bureau																	S	S	S	S	C	C				

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NEW MORE PERMISSIVE LESS PERMISSIVE

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 to the nearest lot line of uses listed below.<sup>76</sup>
- (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.

<sup>76</sup> Generally, it is proposed that minimum separation requirements be evaluated through the zoning compliance process, which will be included in the forthcoming draft Administration chapter.

5. Financial Services<sup>77</sup>

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-3.3	RUD	R-3	R-4	R-5	R-RM	R-18	R-25	R-50	--	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	RS 18	RS 25	RS 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	OS	OS	OS	OS	PF
Financial Services																	S	P	P	P	C	S	S				

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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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.

6. Massage<sup>78</sup>

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-3.3	RUD	R-3	R-4	R-5	R-RM	R-18	R-25	R-50	--	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	RS 18	RS 25	RS 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	OS	OS	OS	PF
Massage																	C	C	C	C	C	C	C			

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i. Primary Use

In the CG and CR districts, massage as a primary use shall comply 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.

<sup>77</sup> The standards for "Financial Services, Specified" are not carried forward. All such establishments shall meet the standards for "Financial Services."  
<sup>78</sup> Existing standards generally carried forward. Permissions reduced in RS80 and RS40 since these accessory uses are likely covered by Home Occupation.

**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) The establishment shall not be permitted in conjunction with an adult business.
- (2) The establishment may be operated in conjunction with a state licensed healthcare provider per NRS §629.031 or a massage school per NAC §394.
- (3) Operating in conjunction with a resort hotel, health club, country club, golf course and accompanying club house, or retreat, no more than 25 percent of public floor area shall be used for massage.
- (4) Operating in conjunction with a beauty salon or day spa providing a minimum of three beauty salon/day spa services, no more than 25 percent of public floor area shall be used for massage.

**7. Office<sup>79</sup>**

Existing District	R- U	R- A	R- E	R- D	R- 1	R- 2	R- RS	R- RS	R- RS	R- RS	RUD	R- 3	R- 4	R- 5	R-	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	RS 18	RS 25	RS 50						CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Office																C	C	C	C	S	S	S					C

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**PERMIT**   **A = ACCESSORY USE**   **T = TEMPORARY USE**  
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NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**i. Operation**

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.

<sup>79</sup> 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.

8. Office, Temporary<sup>80</sup>

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-RS	R-RS	R-3	R-RM	R-RM	R-4	R-5	R-CN	CRT/C-P	C-1/C-2	H-1	M-D	M-1	M-2	M-IL	M-IH	M-AG	M-OS	P-F
Proposed District	RS 80	RS 40	RS 20	RS 10	RS 5.2	RS 3.3	RS 2	RS 1.8	RS 2.5	RS 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF				
Office, Temporary	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

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i. Operation

- (a) A temporary office shall be 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) A temporary office 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.

9. Outdoor Market

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-RS	R-RS	R-3	R-RM	R-RM	R-4	R-5	R-CN	CRT/C-P	C-1/C-2	H-1	M-D	M-1	M-2	M-IL	M-IH	M-AG	M-OS	P-F
Proposed District	RS 80	RS 40	RS 20	RS 10	RS 5.2	RS 3.3	RS 2	RS 1.8	RS 2.5	RS 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	S	S	S	S	S

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i. Operation

- An outdoor market may be permitted outside.

<sup>80</sup> Formerly called "Temporary Office, Commercial."

**10. Personal Services<sup>81</sup>**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-10	R-5.2	R-3.3	R-2	R-18	R-25	R-50	R-CP	R-CG	R-CC	R-CU	R-IP	R-IL	R-IH	R-AG	R-OS	R-PF
Proposed District	RS 80	RS 40	RS 20	RS 10	RS 5.2	RS 3.3	RS 2	RS 18	RS 25	RS 50	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	OS	OS	PF
Personal Services	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C

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**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 gyms and health clubs may be permitted accessory to an office complex or business park for the exclusive use of employees.

**11. Retail**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-10	R-5.2	R-3.3	R-2	R-18	R-25	R-50	R-CP	R-CG	R-CC	R-CU	R-IP	R-IL	R-IH	R-AG	R-OS	R-PF
Proposed District	RS 80	RS 40	RS 20	RS 10	RS 5.2	RS 3.3	RS 2	RS 18	RS 25	RS 50	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	OS	OS	PF
Retail															C	C	C	C	C	C	C	C	C	C

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**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.

<sup>81</sup> 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.



13. Seasonal Sales

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

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

- i. **Layout and Design**
  - (a) When operating in a parking lot, 30 percent of the required parking may be reduced.
  - (b) All activities, structures, signs, and fencing shall be ten feet from any lot line, unless a greater separation is required by the Clark County 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 sidewalks and rights-of-way are not obstructed per **§XX, Vehicle Access**.
- iii. **Operation**
  - (a) A seasonal sale may be permitted outside, unless otherwise stated by this Title.
  - (b) A seasonal sale shall be permitted 14 days prior to the associated holiday, including set-up, and one additional day following the holiday for removal, except:
    - (i) Halloween and Christmas sales shall be permitted 30 days prior to the holiday, plus seven days for set-up and seven days after the holiday for removal.
    - (ii) Adult businesses shall not be permitted as a seasonal sale use. **This standard shall not be waived or varied.**
    - (iii) Live entertainment shall not be permitted, except for haunted houses preceding the Halloween season. **This standard shall not be waived or varied.**
    - (iv) Approved amusement rides associated with a seasonal sale may exceed the maximum height limit of the zoning district.

- (v) 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 <sup>84</sup> ----.

**14. Wedding Chapel<sup>85</sup>**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-3	R-4	R-5	R-RM	R-18	R-25	R-50	CRT/C-P	C-1/C-2	H-1	M-D	M-1	M-2	O-S	P-F			
Proposed District	RS	RS	RM	RM	RM	18	25	50	CN	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	A	A	A

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**i. Operation**

- (a) A wedding chapel shall only be permitted in conjunction with a resort hotel or rural resort hotel, banquet facility, or recreational use. This standard shall not be waived or varied.
- (b) A wedding chapel may be permitted outside.

**H. Transportation and Automotive**

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	R-RS	R-3	R-4	R-5	R-RM	R-18	R-25	R-50	CRT/C-P	C-1/C-2	H-1	M-D	M-1	M-2	O-S	P-F			
Proposed District	RS	RS	RM	RM	RM	18	25	50	CN	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	A	A	A	A

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<sup>84</sup> Insert reference to AEO table here; or, relocate this standard to AEO district as an exemption.

<sup>85</sup> Updated to include rural resort hotel and new use names.

**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 dimensional standards as the primary building on the lot.

**2. Airport or Airstrip<sup>86</sup>**

Existing District	R-U	R-A	R-E	R-RS	R-D	R-1	R-2	R-RS	R-3.3	R-2	R-RS	R-18	R-25	R-50	R-CN	R-CP	R-CG	R-CC	R-CU	R-CR	R-IP	R-IL	R-IH	R-AG	R-OS	R-PF
Proposed District	RS 80	RS 40	RS 20	RS 10	RS 5.2	RS 3.3	RS 2	RS 18	RS 25	RS 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	S	S	S	C

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

**COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)**

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**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.
- (c)** An airport or airstrip may be permitted outside.

<sup>86</sup> "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.

3. Automobile Hobby Repair and Restoration<sup>87</sup>

Existing District	R-U	R-A	R-E	R-D	R-S	R-1	R-2	RUD	R-3	R-4	R-5	R-	R-	R-	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	RS 18	RS 25	RS 50	RM	RM	RM	RM	CN	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Automobile Hobby Repair and Restoration	A	A	A	A	A	A																			

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW MORE PERMISSIVE LESS PERMISSIVE

i. Location, Layout, and Design

- (a) Automobile hobby repair shall require a 20,000 square foot lot and be accessory to a residential use.
- (b) In the RS10 and RS5.2 districts, the use shall be in the Nonurban Area and outside the Red Rock Overlay (RRO) district.

ii. Operation

- (a) Automobile hobby repair and restoration may be permitted outside, unless otherwise stated by this Title.
- (b) The number of unlicensed or inoperable automobiles, as defined by NRS 487.290, stored outside of an enclosed building shall not exceed two for the first 20,000 square feet of lot area, plus one additional automobile for every 10,000 square feet of lot area thereafter.
- (c) No more than double the maximum number of unlicensed or inoperable automobiles may be permitted with approval of a Special Use Permit.
- (d) Automobile hobby repair conducted outside shall be:
  - (1) Restricted to side and rear yards only.
  - (2) Enclosed with a six-foot block wall. Screening may be provided, in lieu of block wall, when located in the Nonurban Area and outside the Red Rock Overlay (RRO) district.
  - (3) Set back 100 feet from the front lot line. The setback may be reduced to 50 feet or 40 percent of lot depth, whichever is greater, when located in the Nonurban Area and outside the Red Rock Overlay (RRO) district.

<sup>87</sup> 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.

- (e) 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.
- (f) 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. This condition can be waived when the property located in the Nonurban Area and outside the Red Rock Overlay (RRO) district.

**4. Gas Station**

Existing District	R- U	R- A	R- E	R- D	R- 1	R- 2	R- RS	R- RS	R- RS	R- 3-3	RUD	R- 3	R- 4	R- 5	R- CN	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	RS 18	RS 25	RS 50						CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Gas Station																	C	S	S	C	C					

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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The following standards shall not be waived or varied:

**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) Canopies and fuel pumps shall be 200 feet from any residential development.

