

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

Petitioner: Jennifer Ammerman, Deputy Director, Department of Comprehensive Planning

Recommendation: ORD-26-900317: Introduce an ordinance to amend Title 30 regulations as previously directed by the Board of County Commissioners (Board) and to bring regulations in alignment with the Nevada Revised Statutes for Legal Nonconforming Lots, Residential Multi-Family 18 (RM18) Standards, Cannabis, Special Event, Light Manufacturing, a correction to the Accessible Space and Access Design requirement and make corrections and clarifications as appropriate, and providing for other matters properly related thereto. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

On February 4, 2026 the Board of County Commissioners (Board) discussed AG-26-900013 to amend cannabis retail store and dispensary regulations contained in Title 30. Title 30 currently has provisions regulating the dispensing and sale of cannabis via a licensed cannabis dispensary (medical cannabis dispensary per NRS) and cannabis retail store (adult-use cannabis store per NRS) which both require a special use permit in specified zoning districts. During the 82nd (2023) Regular Session of the Nevada Legislature, AB 277 was signed into law and directs the Cannabis Compliance Board (CCB) to no longer issue licenses for medical cannabis establishments unless the establishment is located in a *covered jurisdiction* which Clark County is not. Furthermore, in the case of cannabis sales, the bill further provides that an adult-use cannabis retail store license issued by CCB shall be deemed to be a medical cannabis dispensary. As a result of these changes, CCB is no longer issuing medical cannabis dispensary licenses in Clark County. The Board directed staff accordingly to amend Title 30 to ensure compliance with these changes.

On April 8, 2026 the Board discussed AG-26-900211 regarding potential revisions to the Special Event commercial use category within Title 30 and directed staff to modify the condition limiting live entertainment or any other activity with amplified sound associated with an event in proximity to residential uses.

In addition to the proposed amendments above, this ordinance also incorporates proposed amendments including modifications to regulations for Light Manufacturing, clarification for Legal Nonconforming Lots, Residential Multi-Family 18 (RM18) Standards, and a correction to the Accessible Space and Access Design requirement.

Staff requests the Board set a public hearing for June 17, 2026.

~~Strikethrough~~ material is that portion being deleted or amended

Underlined material is that portion being added

BILL NO. _____

SUMMARY - An Ordinance to amend the Unified Development Code for Legal Nonconforming Lots, Residential Multi-Family 18 (RM 18) Standards, Cannabis, Special Event, Manufacturing, Light, a correction to the Accessible Space and Access Design requirement, and make corrections and clarifications as appropriate. (T30-26-900317)

ORDINANCE NO. _____

(of Clark County, Nevada)

AN ORDINANCE TO AMEND TITLE 30, CHAPTERS 30.01, 30.02, 30.03, 30.04, AND 30.07 SECTIONS 30.01.09, 30.02.09, 30.03.06, 30.03.07, 30.04.04, TABLE 30.04-4 AND FIGURE 30.04-4, AND 30.07.02 REGULATIONS FOR LEGAL NONCONFORMING LOTS, RESIDENTIAL MULTI-FAMILY 18 (RM 18) STANDARDS, CANNABIS, SPECIAL EVENT, MANUFACTURING, LIGHT, A CORRECTION TO THE ACCESSIBLE SPACE AND ACCESS DESIGN REQUIREMENT, MAKE CORRECTIONS AND CLARIFICATIONS AS APPROPRIATE, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Title 30, Chapter 30.01, Section 30.01.09 of the Clark County Code is amended to read as follows:

30.01.09 NONCONFORMITIES

A. Purpose

This Section regulates lots, structures, uses, and site features legally established, but no longer in conformance with this Title. All instances are collectively referred to in this Title as “nonconformities.” It is the intent of this Section to allow nonconformities to continue until they are removed or abandoned, without enlarging, expanding, or extending, nor used as grounds to add other structures or uses prohibited in the same district.

B. Applicability

This Section applies to nonconformities created by the initial adoption of, or amendments to, this Title and those legally established nonconformities under previously applicable ordinances.

E. Legal Nonconforming Lots

1. Single-Family Dwellings on Nonconforming Lots

In any district in which single-family dwellings are permissible, a single-family dwelling and customary accessory buildings may be erected on a legally established lot ~~included on a recorded map~~, even if such lot does not conform with lot requirements of this Title, if otherwise in conformance with the specified zoning district setbacks.

