

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-25-900774: Introduce an ordinance to amend Title 30 to modify setbacks in the RS20 zoning district, measurements for setbacks, standards for fences and walls in the Neighborhood Protection (RNP) and Red Rock Overlays, general standards for fences and walls, 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 19, 2025, the Board of County Commissioners (Board) discussed AG-25-900074 regarding setbacks in the RS20 zoning district and general standards for the Neighborhood Protection (RNP) Overlay and directed staff to work with the Rural Alliance Advisory Committee (RAAC) on a modification to the front setback in the RS20 zoning district. Later, on July 2, 2025, the Board discussed AG-25-900485 regarding various amendments to Title 30 and directed staff to work with the RAAC on a modification to a fence and wall regulation in the Neighborhood Protection (RNP) Overlay, and to make other modifications, clarifications and corrections as needed. In response to this direction, staff met with the RAAC who recommended modifications to the RS20 zoning district front setback and a fence and wall provision within the Neighborhood Protection (RNP) Overlay regulations.

On July 15, 2025, and August 20, 2025, the Planning Commission and the Board, respectively, approved Text Amendment TA-25-0425 to amend Section 30.02.26H.4.iv.b within the Red Rock Overlay standards to allow fences and walls up to 8 feet in height for commercial developments with highway frontages.

The proposed amendments included in this ordinance are modifications to the standards for the front setback in the RS20 zoning district, measurements for setbacks, standards for fences and walls in the Neighborhood Protection (RNP) and Red Rock Overlays, general standards for fences and walls, and to make other corrections and clarifications as appropriate.

Staff recommends the Board set a public hearing for October 22, 2025.

Cleared For Agenda
10/08/25

~~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 setbacks in RS20, measurements for setbacks, fences and walls in the Neighborhood Protection (RNP) Overlay, fences and walls in the Red Rock Overlay, general standards for fences and walls, and make corrections and clarifications as appropriate. (T30-25-900774)

ORDINANCE NO. _____
(of Clark County, Nevada)

AN ORDINANCE TO AMEND TITLE 30, CHAPTERS 30.02 AND 30.04, SECTIONS 30.02.04, 30.02.24, 30.02.25, 30.02.26, 30.04.03, AND TABLE 30.02-2, TO MODIFY SETBACKS IN RS20, MEASUREMENTS FOR SETBACKS, FENCES AND WALLS IN THE NEIGHBORHOOD PROTECTION (RNP) OVERLAY, FENCES AND WALLS IN THE RED ROCK OVERLAY, GENERAL STANDARDS FOR FENCES AND WALLS, 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 30.02.04 of the Clark County Code is amended to read as follows:

30.02.04 RS20: RESIDENTIAL SINGLE-FAMILY 20

A. Purpose

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

B. Standards

LOT		OTHER STANDARDS	
	Lot area, min.	20,000 sf	Overlay Districts §30.02.26
	Net lot area, min.	18,000 sf	Measurement/Exceptions §30.02.25
	Lot coverage, max.	50%	Use Regulations Chapter 30.03
SETBACK (MIN. FT.)		PRIMARY / ACCESSORY	Development Standards Chapter 30.04
A	Front	40 Public Street 20 Private Street	NOTE [1] Accessory structures may be 25 ft. or up to the primary structure height as built, whichever is greater.
	Side interior	10 / 5	
	Side street	15 / 10	
C	Rear	30 / 5	
	Building separation	6	
HEIGHT (MAX. FT.)		PRIMARY / ACCESSORY	
D	Structure height	35 / 25 ^[1]	

SECTION 2. Title 30, Section 30.02.24 of the Clark County Code is amended to read as follows:

30.02.24 SUMMARY TABLES OF DISTRICT STANDARDS

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 32	RM 50
LOT										
Lot area, min.	80,000 sf	40,000 sf	20,000 sf	10,000 sf	5,200 sf	3,300 sf	2,000 sf	7,000 sf	7,000 sf	7,000 sf
Net lot area, min.	72,000 sf	36,000 sf	18,000 sf	9,000 sf	--	--	--	--	--	--
Lot coverage, max.	15%	25%	50%	50%	--	--	--	--	--	--
Density, max.	--	--	--	--	--	--	--	18 units/ acre	32 units/ acre	50 units/ acre
SETBACK, PRIMARY / ACCESSORY (MIN. FT.)										
Front	40	40	40 Public Street 20 Private Street	30	20	20	20	20	20	20
Side interior	15 / 5	15 / 5	10 / 5	10 / 5	5	5	5	20/5	20/5	20/5
Side street	25 / 10	25 / 10	15 / 10	15 / 10	10	10	10	20	20	20
Rear	50 / 5	50 / 5	30 / 5	25 / 5	20 / 5	15 / 5	15 / 5	20 / 5	20 / 5	20 / 5
Building separation	6	6	6	6	6	6	6	10 / 6	10 / 6	10 / 6
HEIGHT, PRIMARY / ACCESSORY (MAX. FT.)										
Structure height	35 / 25	35 / 25	35 / 25	35 / 14	35 / 14	35 / 14	35 / 14	35	50	75
OPEN SPACE (MIN. SQ. FT.)										
Per unit	--	--	--	--	--	--	200	200	100	100

SECTION 3. Title 30, Section 30.02.25 of the Clark County Code is amended to read as follows:

30.02.25 MEASUREMENTS AND EXCEPTIONS

D. Setbacks

1. Measurement

- i. Setbacks are measured from the front, rear, or side property line, extending inward onto the lot for the minimum depth in feet as specified in the applicable zoning district, unless otherwise specified in this section, and allowing for intrusions as described in Table 30.02-4: *Authorized Intrusions into Required Setbacks*.
- ii. ~~Front s~~Setbacks 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 ~~to the interior of the lot~~.
 - (b) When adjacent to detached sidewalks, from a line 5 feet behind the curb.
- iii. For corner/irregular shaped lots, the front lot line shall be along the street frontage used for addressing. If an address has not been assigned, the front lot line shall be the same street frontage as the identifiable entrance to the building.

SECTION 4. Title 30, Section 30.02.26 of the Clark County Code is amended to read as follows:

30.02.26 OVERLAY DISTRICTS

F. Neighborhood Protection Overlay (NPO)

4. Adopted Neighborhood Protection Overlay

i. Rural Neighborhood Preservation NPO

(d) Standards

(1) Density

The maximum density shall be 2 dwelling units per acre, except that subdivisions proposing 10 or fewer lots may exceed the density if the net lot area requirements of the underlying district, and any allowable exceptions, are met.

(2) Lot Layout

- (i) Gated communities are not permissible.
- (ii) Subdivisions proposing 5 or more lots shall be designed with lots fronting residential local streets.

(3) Neighborhood Character

To preserve an open, rural character:

- (i) Setbacks for primary structures shall be maintained in accordance with the applicable district standards, and any allowable exceptions.
- (ii) Walls and non-decorative fences over 3 feet in height in the front yard-setback shall be prohibited - except agricultural fencing in conjunction with a permissible agricultural and livestock use is allowed unless otherwise stated by this Title. Walls and non-decorative fences along a side lot line within the front setback may be increased as follows:
 - a) When along a separate lot's shared side or rear lot line, the height may be increased consistent with the zoning requirements for fences and walls of that separate lot; or
 - b) A Waiver of Development Standards (WS), as described in §30.06.06F, may be requested.
- (iii) Waivers for increased fence and wall height, including retaining walls, are strongly discouraged.
- (iv) Use of walls along the perimeter of a subdivision shall be minimal.
- (v) Developments and uses shall be compatible with a rural lifestyle, including the raising and keeping of animals.
- (vi) Pathways for use by equestrians and pedestrians should be incorporated along perimeter streets.
- (vii) Development and/or uses within a Rural Neighborhood Preservation NPO shall be subject to 30.04.06, *Residential Adjacency*.