**ii. Operation**

A gas station may be permitted outside.

**5. Heliport**

Existing District	R- U	R- A	R- E	R- D	R- 1	R- 2	R- RS	R- RS	R- RS	R- 3-3	RUD	R- 3	R- 4	R- 5	R- CN	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	RS 18	RS 25	RS 50						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	S	S	S	

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**i. Operation**

- (a) 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.
- (b) A heliport may be permitted outside.

**6. Monorail**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-5.2	R-3.3	R-2	R-RS	R-18	R-25	R-50	R-RM	R-50	CN	CP	CG	CC	CU	CR	IP	IL	IH	M-1	M-2	M--	O-S	P-F
Proposed District	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	RS	CG <td>CC <td>CU <td>CR <td>IP <td>IL <td>IH <td>M-1 <td>M-2 <td>M-- <td>O-S <td>P-F</td> </td></td></td></td></td></td></td></td></td></td>	CC <td>CU <td>CR <td>IP <td>IL <td>IH <td>M-1 <td>M-2 <td>M-- <td>O-S <td>P-F</td> </td></td></td></td></td></td></td></td></td>	CU <td>CR <td>IP <td>IL <td>IH <td>M-1 <td>M-2 <td>M-- <td>O-S <td>P-F</td> </td></td></td></td></td></td></td></td>	CR <td>IP <td>IL <td>IH <td>M-1 <td>M-2 <td>M-- <td>O-S <td>P-F</td> </td></td></td></td></td></td></td>	IP <td>IL <td>IH <td>M-1 <td>M-2 <td>M-- <td>O-S <td>P-F</td> </td></td></td></td></td></td>	IL <td>IH <td>M-1 <td>M-2 <td>M-- <td>O-S <td>P-F</td> </td></td></td></td></td>	IH <td>M-1 <td>M-2 <td>M-- <td>O-S <td>P-F</td> </td></td></td></td>	M-1 <td>M-2 <td>M-- <td>O-S <td>P-F</td> </td></td></td>	M-2 <td>M-- <td>O-S <td>P-F</td> </td></td>	M-- <td>O-S <td>P-F</td> </td>	O-S <td>P-F</td>	P-F						
	80	40	20	10	5.2	3.3	2	18	25	50	50	50	50	50	50	50	50	50	CG <td>CC <td>CU <td>CR <td>IP <td>IL <td>IH <td>M-1 <td>M-2 <td>M-- <td>O-S <td>P-F</td> </td></td></td></td></td></td></td></td></td></td>	CC <td>CU <td>CR <td>IP <td>IL <td>IH <td>M-1 <td>M-2 <td>M-- <td>O-S <td>P-F</td> </td></td></td></td></td></td></td></td></td>	CU <td>CR <td>IP <td>IL <td>IH <td>M-1 <td>M-2 <td>M-- <td>O-S <td>P-F</td> </td></td></td></td></td></td></td></td>	CR <td>IP <td>IL <td>IH <td>M-1 <td>M-2 <td>M-- <td>O-S <td>P-F</td> </td></td></td></td></td></td></td>	IP <td>IL <td>IH <td>M-1 <td>M-2 <td>M-- <td>O-S <td>P-F</td> </td></td></td></td></td></td>	IL <td>IH <td>M-1 <td>M-2 <td>M-- <td>O-S <td>P-F</td> </td></td></td></td></td>	IH <td>M-1 <td>M-2 <td>M-- <td>O-S <td>P-F</td> </td></td></td></td>	M-1 <td>M-2 <td>M-- <td>O-S <td>P-F</td> </td></td></td>	M-2 <td>M-- <td>O-S <td>P-F</td> </td></td>	M-- <td>O-S <td>P-F</td> </td>	O-S <td>P-F</td>	P-F
Monorail	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**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.

**iii. Operation**

A monorail may be permitted outside.

**7. Parking Lot<sup>88</sup>**

Existing District	R- U	R- A	R- E	R- D	R- 1	R- 2	R- RS	R- RS	R- RS	R- 3.3	R- 2	RUD	R- 3	R- 4	R- 5	R-	R-	R-	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	RS 18	RS 25	RS 50			CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	PF		
Parking Lot													S	P	S	S	P										

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**i. Operation**

A parking lot may be permitted outside.

**8. Passenger Terminal**

Existing District	R- U	R- A	R- E	R- D	R- 1	R- 2	R- RS	R- RS	R- RS	R- 3.3	R- 2	RUD	R- 3	R- 4	R- 5	R-	R-	R-	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	RS 18	RS 25	RS 50			CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	PF		
Passenger Terminal													S	S	S	S	S	S	S	S	S	S	P	S	S	S	P

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**9. Transportation or Tour Guide Service<sup>89</sup>**

Existing District	R- U	R- A	R- E	R- D	R- 1	R- 2	R- RS	R- RS	R- RS	R- 3.3	R- 2	RUD	R- 3	R- 4	R- 5	R-	R-	R-	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	RS 18	RS 25	RS 50			CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	PF		
Transportation or Tour Guide Service													C	C	C	C	C	C	P	P							S

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

<sup>88</sup> Consolidated with "Park and Ride." SUP required in most urban districts to ensure standalone parking is not prioritized over more walkable development.  
<sup>89</sup> Additional standards and permissions may be discussed to address impacts of Transportation Network Companies (TNCs) like Uber and Lyft.

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

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**i. Operation**

- (a) In the CG, CC, and CU districts, no more than five automobiles shall be inspected, staged, or parked onsite.
- (b) In the IP and IL districts, no more than five automobiles shall be inspected, staged, or parked onsite unless parking is not shared with another use.
- (c) In the CR district, the service shall only be permitted in conjunction with a hotel or motel, or resort hotel or rural resort hotel.

**10. Truck Stop**

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

Truck Stop

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**i. Layout and Design**

- A facility shall be 200 feet from any residential development.



12. Vehicle and Equipment Repair<sup>91</sup>

Existing District	R-U	R-A	R-E	R-D	R-1	R-RS	R-2	R-RUD	R-3	R-4	R-5	R-CN	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	RS 18	RS 25	RS 50		CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Vehicle and Equipment Repair	C	C	C	C	C	C								S		C	C	C					

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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i. Layout and Design

- (a) A facility and all activities, including the parking of vehicles 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.
- (c) In the CR district, vehicle repair shall only be in conjunction with vehicle sales. This standard cannot be waived or varied.

ii. Operation

- (a) Vehicle repair services accessory to a primary residential use shall only be permitted in the Nonurban Area and outside of the Red Rock Overlay (RRO) district with the following standards, which shall not be waived or varied:<sup>92</sup>
  - (1) On a lot that is 20,000 square feet or greater;
  - (2) Shall be limited to work on no more than two vehicles at any time not owned by the resident or closely held corporation of the resident;
  - (3) Shall be set back from the front lot line 50 feet or 40 percent of the lot depth, measured from the front lot line;
  - (4) All repair, maintenance, and restoration activities to an impervious surface;
  - (5) Shall feature no more than one nameplate sign per Chapter XX, Signs; and

<sup>91</sup> Consolidates standards for “Automobile Minor Paint/Body Shop,” “Tire Sales and Installation,” “Vehicle Maintenance,” “Vehicle Paint/Body Shop,” and “Vehicle Repair.”  
<sup>92</sup> 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.

- (6) The land use application for vehicle repair services that are accessory to a primary use shall include letters of consent from all property owners with 300 feet of the property.

**13. Vehicle and Watercraft Storage, Accessory**

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

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**i. Operation**

- (a) Vehicle storage shall only be permitted in conjunction with a residence or residential development. This standard shall not be waived or varied.
- (b) Storage of more than three recreation vehicles or travel trailer is prohibited.
- (c) Accessory vehicle and watercraft storage may be permitted outside.

**14. Vehicle Wash**

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

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**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 Permit 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.
- ii. Operation**  
Vehicle wash may be permitted outside, unless otherwise stated by this Title.

### 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-S	R-D	R-1	R-2	R-RS	R-3.3	RUD	R-3	R-4	R-5	R-RM	R-25	R-50	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	RS 18	RS 25	RS 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF		
Auction																	S		C	S	P	P		

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NEW	MORE PERMISSIVE	LESS PERMISSIVE
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##### i. Operation

- (a) In the CR district, auctions shall only be permitted in conjunction with a resort hotel or a rural resort hotel.
- (b) An auction may be permitted outside.

##### 2. Dry Cleaning Plant

Existing District	R-U	R-A	R-E	R-S	R-D	R-1	R-2	R-RS	R-3.3	RUD	R-3	R-4	R-5	R-RM	R-25	R-50	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	RS 18	RS 25	RS 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF		
Dry Cleaning Plant																					P	P	S	

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NEW	MORE PERMISSIVE	LESS PERMISSIVE
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3. Laboratory<sup>93</sup>

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-3.3	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	RS 18	RS 25	RS 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Laboratory														S	S			P	P	S		

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B. Manufacturing and Production<sup>94</sup>

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	R-RS	R-3.3	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	RS 18	RS 25	RS 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Alternative Fuels Processing																		P	P	P		

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<sup>93</sup> 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.

<sup>94</sup> 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)).