SECTION 2. Title 30, Chapter 30.02, Section 30.02.09 of the Clark County Code is amended to read as follows:

30.02.01 ZONING DISTRICTS ESTABLISHED

A. General Applicability

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

30.02.09 RM18: RESIDENTIAL MULTI-FAMILY 18

A. Purpose

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

B. Standards

LOT ^[1]		OTHER STANDARDS	
Lot area, min.	7,000 sf	Overlay Districts	\$30.02.26
Density, max.	18 units/acre	Measurement/Exceptions	\$30.02.25
SETBACK (MIN. FT.) ^[1]	PRIMARY / ACCESSORY	Use Regulations	Chapter 30.03
A Front	20	Development Standards	Chapter 30.04
B Side interior	20 / 5	Residential Adjacency	\$30.04.06
Side street	20	NOTES	
C Rear	20 / 5	[1] Single-family attached development shall meet RS2 district standards, with the following special standards:	
Building separation	10 / 6	[A] Lot area, min.: 1,800 sf;	
HEIGHT (MAX. FT.) ^[1]		[B] Max. density: 18 units/acre; and	
D Structure height	35	[C] Open space: 120 sf/unit.	
OPEN SPACE ^[1]		[2] Single-family detached residences may be constructed on lots within subdivisions recorded prior to January 1, 2024, subject to the RS2 district standards.	
200 sf/unit			

SECTION 3. Title 30, Chapter 30.03, Sections 30.03.06 and 30.03.07 of the Clark County Code are amended to read as follows:

30.03.06 COMMERCIAL USES

C. Cannabis

This category includes uses that are engaged in the consumption, cultivation, processing, manufacturing, testing, and sale of ~~medical and/or retail~~ [adult-use](#) cannabis per NRS 678A through 678D. Specific use types include:

Zoning District	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Consumption Lounge												S	S	S	S		S	S				
Cultivation Facility																	S	S				
Dispensary												S	S	S	S		S	S				

Zoning District	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Distributor												S	S	S	S		S	S				
Independent Testing Laboratory												S	S	S	S		S	S				
Retail Store												S	S	S	S		S	S				
Production Facility																	S	S				

i. Location and Access

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

- (a) The facility shall maintain the following minimum separations, as measured from the front door of the proposed establishment to the nearest lot line of the respective use, as certified by a professional land surveyor licensed in the State of Nevada:
 - (1) 1,000 feet from a school for pre-school through grade 12 except that cannabis consumption lounges shall maintain a minimum separation of 1,500 feet. A Waiver of Development Standards (WS) per §30.06.06F to reduce the cannabis consumption lounge separation may be requested to the minimum distance established pursuant to NRS 678B.
 - (2) 300 feet from a community facility except that cannabis consumption lounges shall maintain a minimum separation of 1,500 feet. A Waiver of Development Standards (WS) per §30.06.06F to reduce the cannabis consumption lounge separation may be requested to the minimum distance established pursuant to NRS 678B.
 - (3) 1,500 feet from a nonrestricted gaming property. A Waiver of Development Standards (WS) per §30.06.06F to reduce the cannabis consumption lounge separation may be requested for retail cannabis consumption lounges as defined by NRS 678A to the minimum distance established pursuant to NRS 678B.
 - (4) In addition to the above requirements:
 - (i) Cannabis cultivation and production facilities shall not be within 660 feet of any area subject to §30.04.06, *Residential Adjacency*, unless waived by a Waiver of Development Standards (WS) per §30.06.06F.
 - (ii) Cannabis consumption lounges with outdoor consumption shall not be within 1,500 feet of any area subject to §30.04.06, *Residential Adjacency*, unless separated by an arterial or collector street or buffered by a building, unless waived by a Waiver of Development Standards (WS) per §30.06.06F.
- (b) The facility shall not be located within the Las Vegas Boulevard Gaming Corridor.

F. Recreation and Entertainment

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

6. Special Event

Zoning District	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T	T	T

~~The following standards shall not be waived or varied:~~

i. Layout and Design

- (a) When located within a parking area, 30% of the required parking may be reduced.
- (b) All activities, structures, signs, and fencing shall be 10 feet from any lot line, unless a greater separation is required by the Fire Code.
- (c) All activities, structures, signs, and fencing shall not be within 200 feet of any area subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector.
- (d) Live entertainment or any other activity with amplified sound shall not be within 500 feet of any area subject to §30.04.06, *Residential Adjacency*. Live entertainment is not allowed in the CP district.

ii. Location and Access

Pedestrian and vehicular access controls shall be provided to ensure rights-of-way, including detached sidewalks, are not obstructed.