H. Red Rock Overlay (RRO)

4. Site Development Standards

iv. Fences and Walls

- (a) Fences and walls, including retaining walls, shall be designed to complement the architecture and exterior materials of the primary structure.
- (b) No fence or wall shall be more than 6 feet in height, except walls in conjunction with commercial development with frontage on a State Highway as designated in the Transportation Maps of the Master Plan may be up to 8 feet in height. Any fence or wall over 6 feet shall include decorative elements such as columns, pilasters, and varied designs or textures. No retaining wall shall be more than 4 feet in height.

SECTION 5. Title 30, Section 30.04.03 of the Clark County Code is amended to read as follows:

30.04.03 FENCES AND WALLS

A. Applicability

The standards of this Section shall apply to any fence or wall, including retaining walls, that are not required but proposed. If a requirement in this §30.04.03 cannot be met, a Waiver of Development Standards, as described in §30.06.06F, may be requested.

B. General Standards

1. Fences and Walls

The maximum height of a fence or wall shall be limited as follows, unless otherwise stated by this Title. In the Urban Area, fences and walls along a street shall be decorative. Fences and walls within the Nonurban Area need not be decorative.

i. ~~Front Setback~~

~~Fences or walls proposed within the front setback shall be limited in height as follows:~~

- ~~(a) Residential districts: 3-foot maximum. Within the first 15 feet, a fence may be increased to up to 6 feet if decorative. In the RS80, RS40, RS20, and RS10 districts, a 6-foot-high wall is permissible along collector and arterial streets.~~
- ~~(b) Commercial and industrial districts: 3-foot maximum.~~

ii. ~~Side/Rear Setback~~

~~(a) Fences or walls proposed within the side or rear setback shall be limited in height as follows:~~

- ~~(1) Residential zoning districts: 6-foot maximum.~~
- ~~(2) Commercial zoning districts: 8-foot maximum.~~
- ~~(3) Industrial zoning districts: 10-foot maximum.~~
- ~~(4) Special zoning districts: 8-foot maximum.~~
- ~~(b) When adjacent to a more intense zoning district, fence and wall height along a common lot line may be permitted to the maximum height of the more intense zoning district.~~

i. Residential Districts

- (a) 3-foot maximum within the first 15 feet of the front setback.
- (b) 6-foot maximum in all setbacks or on the property line, except when located in i(a) above.
- (c) When adjacent to a more intense zoning district, fence and wall height along a common lot line may be permitted to the maximum height of the more intense zoning district.

ii. Commercial and Special Districts

- (a) 3-foot maximum when located within a setback and where along a street.

- (b) 8-foot maximum in all setbacks or on the property line, except when located in ii(a) above.
- (c) When adjacent to a more intense zoning district, fence and wall height along a common lot line may be permitted to the maximum height of the more intense zoning district.

iii. Industrial Districts

- (a) 3-foot maximum when located in the front setback.
- (b) 10-foot maximum when located in all other setbacks or on the property line.

iii. iv. Fence and Wall Height Measurement

Fence and wall height shall be measured from the high side of the finished grade to the highest point of the fence, wall, or hedge. Where the finished grade of a lot is above or below the finished grade of an abutting lot or street, the finished grade shall be the point on the high side, except within the front yard of single-family residences, which shall be measured from the top of the curb.

iv. v. Outside Setback Area

Fences or walls proposed outside of a setback area shall be limited to primary structure or accessory structure height, whichever is less.

v. vi. Lighting and/or Decorative Features

The height of a fence or wall may exceed the maximum allowable height by no more than 1 foot to accommodate lamps, lighting and/or decorative features on top of columns or fence posts.

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 November 17, 2025. 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.