2. Animal Byproducts

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

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

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

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	R-RS	R-10	R-5.2	R-3.3	R-RM	R-18	R-25	R-50	RUD	R-3	R-4	R-5	--	CRT/C-P	C-1/C-2	--	H-1	M-D	M-1	M-2	M-IH	M-AG	M-OS	P-O	P-S	P-F
Proposed District	RS	RS	RS	RS	RM	RM	RM	RM	RM	RM	RM	RM	RM	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF							
Batch Plant																																S

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- i. **Location and Access**  
 Facilities and activities shall be 1,000 feet from any residential development.
- ii. **Operation**  
 A batch plant may be permitted outside.

4. Batch Plant, Temporary

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

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NEW	MORE PERMISSIVE	LESS PERMISSIVE
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i. Operation<sup>95</sup>

- (a) A temporary batch plant may be permitted outside.
- (b) Batch plants shall only be permitted in conjunction with a temporary construction project or public project and are subject to the following standards:
  - (1) Batch plants in conjunction with specified temporary construction projects on a site other than the construction site shall be approved for no more than two years, or the time required to complete the construction project, whichever is less.
  - (2) Batch plants in conjunction with a public project initiated and funded by any governmental entity shall be approved for no more than five years, or the time required to complete the construction project, whichever is less.
  - (3) 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.

<sup>95</sup> Standards applicable to major projects are not carried forward.

5. Brewery, Distillery, or Bottling Plant<sup>96</sup>

Existing District	R- U	R- A	R- E	R- D	R- 1	R- 2	R- RS	R- RS	R- 5.2	R- 3.3	R- 2	RUD	R- 3	R- 4	R- 5	R-	R-	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	RS 18	RS 25	RS 50								CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Brewery, Distillery, or Bottling Plant																							P	P	S	S			

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NEW	MORE PERMISSIVE	LESS PERMISSIVE
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6. Food Processing

Existing District	R- U	R- A	R- E	R- D	R- 1	R- 2	R- RS	R- RS	R- 5.2	R- 3.3	R- 2	RUD	R- 3	R- 4	R- 5	R-	R-	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	RS 18	RS 25	RS 50								CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Food Processing																							C	C	C	C			

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NEW	MORE PERMISSIVE	LESS PERMISSIVE
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i. RS40 and AG Districts<sup>97</sup>

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.

<sup>96</sup> Consolidates standards for “Brewery” and “Distillery” with some standardization to allow samples of any beverage.  
<sup>97</sup> Carried forward standards for R-A district, except prohibition of meat processing and packaging is not carried forward.



10. Manufacturing, Light<sup>98</sup>

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-1.0	R-5.2	R-3.3	R-2	RUD	R-3	R-4	R-5	R-50	R-50	CRT/C-P	C-1/C-2	H-1	M-D	M-1	M-2	O-S	P-F			
Proposed District	RS	10	5.2	3.3	2	18	25	50				CN	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF						
Manufacturing, Light																						C	C	C				

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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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) Facilities shall be 200 feet from any nonindustrial use; and
    - (2) Facility shall be 600 feet from any residential development, which may be reduced to 200 feet if buffered by an existing building.

11. Manufacturing, Medium<sup>99</sup>

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-1.0	R-5.2	R-3.3	R-2	RUD	R-3	R-4	R-5	R-50	R-50	CRT/C-P	C-1/C-2	H-1	M-D	M-1	M-2	O-S	P-F			
Proposed District	RS	10	5.2	3.3	2	18	25	50				CN	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF						
Manufacturing, Medium																							C	S				

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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- i. **Location and Access**
  - Manufacturing activities shall be 600 feet from any nonindustrial use.

<sup>98</sup> Consolidates standards for “Appliance Repair,” “Furniture Repair,” and “Watch/Small Clock Repair.”  
<sup>99</sup> Consolidates standards for “Manufacturing, Medium,” “Manufacturing, Pharmaceutical,” and “Manufactured Home Assembly/Repair.”

**12. Taxidermy**

Existing District	R- U	R- A	R- E	R- D	R- 1	R- 2	R- RS	R- RS	R- 5.2	R- 3.3	R- 2	RUD	R- 3	R- 4	R- 5	R- RM	R- RM	R- 50	CRT/ C-P	C-1/ C-2	--	H- 1	D	M- 1	M- 2	O- S	P- F		
Proposed District	RS	RS	5.2	3.3	2	RS	RM	RM	RM	RM	RM	50	CN	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF						
Taxidermy																						P	P						

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NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**C. Natural Resources<sup>100</sup>**

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 include:

**1. Gravel Pit**

Existing District	R- U	R- A	R- E	R- D	R- 1	R- 2	R- RS	R- RS	R- 5.2	R- 3.3	R- 2	RUD	R- 3	R- RM	R- RM	R- RM	R- 50	CRT/ C-P	C-1/ C-2	--	H- 1	D	M- 1	M- 2	O- S	P- F			
Proposed District	RS	RS	5.2	3.3	2	RS	RM	RM	RM	RM	50	CN	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF							
Gravel Pit																													

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**i. Layout**

All 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) Temporary construction storage and/or batch plants in conjunction with the gravel pit shall be included in the Special Use Permit and are subject to the same standards.

<sup>100</sup> "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.



3. Mining and Extraction<sup>102</sup>

Existing District	R- U	R- A	R- E	R- D	R- 1	R- 2	R- RS	R- RS	R- 3.3	RUD	R- 3	R- 4	R- 5	R- RM	R- RM	R- 50	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	RS 18	RS 25	RS 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF		
Mining and Extraction	S																S	S						

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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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.
- (c) Mining and extraction may be permitted outside.

4. Rock Crushing

Existing District	R- U	R- A	R- E	R- D	R- 1	R- 2	R- RS	R- RS	R- 3.3	RUD	R- 3	R- 4	R- 5	R- RM	R- RM	R- 50	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	RS 18	RS 25	RS 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF		
Rock Crushing	S																S	S						

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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i. Layout and Design

Any equipment shall be 1,000 feet from an existing occupied residential dwelling on any other property.

<sup>102</sup> Consolidates "Mines/Mining" and "Oil Well (outside)."

**ii. Operation**

- (a) A time limit for the use to be discontinued shall be determined by the Commission or Board.
- (b) Rock crushing may be permitted outside.

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

Fuel Storage

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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**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 storage may be permitted outside.

**2. Hazardous Materials or Waste Storage**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-3	R-4	R-5	RUD	R-3	R-4	R-5	R-1	R-2	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	RM	RM	RM	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	PF									
Hazardous Materials or Waste Storage																										

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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	R-3	R-4	R-5	RUD	R-3	R-4	R-5	R-1	R-2	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	RM	RM	RM	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	PF									
Mini-Warehouse																										

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NEW MORE PERMISSIVE LESS PERMISSIVE

**4. Outdoor Storage and Display**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-3	R-4	R-5	RUD	R-3	R-4	R-5	R-1	R-2	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	RM	RM	RM	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	PF									
Outdoor Storage and Display																										

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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 XX, *Development Standards*.
- (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, CR, IP, and PF districts, outdoor storage and display shall be in conjunction with an indoor primary use.
- (e) In the IP district, outdoor storage and display shall be located behind the front face of the building unless otherwise permitted.

**ii. RS80, RS40, RS20, RS5.2, and AG Districts<sup>103</sup>**

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;
  - (2) The lot is at least 20,000 square feet, unless otherwise approved through an Administrative Minor Deviation per *SXX*;<sup>104</sup> and
  - (3) 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 Permit and the following standards:
  - (1) The lot is at least 40,000 square feet.
  - (2) Up to 20 percent 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.

<sup>103</sup> New AG district included in these standards.

<sup>104</sup> Should be a different mechanism. Reevaluate following drafting of procedures.

5. Truck Staging<sup>105</sup>

Existing District	R-U	R-A	R-E	R-S	R-D	R-1	R-2	R-3	R-4	R-5	RUD	R-3	R-4	R-5	R-1	R-2	R-3	R-4	R-5	CRT/C-P	C-1/C-2	H-1	M-D	M-1	M-2	O-S	O-F						
Proposed District	RS	RM	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	PF	PF																	
Truck Staging																							S	S									S

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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i. Operation  
 Truck staging may be permitted outside.

6. Warehouse and Distribution<sup>106</sup>

Existing District	R-U	R-A	R-E	R-S	R-D	R-1	R-2	R-3	R-4	R-5	RUD	R-3	R-4	R-5	R-1	R-2	R-3	R-4	R-5	CRT/C-P	C-1/C-2	H-1	M-D	M-1	M-2	O-S	O-F						
Proposed District	RS	RM	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	PF	PF																	
Warehouse and Distribution																								C	C	S						S	

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COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW	MORE PERMISSIVE	LESS PERMISSIVE
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7. Wholesale

Existing District	R-U	R-A	R-E	R-S	R-D	R-1	R-2	R-3	R-4	R-5	RUD	R-3	R-4	R-5	R-1	R-2	R-3	R-4	R-5	CRT/C-P	C-1/C-2	H-1	M-D	M-1	M-2	O-S	O-F						
Proposed District	RS	RM	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	PF	PF																	
Wholesale																								C	P	P							

<sup>105</sup> 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 permit. Current regs allow Truck Staging in PF with a SUP and then it states the conditions could be waived with a SUP.  
<sup>106</sup> Consolidates “Freight Terminal,” “Distribution Center,” and “Warehousing,” which have similar operational characteristics and permissions.