The following standards shall not be waived or varied:

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 special development. A special event is prohibited for an accessory commercial use or home occupation.
- (b) The application shall indicate maximum occupancy of the event and include a parking plan. A transportation plan shall be provided, if the event will be providing transportation to and from the event and if there is insufficient on-site parking to accommodate the maximum occupancy of the event.
- ~~(e)~~ 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;~~
 - ~~(4) Groundbreaking and grand opening ceremonies for approved uses; and~~
 - ~~(5) Property owned, operated, or controlled by Clark County.~~
- ~~(d)~~(c) A special event is allowed for a maximum 10 consecutive days each month, with 7 days allowed for operation set-up and 7 additional days for operation removal. Six special events per calendar year are allowed on the same property or in association with the licensed business, with the following exceptions:
 - (1) A resort hotel is not limited ~~in to~~ the number of special events that can be held each calendar year, ~~and but shall not exceed 10 days per event; or~~
 - (2) A special event associated with model residences in a residential development are limited to no more than 1 event per calendar month.
- ~~(e)~~(d) Adult businesses are prohibited as a special event.
- ~~(f)~~(e) Live entertainment or any other activity with amplified sound shall be limited to daytime hours, unless associated with a resort hotel.
- ~~(g)~~(f) Temporary amusement rides may exceed the maximum height limit of the zoning district.
- ~~(h)~~(g) A special event is allowed within the AE-65 and AE-70 subdistricts of the Airport Environs Overlay (AEO) and need not comply with Table 30.02-7: *Land Use Compatibility in the Airport Environs Overlay*.

iv. Exemptions

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;
- (4) Groundbreaking and grand opening ceremonies for approved uses; and or
- (5) Property owned, operated, or controlled by Clark County.

30.03.07 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:

.....

8. Manufacturing, Light

Zoning District	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
																	C	C	C			

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, which shall not be waived or varied.
- (b) In the IL and IH districts, manufacturing may be conducted outside when:
 - (1) 200 feet from any nonindustrial use; and
 - (2) Not within 600 feet of any area subject to §30.04.06, *Residential Adjacency*. This distance may be reduced to 200 feet if buffered by an existing building.

SECTION 4. Title 30, Chapter 30.04, Section 30.04.04, Table 30.04-4 and Figure 30.04-4 of the Clark County Code are amended to read as follows:

30.04.04 PARKING

A. Purpose

This Section establishes regulations for the provision of safe and efficient parking and loading facilities in amounts sufficient to meet the needs of existing and/or proposed land uses, while also protecting the public health, safety, and general welfare. These regulations are intended to:

1. Avoid and mitigate traffic congestion;
2. Diminish the adverse visual impact of large expanses of exposed parking;
3. Provide necessary access for service and emergency vehicles;
4. Provide for safe and convenient interaction between vehicles and pedestrians;
5. Provide for safe interaction between vehicles within a parking lot; and
6. Respond to transportation and access demands of various land uses in different areas of the County.

H. Design and Maintenance of Parking Areas

1. General Parking Area Design

4. Parking Space Dimensions and Design

i. Minimum Dimensions

Parking spaces shall meet the minimum dimensions in the following table, exclusive of driveways, streets, alleys, or aisles, giving ingress and egress.

Table 30.04-4: Minimum Parking Space Dimensions

Space Type	Width	Length	Vertical Clearance
Standard Accessible	8' plus 5' clearance to load	20'	
Van Accessible	11' plus 5' clearance to load	20'	8'2"
Automobile	9'	18'	
Motorcycle	4'	8'	
Recreational Vehicle	10'	22'	
Commercial Vehicle	10	25	14

vi. Mobility-Impaired Accessible Spaces

(a) Waivers

The requirements related to Mobility-Impaired Accessible Spaces shall not be waived or varied.

(b) Required Spaces

Accessible parking shall be provided as shown in Table 30.04-6: *Schedule of Required Accessible Spaces*, except for residential buildings with fewer than 3 dwelling units and for the following uses which shall provide a percentage of total spaces as accessible spaces, as follows:

- (1) Medical care occupancies specializing in the treatment of persons with mobility impairments: 20%.
- (2) Occupancies providing outpatient medical care facilities: 10%.
- (3) Multi-family buildings containing accessible or adaptable dwelling units: 2%. Where parking is provided within or beneath a building, accessible spaces shall also be provided within or beneath the building.

Table 30.04-6: Schedule of Required Accessible Spaces

Total Parking Spaces Provided	Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
More than 1,000	20 plus 1 for each 100 over 1,000
Van-Accessible Spaces Required	1 van space for every 6 accessible spaces, or fraction thereof

(c) Accessible Space and Access Design

- (1) Any accessible space, access routes, and passenger loading zones shall be designed in accordance with the most current adopted American National Standard published by the Council of American Building Officials.
- (2) Figure 30.04-4 below illustrates the applicable requirements. However, van accessible spaces may be 8 feet wide with an 8 foot wide passenger loading zone. The space requires a minimum of 98 inches of vertical clearance.

