

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-25-900481: Conduct a public hearing on an ordinance to amend Title 30 to modify Truck Staging to expand its scope and providing for other matters properly related thereto. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

On May 7, 2025, the Board of County Commissioners (Board) discussed AG-25-900265 regarding parking lots for commercial vehicles and directed staff to modify the use of Truck Staging to accommodate the increased need for parking of commercial vehicles as a primary use of land. Currently, parking lots for commercial vehicles is considered outdoor storage. The proposed amendment is a modification to the Truck Staging use and associated development standards within Title 30.

Staff recommends the Board conduct a public hearing.

Cleared For Agenda
07/16/25

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

BILL NO. 7-2-25-1

SUMMARY - An Ordinance to amend the Unified Development Code to modify Truck Staging to expand its scope and make corrections and clarifications as appropriate. (T30-25-900481))

ORDINANCE NO. _____
(of Clark County, Nevada)

AN ORDINANCE TO AMEND TITLE 30, CHAPTERS 30.03, 30.04 AND 30.07, SECTIONS 30.03.02, 30.03.07, 30.04.01, 30.04.04, 30.07.02, AND TABLES 30.03-1 AND 30.04-2 TO MODIFY TRUCK STAGING TO EXPAND ITS SCOPE 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, Chapter 30.03, Sections 30.03.02 and 30.03.07, and Table 30.03-1 of the Clark County Code is amended to read as follows:

30.03.02 SUMMARY TABLE OF ALLOWED USES

Table 30.03-1: Summary Table of Allowed Uses

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

Districts	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
INDUSTRIAL USES																						
Warehousing and Storage																						
Truck Parking or Staging																	S	S	<u>S</u>			S

30.03.07 INDUSTRIAL USES

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:

5. Truck Parking or Staging

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
																	S	S	<u>S</u>			S

i. Layout and Design

A minimum of one building shall be constructed or erected for the purpose of monitoring onsite activities and controlling access.

SECTION 2. Title 30, Chapter 30.04, Sections 30.04.01 and 30.04.04, and Table 30.04-2 of the Clark County Code is amended to read as follows:

30.04.01 LANDSCAPING

D. Landscaping Standards

8. Parking Area Landscaping

iv. Exceptions

- (a) ~~Covered parking spaces do not require landscape islands, planting strips, or interior parking area trees. This exception shall not apply to any required perimeter trees or landscaping.~~
- (a) Interior parking area trees, landscape islands, or planting strips, are not required for covered parking spaces or for the parking of commercial vehicles.

30.04.04 PARKING

D. Vehicle Parking

1. Minimum Parking Requirements

Unless otherwise specified by this Section, all development shall provide on-site parking in compliance with Table 30.04-2: Minimum Required Parking.

Table 30.04-2: Minimum Required Parking

SF = GROSS FLOOR AREA MEASURED IN SF, UNLESS OTHERWISE INDICATED
DESIGN CAPACITY = MAXIMUM OCCUPANCY PER BUILDING OR FIRE CODES, WHICHEVER IS GREATER
EMPLOYEE = LARGEST NUMBER OF PERSONS WORKING ON ANY SINGLE SHIFT

Warehousing and Storage

Truck Parking or Staging	None required
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SECTION 3. 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

Truck Parking or Staging

A site or building for the parking of commercial vehicles or ~~cargo storage~~, commercial vehicle loading and unloading of cargo for transport, shipment, or distribution to an off-site ~~convention~~ area on a regular basis, and may include facilities for temporary cargo storage. The principal use of trailer parking is categorized as "Outdoor Storage".

SECTION 4. 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 5. 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 6. 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 _____, 2025

INTRODUCED By : _____

PASSED on the _____ day of _____, 2025

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 _____, 2025.