Existing District	R-U	R-A	R-E	R-RS	R-D	R-1	R-RS	R-2	R-RS	RUD	R-3	R-RM	R-4	R-RM	R-5	R-50	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	RS 1.8	RS 2.5	RS 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF		
P = PERMITTED C = PERMITTED WITH CONDITIONS S = SPECIAL USE PERMIT 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 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-RS	R-D	R-1	R-RS	R-2	R-RS	RUD	R-3	R-RM	R-4	R-RM	R-5	R-50	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	RS 1.8	RS 2.5	RS 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 PERMIT 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-I	R-2	R-RS	R-3.3	R-2	R-18	R-25	R-50	--	CRT/C-P	C-1/C-2	--	H-I	M-D	M-1	M-2	O-S	P-F		
Proposed District	RS	RS	RS	RS	RS	RS	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	

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

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**i. Location and Access**

A public storage bin facility shall only be permitted in the Nonurban Area.

**3. Recyclable Collection<sup>107</sup>**

Existing District	R-U	R-A	R-E	R-D	R-I	R-2	R-RS	R-3.3	R-2	R-18	R-25	R-50	--	CRT/C-P	C-1/C-2	--	H-I	M-D	M-1	M-2	O-S	P-F		
Proposed District	RS	RS	RS	RS	RS	RS	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF						
Recyclable Collection															A	A	A	A	A	A			A	

COLOR KEY (TO BE REMOVED FOR FINAL DRAFT)

NEW MORE PERMISSIVE LESS PERMISSIVE

P = PERMITTED C = PERMITTED WITH CONDITIONS S = SPECIAL USE

PERMIT A = ACCESSORY USE T = TEMPORARY USE

BLANK = PROHIBITED

**i. Operation**

(a) Recyclable collection may occur accessory to any commercial or industrial use.

(b) Recyclable collection may be permitted outside.

<sup>107</sup> Consolidated with primary version of this use.

4. Recycling Center<sup>108</sup>

<b>Existing District</b>	R- U	R- A	R- E	R- D	R- 1	R- 2	R- RS	R- RS	R- RS	R- 2	RUD	R- 3	R- 4	R- 5	R- RM	R- RM	R- RM	R- 50	CN	CRT/ C-P	--	C-1/ C-2	--	--	H- 1	M- D	M- 1	M- 2	O- --	P- S	P- F
<b>Proposed District</b>	RS 80	RS 40	RS 20	RS 10	RS 5.2	RS 3.3	RS 2	RS 1.8	RS 2.5	RS 50										CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF	
Recycling Center																										S	S				

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The following standards shall not be waived or varied.<sup>109</sup>

- 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.
  - (b) Processed recyclable material shall not be stored outside more than three months and shall not exceed 3,000 cubic yards at any time.
  - (c) Recyclable material shall be baled sufficiently secure as to ensure no material is separated from the bale by adverse weather conditions.

5. Refuse Transfer Station

<b>Existing District</b>	R- U	R- A	R- E	R- D	R- 1	R- 2	R- RS	R- RS	R- RS	R- 3.3	RUD	R- 3	R- 4	R- 5	R- RM	R- RM	R- RM	R- 50	CN	CRT/ C-P	--	C-1/ C-2	--	--	H- 1	M- D	M- 1	M- 2	O- --	P- S	P- F
<b>Proposed District</b>	RS 80	RS 40	RS 20	RS 10	RS 5.2	RS 3.3	RS 2	RS 1.8	RS 2.5	RS 50										CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF	
Refuse Transfer Station																										S	S				

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<sup>108</sup> Consolidates standards for "Recycling Center," "Document Destruction and Recycling," and "Materials Recovery Facility."  
<sup>109</sup> The majority of standards cannot be waived or varied currently. This is expanded to apply to all standards.





**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	R-RS	R-5.2	R-3.3	RUD	R-3	R-4	R-5	R--	CRT/C-P	C-1/C-2	H-1	M-D	M-1	M-2	O-S	P-F				
Proposed District	RS	RS	RS	RS	RM	RM	RM	RM	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF						
Detention Facility																										S

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	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 Permit.<sup>111</sup>

**2. Government Facility**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RS	R-5.2	R-3.3	RUD	R-3	R-4	R-5	R--	CRT/C-P	C-1/C-2	H-1	M-D	M-1	M-2	O-S	P-F				
Proposed District	RS	RS	RS	RS	RM	RM	RM	RM	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	S	S	S	C	C	C	C	S	S	S	S	S	S	C

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		LESS PERMISSIVE

<sup>111</sup> Generally, for this and other types of uses (e.g., rec facility, hospital, personal services), consider making this a detail of procedure kept outside the code. If maintained in the code, consider if should be in the general procedures or included with each applicable use.

i. **Operation**<sup>113</sup>

- (a) Accessory commercial and industrial uses, including, but not limited to, shops; snack bars; vehicle repair, maintenance, rental, and paint and body; warehouse; and fuel storage may be permitted in conjunction with government facilities.
- (b) The type of facility (e.g., administrative office, animal shelter, maintenance facility) shall be specified in the Special Use Permit.
- (c) A government facility may be permitted outside.

3. **Government Facility, Temporary**

Existing District	R-U	R-A	R-E	R-RS	R-RS	R-RS	R-D	R-1	R-2	RUD	R-3	R-4	R-5	R-	R-	R-	CRT/ C-P	C-1/ C-2	--	H-1	M-D	M-1	M-2	O-S	O-F			
Proposed District	RS	RS	RS	RS	RS	RS	RS	RS	RS	RM	RM	RM	RM	RM	RM	RM	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
	80	40	20	10	5.2	3.3	2	1.8	2.5	50																		
Government Facility, Temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T

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i. **Operation**

The facility shall be limited to a period of time commensurate with the projected duration of the project.

4. **Library**

Existing District	R-U	R-A	R-E	R-RS	R-RS	R-RS	R-D	R-1	R-2	RUD	R-3	R-4	R-5	R-	R-	R-	CRT/ C-P	C-1/ C-2	--	H-1	M-D	M-1	M-2	O-S	O-F			
Proposed District	RS	RS	RS	RS	RS	RS	RS	RS	RS	RM	RM	RM	RM	RM	RM	RM	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
	80	40	20	10	5.2	3.3	2	1.8	2.5	50																		
Library	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	S	S	S	S	P

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<sup>113</sup> Standards from Public/Quasi-Public Buildings and Facilities incorporated.

5. Park

Existing District	R- U	R- A	R- E	R- D	R- 1	R- RS	R- RS	R- RS	R- 2	RUD	R- 3	R- RM	R- 4	R- RM	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	RS 18	RS 25	RS 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

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i. Operation

A park may be permitted outside.

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- RS	R- RS	R- RS	R- 2	RUD	R- 3	R- RM	R- 4	R- RM	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	RS 18	RS 25	RS 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	C

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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 eight 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.<sup>115</sup>

**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 ten percent 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.

**v. Operations**

A communications antenna may be permitted outside.

**2. Communication Tower**

Existing District	R-U	R-A	R-E	R-D	R-1	R-2	R-RUD	R-3	R-4	R-5	R-CRT/C-P	R-C-1/C-2	R-H	R-M-D	R-M-1	R-M-2	R-O	R-P				
Proposed District	RS 80	RS 40	RS 20	RS 10	RS 5.2	RS 3.3	RS 2	RS 18	RS 25	RS 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

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<sup>115</sup> A similar regulation in Chapter 30.02, *Districts*, may be consolidated here.

**i. Layout and Design**

- (a) Any tower shall be designed to accommodate more than one antenna array, and any tower taller than 80 feet shall be designed to accommodate at least three 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 ten 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 percent of the height of the tower.
      - (ii) If the subject lot or parcel is 2.5 acres or greater, the tower shall be 300 percent of the height of the tower.
      - (iii) However, the setback distance shall never be equal to or more than 75 percent 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.
  - (f) 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 located within a cluster of other towers.

**ii. Operation**

- A communications tower may be permitted outside.

**iii. 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 percent 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-RS	R-D	R-1	R-RS	R-2	RUD	R-3	R-RM	R-4	R-5	R-	R-	R-	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	RS 18	RS 25	RS 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	OS	PF	PF
Communications Utility Building	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	S	S

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NEW	MORE PERMISSIVE	LESS PERMISSIVE
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4. Electric Generation, Large-Scale

Existing District	R-U	R-A	R-E	R-RS	R-D	R-1	R-RS	R-2	RUD	R-3	R-RM	R-4	R-5	R-	R-	R-	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	RS 18	RS 25	RS 50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	AG	OS	OS	PF
Electric Generation, Large-Scale	S																			C	S	S	A	S

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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.



6. Public Utility Structures<sup>17</sup>

Existing District	R-U	R-A	R-E	R-RS	R-D	R-RS	R-RS	R-RS	R-1	R-2	RUD	R-3	R-4	R-5	R-	R-	R-	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	RS 1.8	RS 2.5	RS 5.0	RM	RM	RM	RM	RM	RM	RM	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Public Utility Structures	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

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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 one for one basis, as long as the height does not exceed the height of the original pole by more than twenty feet.
- (b) If more than twenty feet is added, a utility pole shall be set back three hundred percent of the height of the pole from any residential development.
- (c) Additional poles may be added to existing utility corridors to address life/safety issues with approval of an Administrative Minor Deviation.<sup>118</sup> 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 are permitted without a Special Use Permit if equipment is not visible from streets or residential development, is screened with enhanced walls and landscaping, and is 200 feet from a residential development.
- (b) Any facility that generates 50 megawatts or more of electricity and impacts more than one jurisdiction may be required to follow the Southern Nevada Regional Planning Coalition's (SNRPC) procedures for Regional Infrastructure Projects.<sup>119</sup>

<sup>117</sup> Formerly "Electric Generating Station." Permissions expanded to accommodate infrastructure like substations in all districts.