Figure 30.04-4: Accessible Space and Access Design

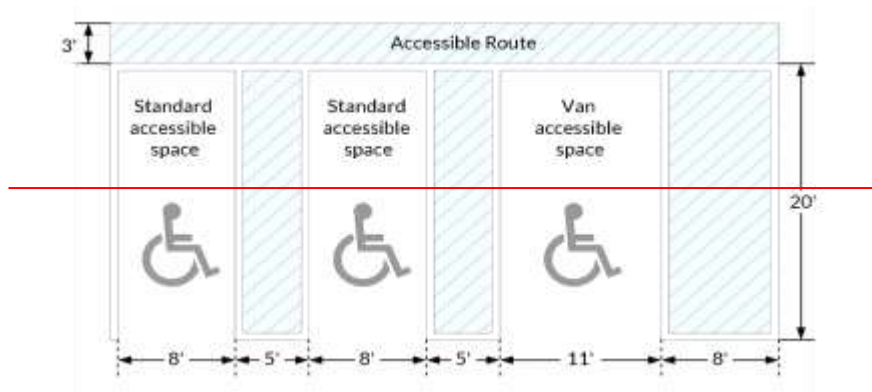
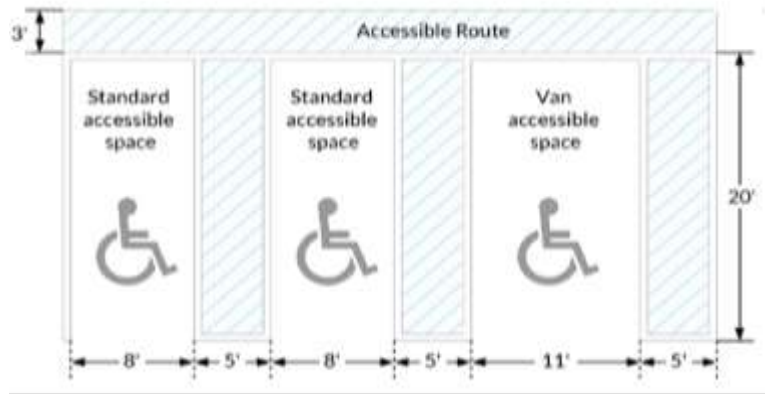


Figure 30.04-4: Accessible Space and Access Design



(d) Interpretation

The Building Official shall interpret and enforce this §30.04.04H.4.vi. In the event of a conflict with Title 22 of the Clark County Code, Title 22 shall govern.

SECTION 5. Title 30, Chapter 30.07, Section 30.07.02 of the Clark County Code is amended to read as follows:

30.07.02 DEFINED TERMS

C.

Cannabis

This category includes uses that are engaged in the consumption, cultivation, manufacturing, processing, sale, and testing of medical and/or retail (recreational) cannabis. Specific use types include:

Cannabis Consumption Lounge

A facility that shall have the meaning ascribed to "Cannabis Consumption Lounge" per NRS 678A.

Cannabis Cultivation Facility

A facility that shall have the meaning ascribed to "Cannabis Cultivation Facility" per NRS 678A.

Cannabis Dispensary

A facility that shall have the meaning ascribed to a "Medical Cannabis Dispensary" per NRS 678A.

Cannabis Distributor

A use that shall have the meaning ascribed to "Adult-use Cannabis Distributor" per NRS 678A.

Cannabis Independent Testing Laboratory

A facility that shall have the meaning ascribed to "Cannabis Testing Facility" per NRS 678A.

Cannabis Production Facility

A facility that shall have the meaning ascribed to "Cannabis Production Facility" per NRS 678A.

Cannabis Retail Store

A facility that shall have the meaning ascribed to "Adult-Use Cannabis Retail Store" or "Medical Cannabis Dispensary" per NRS 678A.

SECTION 6. If any section of this ordinance or portion of thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 7. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 8. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks and shall be effective on and from the fifteenth day after passage. A land use application approved prior to the effective date of this ordinance may be developed per the plans approved with the application.

PROPOSED on the _____ day of _____, 2026

INTRODUCED By : _____

PASSED on the _____ day of _____, 2026

VOTE:

AYES: _____

NAYS: _____

ABSTAINING:

ABSENT:

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By _____
MICHAEL NAFT Chair

ATTEST:

LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the _____ day of _____, 2026.