

CLARK COUNTY PLANNING COMMISSION
ZONING / SUBDIVISIONS / LAND USE
AGENDA ITEM

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-24-900758: Review an ordinance to amend Title 30 to modify street landscaping requirements, regulations for manufactured homes, and providing for other matters properly related thereto. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the October 2, 2024 meeting, with AG-24-900634, the Board directed staff to draft an ordinance revising the street landscaping requirements in specific zoning districts and regulations for manufactured homes in alignment with Nevada Revised Statutes.

Staff recommends the Commission review the ordinance.

Cleared For Agenda
11/19/24

~~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 to modify street landscaping requirements, regulations for manufactured homes, and make corrections and clarifications as appropriate. (T30-24-900758)

ORDINANCE NO. _____
(of Clark County, Nevada)

AN ORDINANCE TO AMEND TITLE 30, CHAPTER 30.04, SECTIONS 30.04.01, 30.04.05 TO MODIFY STREET LANDSCAPING REQUIREMENTS, REGULATIONS FOR MANUFACTURED HOMES, AND 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, Section 30.04.01 of the Clark County Code is amended to read as follows:

30.04.01 LANDSCAPING

A. Purpose

The purpose of this Section is to:

D. Landscaping Standards

7. Street Landscaping

Landscaping shall be provided along a public street where sidewalks are required per §30.04.08C.5, *Sidewalks*, as follows:

i. Detached Sidewalk Landscaping

A minimum 15-foot-wide area, measured from the back of curb, consisting of 2 landscape strips, 5 feet wide on each side of 5-foot-wide sidewalk shall be provided. Meandering sidewalks shall comply with applicable Public Works design standards per §30.04.08C.6.ii, *Meandering Sidewalks*.

ii. Attached Sidewalk Landscaping

- (a) A 6-foot-wide minimum landscaping strip shall be provided.
- (b) Where a detached sidewalk is required and when an attached sidewalk is proposed or is allowed to remain, a 10-foot-wide minimum landscape strip shall be provided.
- (c) Landscape width shall be measured from the back of sidewalk.

iii. Landscape Design

One large tree and 3 shrubs, meeting the specifications of §30.04.01D.5, *Required Minimum Plant Specifications*, shall be provided every 30 linear feet of street frontage Alternatively, medium and small trees may be provided for every 20 and 10 linear feet of street frontage, respectively.

(a) Tree Location

Trees planted on opposite sides of the detached sidewalk, as described in provision i above, shall be offset from one another at equal intervals.

(b) Shrub Location

Where possible, required shrubs shall be planted outside of the tree canopy area at maturity.

iv. Prohibited Location

(a) No tree shall be planted within 10 feet of any streetlight, as measured from the outer edge of the tree trunk at time of planting.

(b) No tree shall be planted within any required sight zone per §30.04.08G, *Sight Zones*.

v. Exemptions

(a) When detached sidewalks are adjacent to a dedicated bus turnout or a right-turn deceleration lane, the required ~~landscape strip~~ street landscaping between the back of curb and the sidewalk is not required.

(b) When curb, gutter, and sidewalk are not installed, a 6-foot-wide landscaped area shall be provided on-site. The landscape area width shall be measured from the property line.

(c) Street landscaping shall not apply to the front yards adjacent to a residential local street of single-family residential development.

(d) Street landscaping is not required in the AG and OS zoning districts. In addition, street landscaping is not required for development within the Nonurban Area in the RS80, RS40 and RS20 zoning districts, unless the development is a major subdivision.

(e) Trees prohibited pursuant to iv. above are not required to be installed elsewhere.

SECTION 2. Title 30, Section 30.04.05 of the Clark County Code is amended to read as follows:

30.04.05 SITE AND BUILDING DESIGN

A. Purpose

The intent of this Section is to establish site and building design standards that foster high-quality, attractive, and sustainable development compatible with the Clark County Master Plan Core Values, goals, and policies. The standards are further intended to:

E. Standards for Single-Family Attached and Detached Residential Development

1. Applicability

These design standards apply to all single-family residential dwellings. Unless otherwise indicated, manufactured or tiny homes on individual lots are subject to these regulations.

6. Additional Manufactured Home Regulations

These standards apply to any manufactured home placed on a residential lot and used as a single-family dwelling and, unless otherwise stated in NRS 278.02095, these standards cannot be waived or varied.

i. Age of Dwelling

The dwelling shall be manufactured within 6 years of the year on which it is affixed to the residential lot.

ii. Multiple Sections

Manufactured homes shall consist of 1 or more sections.

iii. Permanent Foundation

Manufactured homes shall be permanently affixed to the residential lot.

iv. Living Area

(a) Manufactured homes shall contain a minimum of 400 square feet of habitable area, not including garages, courtyards, patios, etc.

(b) In accordance with NRS 278.02095, manufactured homes containing less than 400 square feet of habitable area may be approved through an *Administrative Design Review (ADR)* per §30.06.05A based on the size or configuration of the lot or if the square footage of single-family residential dwellings in the vicinity of the manufactured home is generally less than 400 square feet.

v. Exceptions

The above provisions do not apply to ~~the following:~~

~~(a) Manufactured homes within a manufactured home park.~~

~~(b) Manufactured homes within the RS80 and RS40 districts, and manufactured homes in the Nonurban Area, per Ords. 4109 and 4356.~~

SECTION 3. 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 4. 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 5. 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 _____, 2024

INTRODUCED By : _____

PASSED on the _____ day of _____, 2024

VOTE:

AYES: _____

NAYS: _____

ABSTAINING: _____

ABSENT: _____

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By _____
TICK SEGERBLOM Chair

ATTEST:

LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the _____ day of _____, 2024.