<sup>118</sup> The review procedures will be reviewed following drafting of Administration and Procedures chapter to confirm approach is appropriate.

<sup>119</sup> This standard may be moved to the Administration and Procedures chapter in a future draft.



(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 uses that is located on the same lot or parcel as the primary industrial use.

**9. Wastewater Treatment Plant<sup>123</sup>**

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

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**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.
- (a) 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.

<sup>123</sup> Formerly called "Sewage Treatment Plant" with existing permissions and standards carried forward.



# Chapter 30.08 Definitions and Rules of Construction

## 30.08.01 RULES OF CONSTRUCTION AND CALCULATION

[reserved]

## 30.08.02 DEFINITIONS OF USE CATEGORIES AND USE TYPES

### Commentary

This section includes the defined terms of the general categories and specific use types listed in the main use table. The list is organized to match the structure of the use table, including definitions for use categories. New use category definitions are included to aid staff with defining new and unlisted uses. While some definitions are carried forward intact, many are new or revised to provide more clarity, consistent terminology across definitions, and to eliminate use-specific standards. Revisions and/or new uses are footnoted accordingly.

### A. Residential Uses

#### Household Living

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

##### 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, with no interior access to the dwelling, 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.

##### Dwelling, Live-Work<sup>125</sup>

A residential living space with an integrated workspace primarily used by one or more of the 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.

##### Dwelling, Single-Family Attached<sup>126</sup>

A building containing two or more dwelling units, designed or arranged to be occupied by families living independently. The building may include dwelling units of any arrangement, or any number of units permitted by this Title, when arranged so each unit has primary ground floor access to the outside with no more than two common walls between any unit (e.g., a townhome development).

##### Dwelling, Single-Family Detached

A detached building, including manufactured homes, containing only one dwelling unit on its own individual lot.

<sup>125</sup> New.

<sup>126</sup> Definition updated to include nuances of townhomes, which are not stacked, and duplex, triplex, and quadplex, which allow a variety of arrangements.

### Employee Housing

An on-site accessory dwelling unit for an owner, operator, or employee of the primary use or establishment.

### Family Daycare

Any facility, sometimes within a dwelling, where care, protection, babysitting, and supervision are provided without the presence of parents to not more than six people, including children, aged or infirm persons who are present for less than 24 hours per day, and facilities for the care of adults during the day.

### Garage Sale

The selling of used articles on the property of the homeowner.

### Home Occupation<sup>127</sup>

A business, profession, occupation, or trade that is conducted in a manner that is clearly incidental and secondary to the residential use of the dwelling where the commercial use does not alter the exterior or affect the residential character of the neighborhood.

### Manufactured Home Park

An area or premises where space for two or more manufactured homes are rented.

### Model Residence

A residential unit for display to potential customers.

### Temporary Dwelling

A temporary dwelling, including a manufactured home or recreational vehicle, that is used for a limited period such as during the construction of a dwelling or the reconstruction of a damaged or destroyed dwelling.

### 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 or may not also reside at the site. The group living category is not to be construed as a “group home.” Specific use types within the group living use category include:

#### Assisted Living<sup>128</sup>

A commercial building or building complex used or maintained to provide living quarters, and which may also provide nursing, dietary, and other personal services, to more than ten 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, or as provided for by federal, state, and local regulations. This use shall not include community residences.

#### Childcare Home<sup>129</sup>

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<sup>127</sup> Consolidated with “Accessory Commercial Uses (Residential Only),” “Massage” (accessory), “Reflexology” (accessory), and other common home occupations.

<sup>128</sup> Currently, “Assisted / Independent Living Facility.” Consolidated to include “Congregate Care” and “Hospice.”

<sup>129</sup> Definition updated to not restrict the number of children that are served by these facilities.

A facility where overnight living quarters and developmental guidance are provided to children who do not routinely return to the homes of their parents or guardians.

### Community Residence<sup>130</sup>

A residential family-like living arrangement for five to ten 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 community residence operator. 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 codes. This term use 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 or 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 two 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.
1. **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.

### Commentary

Central to the discussion of the Community Residence use is the definition of “family,” which is not included with these use definitions, but will be included in later drafts, and informs the thresholds for some group living uses. Title 30 currently defines a “family” as being “no more than four unrelated individuals.” For uses that involve FHA protected classes (including people with disabilities and people recovering from addiction), guidance from HUD and various court cases indicates that allowing up to eight unrelated persons is a safe threshold. The State of Nevada goes further by requiring that ten unrelated persons with disabilities be considered a “family” for a single-family residence per NRS §278.02377. In this draft, group living uses for people with disabilities allow ten unrelated people to be treated like a “family.”

For non-FHA-protected classes there is no HUD requirement for what constitutes a family. However, we recommend using a similar threshold to define a “family” (up to ten unrelated people) to make enforcement easier. It is hard to determine which homes might include a person with a disability (allowed to have ten people per NRS) and which ones do not because different permitting processes or applications is not consistent with the FHA. In addition, some communities use the higher threshold for the definition of “family” to reduce barriers to affordable housing. Staff should consider this recommendation along with alternatives that mirror NRS (up to 10 people).

For reference, here is how other communities in the region limit the threshold for “family”:

- Boulder City: 5 unrelated people
- Henderson: 6 unrelated people
- Las Vegas: 4 unrelated people

<sup>130</sup> 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.

- North Las Vegas: 6 unrelated people

**Dormitory<sup>131</sup>**

A building or portion of a building used and maintained to provide sleeping accommodations for a group of unrelated people. A dormitory established for the use of a Greek life organization shall only be permitted for those organizations recognized by the school. This use does not include lodging uses, hospitals, or other approved institutions or similar uses.

**Rooming House**

A house that may provide meals and non-transient lodging, including homeless shelters and lodging houses, but not including other lodging uses, dormitories, or community residences.

**Senior Housing<sup>132</sup>**

A multi-family dwelling or dwelling group with all units intended for, and occupied by, at least one person 55 years of age or older. Senior housing includes facilities and services specifically designed to meet the physical or social needs of older persons.

**Supportive Housing<sup>133</sup>**

A multi-family dwelling or dwelling group designed to provide accessible living quarters for adults with disabilities who are capable of independent living. Supportive housing is designed to meet the accessibility and use requirements of physically disabled individuals (satisfying applicable HUD standards for specified disabilities) and includes a planned service component (such as but not limited to an on-site caretaker and/or particular services identified for special needs populations).

**Transitional Living for Released Offenders<sup>134</sup>**

A group facility, as defined by NRS 449, used for the housing of persons on parole.

**B. Civic and Institutional Uses**

**Community Facilities**

Uses in this category include buildings, structures, or facilities that provide a service to the public. Specific use types include:

**Banquet Facility<sup>135</sup>**

A facility that could be rented by individuals or groups to accommodate private 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 for the preparation or catering of food, and the sale of alcoholic beverages for on-premises consumption during scheduled functions (and not open to the general public).

**Cemetery**

<sup>131</sup> 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.

<sup>132</sup> Definition updated for clarity.

<sup>133</sup> Definition updated for clarity.

<sup>134</sup> Updated definition to provide additional clarity on purpose of this use.

<sup>135</sup> New definition proposed. Added language to make applicable to Club, also.

Land used or intended to be used for the burial of the dead and may include mausoleums and columbariums when operated in conjunction with and within the boundary of such cemetery.

#### **Convention Facility**

A facility that hosts conferences, exhibitions, events, large meetings, seminars, and training facilities.

#### **Crematory**

A facility for the reduction of remains to ashes by incineration or alkaline hydrolysis.

#### **Daycare**

A facility where intermittent care, protection, and supervision is provided, for a fee, at least twice a week to more than six children or adults at one time.

#### **Funeral Home<sup>136</sup>**

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.

#### **Museum**

A facility or area, which is open to the public, and is operated as a repository for the collection, preservation, study, and exhibition of works of artistic, natural, scientific, literary, or historic value.

#### **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 place of residence on the premises for the religious leader and family assigned to the location, or a community of religious persons living apart from the general community.

#### **Union Hall**

A building or portion of a building in which a union meets or conducts its business and may include the headquarters of a trade union used as the center for meetings and the recruitment of union workers.

### **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:

#### **Avocational or Vocational Training Facility<sup>138</sup>**

An institution or facility for vocational or avocational instruction, or instruction of students, incidental to the operation of a business or organization on the operation of machinery, power equipment or tools, driving, or teaching of construction techniques. This does not include other Educational Facility uses.

#### **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.

#### **School**

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<sup>136</sup> Existing use without a definition. New definition proposed.

<sup>138</sup> Updated definition to reflect consolidation of major and minor versions of this use.

An academic institution that offers instruction in the several branches of learning either as a public or private entity for pre-school through grade 12 and a post-secondary academic institution that grants degrees beyond the level of secondary school. This use does not include other Educational Facility uses.

### Healthcare Facilities

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:

#### Emergency Care<sup>139</sup>

A medical or dental office that provides urgent or emergency medical care to the general public without appointment. An emergency care facility does not provide overnight care or boarding of patients.

#### 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.

### C. Commercial Uses

#### Adult Business<sup>140</sup>

An establishment that is characterized by material having as a dominant theme an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas" as detailed in this definition. A Sex Club shall not be considered an Adult Business.

Due to their very nature, this use is recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated, thereby having a deleterious effect upon adjacent areas. Special regulation of these uses is necessary to ensure that these adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood. The primary control or regulation is for the purpose of preventing a concentration of these uses in any one area, to prevent the infiltration of organized crime in the area, and to safeguard the youth and non-consenting adults from exposure to non-First Amendment expressions. To regulate this use, the following definitions shall apply, except where they conflict with Title 6, 7 or 8 (Business License & Liquor and Gaming), which shall supersede.

Each of the following adult uses shall be considered a separate use, and approval of one use shall not infer the approval of any other adult use. If an adult use is approved in combination with any other adult use, interior access is required throughout the entire establishment.

#### Adult Bookstore

An establishment that derives 35 percent or more of its gross sales or rentals of books, magazines, films, tapes, discs, or other periodicals, either individually or in combination, which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to specified sexual activities, or specified anatomical areas.

#### Adult Motion Picture Theater

An enclosed area with a capacity of 50 or more persons that is used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas, for observation, by patrons therein.

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<sup>139</sup> Definition updated to more clearly include Urgent Care facilities, although this use does not solely apply to those uses.

<sup>140</sup> We have proposed removing a few items that are not Adult Businesses but may have been included for reference. Further discussion required to update this definition.

#### **Adult Mini-Motion Picture Theater**

An enclosed area with a capacity for less than 50 persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas, for observation by patrons therein, including closed circuit television viewings.

#### **Adult Entertainment Cabaret**

A public or private establishment that features nude or topless entertainers, bottomless entertainers, strippers, exhibitions, contests, or similar entertainment wherein T-shirts, blouses, or similar garments worn by participants are saturated with liquid so as to result in the exposure, highlighting, or outlining of the participant's specified anatomical areas as detailed in this definition. Typical production shows offered by resort hotels that include topless entertainers shall not be considered an adult entertainment cabaret provided that a separation and/or barrier that prevents physical contact between performers and customers is always maintained during each performance.

#### **Adult Picture Arcade Theater**

Any premises where there is maintained one or more machines or contrivances to show still or motion pictures, or television sets, designated for viewing by one or more customers used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas, and for which any charge, consideration, or payment is required. This definition includes peep shows which exhibit motion pictures by means of coin-operated projection machine.

#### **Commercial Nude Establishment**

Any commercial business other than an adult entertainment cabaret that has persons who perform services and/or are visible to the public while displaying or failing to cover the specified anatomical areas described by this definition.

#### **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.

2. 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.
3. 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.
4. 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.
5. Oral sexual contact means oral contact with the penis, vulva or anus.
6. 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.

### Sex Novelty Shop

An establishment selling sex articles, materials, items, or devices which are neither books, films, pictures, tapes, or discs which are designed or sold for the stimulation of human genital organs or sexual gratification including, but not limited to, dildos, vibrators, marital aids, and artificial vagina. The definition of a sex novelty shop shall not include any retail establishment located within the interior of a resort hotel located between Sahara Avenue and St. Rose Parkway and between Cameron Street and its alignment and Swenson Street/Pollock Drive and its alignment that:

7. Either:
  - a. Devotes, at any particular time, 15 percent or less of its entire retail inventory and space to such inventory, or
  - b. Derives 30 percent or less of its gross revenue from the sale of such inventory, whichever is greater;
8. Provides some form of physical separation between such inventory and other inventory in the retail establishment;
9. Limits access to the area where such inventory is located to persons who are 18 years of age or older;
10. Provides for the display of such inventory at a location within the retail establishment that is not at the front entrance where guests enter and/or that is not in any display window of the retail establishment; and
11. Limits the square footage in which such retail inventory shall be displayed for sale to a total of 200 square feet throughout the resort hotel property.

### "Specified Sexual Activities" is defined as:

12. Human genitals in a state of sexual stimulation or arousal.
13. Acts of human masturbation, sexual intercourse, oral sexual activity, or sodomy.
14. Fondling or other erotic touching of human genitals, pubic region, buttock, or female breast.

### "Specified Anatomical Areas" is defined as:

15. Less than completely and opaquely covered:
  - a. Human genitals/pubic region;
  - b. Buttock; or
  - c. Female breast, or male breast if surgically augmented to appear as a female breast, showing any portion of the areola or showing the majority of an exposed breast even when the areola is covered.
16. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

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.

### 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. Specific use types include:

**Accessory Agricultural Buildings and Structures**

An accessory building and/or structures utilized for the housing of livestock or the storage of materials necessary to maintain the animals.

**Animal Care Project**

The keeping of animals 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**

An establishment where animals are admitted for examination, medical or surgical treatment, overnight care, and/or observation.

**Apiary**

A place where bees are kept free for the production of honey or for the pollination of plants.

**Aquaculture**

The farming or rearing of aquatic life or the cultivation of aquatic plants.

**Aviary**

An enclosure for keeping and rearing of 4 or more birds in confinement.

**Community Garden**

An area of land maintained by a group to grow and harvest food crops or non-food crops for consumption or donation. Community gardens may be divided into 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.

**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.

**Farm or Garden**

The cultivation of any plant, food, or flower crop, but not animals.

**Guest Ranch**

A working farm or ranch where guests are provided transient lodging and may be instructed in agricultural and/or animal husbandry practices.

**Hogs and Pigs<sup>141</sup>**

The raising or keeping of swine.

**Household Pet**

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<sup>141</sup> New. Existing use was undefined.

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.

### **Kennel**

A building, structure, or premises on which household pets are kept for an indefinite period of time, typically for compensation.

### **Livestock, Large**

The raising or keeping of domesticated animals (other than household pets) traditionally bred for food or transport and whose weight at maturity generally exceeds 250 pounds. This may include ostriches, camels, cattle, horses, and similar animals. The term shall not include Stables, Commercial or Residential.

### **Livestock, Medium**

The raising or keeping of domesticated animals (other than household pets) that have been traditionally bred for food or transport and whose weight at maturity is generally between 50 and 250 pounds. This may include goats, sheep, emus, rheas, miniature ponies, and similar animals.

### **Livestock, Small**

The raising or keeping of domesticated animals (other than household pets) that have been traditionally bred for food or transport and whose weight at maturity does not generally exceed 50 pounds. This may include rabbits (except pet rabbits), peafowl, chickens, ducks, geese, turkey, chinchillas, fish, and similar animals.

### **Plant Nursery**

An establishment for the growth, display, and/or sale of plants, shrubs, or trees, and which may also include the accessory sale of materials and tools such as decorative rock and riding lawn mowers.

### **Stable, Commercial<sup>142</sup>**

A facility for the keeping, housing and/or riding and training of horses and similar animals that is open for service to the general public, including the rental of animals and instruction in horseback riding. Any horse that is greater than six months old, that is kept on the land for the purpose of training, shall be considered to be a boarded horse.

### **Stable, Residential**

A facility for the keeping, housing and/or riding and training of horses, whether for compensation or not, which shall include the owner/proprietor's personal horses. This use shall not include rental of animals or instruction in horseback riding to the general public. Any horse that is greater than six months old, that is kept on the land for the purpose of training, shall be considered to be a boarded horse.

## **Cannabis**

This category includes uses that are engaged in the cultivation, processing, manufacturing, testing, and sale of medical and/or retail (recreational) cannabis. Specific use types include:

### **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.

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<sup>142</sup> Updated definition to reflect consolidation with "Riding/Rental Stables" and "Horse Riding/Rental Stable."

#### **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.

### **Food and Beverage**

This category includes establishments involved in serving prepared food or beverages for consumption on or off the premises. Specific use types include:

#### **Catering**

An establishment that provides for the preparation, storage, and delivery of food and food utensils for off-premises consumption.

#### **Craft Brewery, Distillery, or Winery<sup>143</sup>**

A small establishment, including a brew pub, that manufactures malt beverages (and similar fermented beverages), distilled spirits, or wine for and may also blend, age, store, bottle, and sell beverages for both on- and off-premises consumption per NRS §597.

#### **Mobile Food Vendor<sup>144</sup>**

A vehicle, towed trailer, or a mobile or movable stand from which food and/or beverages are sold as regulated by Chapter 6.130 of the Clark County Code.

#### **Outside Dining, Drinking, and Cooking**

An area outside of an establishment for the seating, eating/drinking, and/or preparation of food only for patrons.

#### **Restaurant<sup>145</sup>**

A commercial establishment where 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.

### **Lodging<sup>146</sup>**

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:

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<sup>143</sup> New definition draws from existing definitions for Brew Pub and Craft Distillery.

<sup>144</sup> Existing "Food Cart/Booth" use was undefined. New definition proposed.

<sup>145</sup> Consolidated with "Outside Dining, Drinking, and Cooking," "Tavern/Bar/Lounge," and "Tourist Club." No longer differentiates between establishments that do/don't serve alcohol.

<sup>146</sup> 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).

### **Bed and Breakfast**

An establishment, typically in a residential dwelling, having no more than four guest rooms that provide guests with transient accommodations and incidental eating and drinking service.

### **Hotel or Motel**

An establishment located within a building or group of buildings with five or more guest rooms that are designed, used, and maintained to provide guests with transient accommodations for less than 30 consecutive days. This use includes condominium hotels and motels that are commercial condominiums that may not be used for continuous or unlimited residency by a single individual group or family.

### **Long/Short Term Lodging**

A multi-unit commercial establishment with a mixture of transient and long-term stay lodging, consisting of units with a kitchen suitable for non-transient occupancy and customary hotel services such as linen, maid service, telephone and upkeep of furniture. This may include resident and guest amenities such as meeting rooms, clubhouse, and recreational facilities.

### **Resort Hotel<sup>147</sup>**

An establishment located within a building or group of buildings that are designed, used, and maintained as a hotel or motel, including condominium resort hotels that are commercial condominiums that may not be used for continuous or unlimited residency by a single individual group or family. This use generally shall include at least 300 guest rooms, except that resort hotels meeting the following criteria for Neighborhood Casinos shall require at least 200 guest rooms:

1. The use is outside that 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 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 that are 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.

### **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 three unrestricted gaming licenses.

### **Timeshare**

An ownership or leasehold estate in property devoted to a timeshare fee (tenants in common, time span ownership, interval ownership, or other form of ownership) or a timeshare lease or estate. Timeshares may also include incidental services such as vending machines, business center, recreation center, and similar services for residents and guests only.

### **Recreation and Entertainment**

This category includes indoor and outdoor recreation and entertainment activities. Accessory uses may include limited retail, concessions, parking, and maintenance facilities. Specific use types include:

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<sup>147</sup> 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.

### **Campground<sup>149</sup>**

An 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.

### **Dayclub/Nightclub**

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.

### **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:

3. A wine maker or winery that is licensed pursuant to NRS §369, and §597 if applicable;
4. "Avocational or Vocational Training Facility;"
5. Any "Manufacturing and Production" use; or
6. "School."

### **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.

### **Recreational Facility<sup>150</sup>**

A commercial facility or area used for sport, entertainment, games of skill, or recreation by the general public. The use may be indoors or outdoors, or a combination. Examples of outdoor recreation include, but are not limited to, amphitheaters, amusement rides, arenas, fairgrounds, racetracks, roller- and ice-skating rinks, game courts, swimming pools, golf courses, driving ranges, miniature golf, interactive entertainment, shooting ranges, and go-cart tracks, 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 Vehicle Park**

A lot or parcel of land used 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.

### **Retreat**

<sup>149</sup> Consolidated with "Nudist Camp".

<sup>150</sup> 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 facility used primarily for relaxation, rejuvenation, or spiritual healing where sleeping accommodations for patrons may be provided. Physical activities sessions may be part of the overall program for stay which may include hiking, biking, swimming, ball field activities, meditation, yoga, and other similar uses.

#### **Special Event<sup>151</sup>**

A temporary outdoor use that extends beyond the normal uses and standards allowed by Title 30. This use includes, but are 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.

#### **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:

##### **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.

##### **Bathhouse**

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, Russian, Turkish, Swedish, 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.

##### **Caretaker Unit<sup>152</sup>**

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 personnel.

##### **Escort Bureau**

A commercial service who, 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.

##### **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:

7. 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

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<sup>151</sup> New.

<sup>152</sup> New. Replaces "Watchman's Manufactured Home" and consolidated with "Manager's Unit."

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.

8. Any establishment primarily engaged in the business of cashing checks for a fee, service charge or other consideration as defined by NRS Chapter 604A.
9. Any establishment offering a transaction in which, pursuant to a written agreement: 1. the account of the customer; and 2) the service provides to the customer an amount of money that is 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.
10. 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.
11. 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.

#### Massage

The physical or mechanical manipulation of soft tissue of the body by a licensed massage therapist for purpose of enhancing muscle relaxation, reducing stress, improving circulation, or instilling a greater sense of well-being.

#### Office

A whole or part of a building or structure providing executive, management, administrative, professional services, or coordination of other services, including but not limited to, administrative or professional operations, government, real estate, employment, advertising, law, architecture, design, engineering, accounting, outpatient medical care, call centers, and similar offices, but not including any office uses associated with an Escort Bureau. Incidental uses, such as medical and dental testing or diagnostic services, are permitted in conjunction with medical and dental offices.

#### Office, Temporary<sup>153</sup>

A building, structure, or part thereof used to conduct the business of administrative, professional or clerical operations for a limited time.

#### Outdoor Market<sup>154</sup>

A building or open area in which stalls or sales areas are set aside, rented, or otherwise provided for use by individuals, tenants, or businesses engaged in the sale of secondhand items, specialty items, hand crafted items, vegetables, fruits, or other agricultural products.

#### Personal Services<sup>155</sup>

An establishment that provides repair, care, maintenance, or customizing services for apparel or other personal articles or human grooming and personal care services, including but not limited to, body piercing, beauty/barber shops, laundry and dry cleaning, fitness and health clubs, locksmiths, permanent makeup and tattoos, psychic arts, spas, reflexology, and tanning salons.

<sup>153</sup> Adapted from definition for "Office."

<sup>154</sup> Consolidates "Swap Meet" with "Farmer's Market," which are permitted almost identically.

<sup>155</sup> 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).

### **Retail**

The sale, lease, or rent of new or used products directly to the final consumer.

### **Sales/Leasing Office**

A building or room, maintained by a real estate broker licensed pursuant to NRS Chapter 645.

### **Seasonal Sales**

The temporary sale and display of holiday goods during the following nationally recognized holidays: Christmas, Halloween, Independence Day, Valentine's Day, and Mother's Day.

### **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.

## **Transportation and Automotive**

This category includes a broad range of uses for the operation, maintenance, storage, sale, or rental of motor vehicles and related equipment. Specific use types include:

### **Aircraft Hangar<sup>156</sup>**

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.

### **Automobile Hobby Repair and Restoration**

The dismantling, storage, mechanical repair, and restoration of non-commercial motorized vehicles and related vehicle parts as a hobby, including engine or transmission replacement or overhaul, body work, upholstery, and maintenance, but excluding painting. Vehicles shall not include snowmobiles, off-highway vehicles, or jet skis.

### **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.

### **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 shall including the area or buildings necessary to accomplish these functions.

### **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.

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<sup>156</sup> New.

### **Parking Lot<sup>158</sup>**

Any off-street outdoor area for the parking of motor vehicles, including any spaces, aisles, and driveways necessary for the function of the parking lot or for the convenience of patrons

### **Passenger Terminal**

An area or facility for the staging and transportation of passengers, including bus and rail depots, and air terminals.

### **Transportation or Tour Guide Service**

A business that provides for the delivery of passengers or goods such as taxis, ride-shares, limousines, couriers, Transportation Network Companies (TNCs), or other similar uses, excluding freight or passenger terminals, including tour guide services.

### **Truck Stop**

A facility which provides rest, parking, and other amenities to truck drivers and motorists.

### **Vehicle and Equipment Rental or Sales**

An establishment for the display and sale or lease of vehicles and equipment, including automobiles, motorcycles, off-highway vehicles, recreational vehicles, watercraft, construction equipment, and similar vehicles.

### **Vehicle and Equipment Repair<sup>159</sup>**

An establishment for the repair or maintenance of vehicles and equipment, including automobiles, motorcycles, off-highway vehicles, recreational vehicles, watercraft, construction equipment, and similar vehicles. Services provided include, but are not limited to, tune-ups, oil changes, lubrication, smog check, brake and muffler repair and maintenance, the sale and repair of tires, window repair or replacement, collision repair, vehicle upholstery, painting of vehicles, or other similar repair and maintenance functions.

### **Vehicle and Watercraft Storage, Accessory<sup>160</sup>**

The storage of a recreational vehicle, travel trailer, watercraft, and/or off-highway vehicles at a residence as an accessory use to the primary use of the property.

### **Vehicle Wash**

A facility for washing, cleaning, waxing, and/or detailing of motor vehicles, either by mechanical means or by hand, either as a service provided or self-service.

## **D. Industrial Uses<sup>161</sup>**

### **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:

#### **Auction**

<sup>158</sup> Existing term is undefined. New definition proposed. Consolidated with “Park and Ride,” which may also be associated with a Passenger Terminal.

<sup>159</sup> Consolidates “Automobile Minor Paint/Body Shop,” “Vehicle Maintenance,” and “Vehicle Paint/Body Shop.”

<sup>160</sup> Replaces “Off-Highway Vehicle, Recreational Vehicle, and Watercraft Storage.”

<sup>161</sup> The “High Impact Project” use is not carried forward. It that is more of a procedure for approving projects than a defined land use.

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.

#### **Dry Cleaning Plant**

An industrial facility of 1,800 square feet or more where fabrics are cleaned and dyed with substantially nonaqueous organic solvents or by conventional washing.

#### **Laboratory<sup>162</sup>**

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.

### **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. Specific use types include:

#### **Alternative Fuels Processing<sup>163</sup>**

The processing of alternative transportation fuels, including biodiesel, natural gas, ethanol, hydrogen, and propane to be distributed.

#### **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.

#### **Batch Plant**

A manufacturing facility for the production of concrete or asphalt.

#### **Batch Plant, Temporary**

A temporary manufacturing facility for the production of concrete or asphalt.

#### **Brewery, Distillery, or Bottling Plant<sup>164</sup>**

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 food processing facility.

#### **Food Processing**

The mass production for wholesale or distribution 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.

#### **Gunsmith**

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<sup>162</sup> New. Replacing “Laboratory, Medical/Dental” and “Laboratory, Experimental.”

<sup>163</sup> New. Previously undefined.

<sup>164</sup> Consolidates “Beverage Plant,” “Brewery,” and “Distillery,” which have the same permissions.

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.

**Manufacturing, Artisan<sup>165</sup>**

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 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 for the utilization of materials to fabricate and/or assemble products with added value, including but not limited to, bones, building products/materials, clay, cork, feathers, gases, glass, glue, hair, horn, leather, 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**

A facility for the creation of building products/materials, glass (other than glass blowing), glue, textiles, and wax, as well as the commercial manufacturing of small arms ammunition if no more than 50 pounds of black powder is stored at any time.

**Taxidermy<sup>166</sup>**

An establishment where the preparing, stuffing, and mounting of the skins of dead animals takes place.

**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. Specific use types include:

**Gravel Pit<sup>167</sup>**

A site for extracting rock, sand, stone, and gravel.

**Gravel Pit, Temporary<sup>168</sup>**

A temporary site for extracting rock, sand, stone, and gravel.

**Mining and Extraction<sup>169</sup>**

The extraction and/or processing of metals, ores, or other materials. Mining and natural resource extraction activities on unpatented Bureau of Land Management claims are not regulated by Title 30.

<sup>165</sup> New.

<sup>166</sup> Existing term is undefined. New definition proposed.

<sup>167</sup> New. Previously undefined.

<sup>168</sup> New.

<sup>169</sup> Consolidates all mining/extraction activities and associated processing of natural resources (Gravel Pit, Oil Well.).

### Rock Crushing<sup>170</sup>

A site or facility where large rocks are reduced into smaller rocks, sand, stones, and gravel.

## 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:

### Fuel Storage<sup>171</sup>

A place for the storage of petroleum products in mass quantities for wholesale sales or distribution. This does not include incidental fueling facilities serving a primary use or in conjunction with a gasoline station or truck stop.

### Hazardous Materials or Waste Storage<sup>172</sup>

A facility where an explosive, highly hazardous substances designated pursuant to NRS 459.3816 is present in a quantity equal or greater than the amount designated pursuant to that same section, or a hazardous substance listed in the regulations adopted pursuant to NRS 459.3833 will be used, manufactured, processed, transferred, or stored.

### Mini-Warehouse

An establishment with storage units for rent or sale to the public for the storage of articles where all stored items are located within an enclosed building, there is no on-site sale of the stored items, separate businesses in the units are not established, and vehicle repair or the sale of automobiles, recreational vehicles, or other like vehicles and uses are not permitted.

### Outdoor Storage and Display<sup>173</sup>

Areas not within an enclosed building that are dedicated to the keeping and/or display of goods, materials, merchandise, vehicles, or equipment, including incidental maintenance and repair of that which is being stored.

### Truck Staging

A site or building where cargo is stored and where commercial vehicles load and unload cargo for transport, shipment, or distribution to a convention area on a regular basis, and which may include facilities for the temporary storage of loads.

### Warehouse and Distribution<sup>174</sup>

An enclosed structure, or a complex of warehouses, for the storage of goods for distribution or transfer to another location.

### Wholesale

An establishment for the sale or resale of products to anyone other than the end user of the products.

## Waste and Salvage

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<sup>170</sup> New. Previously undefined.

<sup>171</sup> Consolidated with "Fuel Storage Yard."

<sup>172</sup> Consolidated with "Fuel Storage" and "Petroleum Product Storage."

<sup>173</sup> Consolidated with "Off-Highway Vehicle, Recreational Vehicle, and Watercraft Storage," which typically occurs outdoors.

<sup>174</sup> Consolidated with "Freight Terminal," "Distribution Center," and "Ice and Cold Storage Plant"

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:

**Composting**

A facility that processes compostable material as regulated by the requirements of the Southern Nevada Health District (SNHD) as governed by NAC 444.670.

**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.

**Recyclable Collection<sup>175</sup>**

An unmanned site or facility where recyclable materials are deposited into designated containers, and where no processing activities are conducted.

**Recycling Center<sup>176</sup>**

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, designed and operated to receive, store, or process recyclable material and may commingle recyclable materials with construction or demolition waste. The term may also include facilities involved in commercial destruction of documents.

**Refuse Transfer Station**

A facility to which refuse is transported for temporary storage and compaction in preparation for shipment to a sanitary landfill.

**Salvage Yard<sup>177</sup>**

A facility or area for storing, or processing scrap, discarded material, or equipment which is not considered as another use under Title 30. Scrap or discarded material includes, but is not limited to, metal, paper, rags, tires, glass, motor vehicle parts, machinery, structural steel, equipment, and appliances, including any premises used for the dismantling or wrecking of 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 of component materials thereof, and the storage, sale or dumping of dismantled, partially dismantled or wrecked inoperative vehicles and trailers, or parts thereof.

**Sanitary Landfill**

A permanent disposal site employing an engineering method of disposing of refuse in a manner that minimizes environmental hazards by spreading, compacting to the smallest volume, and applying cover material over all exposed waste at the end of each operating day and which may, as an incidental use, operate a salvage yard or a food scrap management program designed to reduce the volume of refuse or solid waste disposed in the landfill.

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<sup>175</sup> Consolidated with Primary version of this use.

<sup>176</sup> Consolidated with “Document Destruction and Recycling” and “Materials Recovery Facility.”

<sup>177</sup> Consolidated with “Vehicle Dismantling Yard.”

## E. Public and Quasi-Public Uses

### Government

Uses in this category include publicly owned buildings, structures, or facilities that provide a service. Specific use types include:

#### **Detention Facility<sup>178</sup>**

A facility where persons convicted or accused of a crime, or in lawful custody, are confined.

#### **Government Facility<sup>179</sup>**

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.

#### **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.

#### **Library**

A facility or area, which is open to the public, and is 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.

#### **Park<sup>180</sup>**

Areas for recreational uses including playing fields, playgrounds, ball courts, and trails. This use may include a community center, picnic tables or shelters, restrooms, drinking fountains, parking lots, wildlife viewing blinds, observation decks, and similar facilities.

### 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:

#### **Communication Antenna**

A structure intended for use in the wireless transmission or relaying of any portion of the electromagnetic spectrum, including television, radio, telephonic, or any other type of communicative transmission that is affixed to another building or structure, including the equipment necessary for its use, but not including structures for signal reception only.

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<sup>178</sup> Updated definition to provide simplicity and clarity without creating the need for sub-uses and definitions.

<sup>179</sup> Undefined existing "Postal Services" use. New definition proposed to accommodate broader purpose.

<sup>180</sup> Existing use that is defined as a "Public Facility." New definition proposed.

**Communication Tower**

A freestanding structure designed to accommodate one or more communication antennas. Communication towers shall be considered to mean the tower plus the antenna(s) to be affixed to the tower.

**Communication Utility Building**

A building used by private, public, or quasi-public communication providers for the purpose of housing communication equipment such as, but not limited to, computer network server connections and electronic cabling systems, but not including communication antennas and towers or offices for permanent staff.

**Electric Generation, Large-Scale**

A large-scale facility that generates electricity produced by waste, heat, solar, wind, gas, coal, hydroelectric power sources, or nuclear fission when the capacity of power generated exceeds five megawatts or when established as the principal use of the property.

**Electric Generation, Small-Scale**

A small-scale power generating unit with an output of five megawatts or less that is established as an accessory use and designed to provide power for the primary use, but not including emergency backup generators allowed per Clark County Air Quality Regulations. This use may include, but is not limited to, reciprocating engines, microturbines, industrial combustion turbines, fuel cells, photovoltaics, and wind turbines.

**Public Utility Structures<sup>181</sup>**

Aboveground utility lines, utility poles, pipelines, irrigation infrastructure, and similar buildings and structures owned and operated by a public or quasi-public private utility provider.

**Reclamation Facility**

A facility designed and used to capture and treat wastewater for beneficial reuse in compliance with federal, state, and local regulations.

**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 when discharged into receiving streams or bodies of water. The substances removed may contain greases and fats, solids from human waste and other sources, dissolved pollutants from human waste and decomposition products, or dangerous microorganisms.

**30.08.03 OTHER TERMS DEFINED****Ammunition**

Ammunition in reference to this Title, ammunition or cartridge cases, primers, bullets, or propellant powder (which includes 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

<sup>181</sup> New.

unloaded, non-metallic shotgun hull or casing not having a primer as defined by United States Code; or (c) non-combustible components of ammunition.

### **Commercial Complex**

A commercial or industrial development with more than one user and that share common parking and/or vehicular access.

### **Decorative Roof<sup>184</sup>**

A roof that is wholly covered by one or more of the following high-quality materials: slate, clay or cement, standing seam metal, wood shake, wood shingle, interlocking tile-shaped metal panels, flat-locked and soldered metal panels.

### **Firearms**

Any pistol, rifle, shotgun, or other similar weapon permitted to be sold under state and federal law, which also includes the sale of ammunition.

### **Hazardous Materials**

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.

### **Residential Development**

Established habitable development, or a recorded subdivision in which at least one home has been constructed, in which the uses conducted are listed as conditional or permitted in the residential districts in **Table ---**, regardless of the district in which it is located. Mixed-use development shall not be considered residential development.

### **Special Use<sup>185</sup>**

A use that, due to a special characteristic of its operation or installation is permitted with discretion in a district subject to review by the Commission or the Board to ensure compatibility with existing or planned surrounding uses and characteristics of development.

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<sup>184</sup> New. Definition is adapted (and expanded) from definition for decorative metal roof.

<sup>185</sup> Existing definition. Need to clarify the relationship of this term to a use that requires a “special use permit.”