

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-24-900429: Review an ordinance to amend Title 30 to update various land use requirements and procedures and make corrections and clarifications as appropriate, and direct staff accordingly. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At its May 22, 2024 discussion of AG-24-900305 the Board of County Commissioners (Board) directed staff to bring forward the second full update of Title 30 along with the following direction given:

- Chapter 30.02, Section 30.02.26 F, Neighborhood Protection Overlay: Commissioner Jones has requested the Board discuss whether to modify the density standards under Section 30.02.26 F.4.i(d) to allow subdivisions of any lot count to be able exceed 2 dwelling units per acre if the net lot area requirements of the underlying district, and any allowable exceptions, are met. Current exception only applies to minor subdivisions of 4 lots or less. The Board directed this provision to expand to include up to 10 lots.
- Chapter 30.04, Section 30.04.08C.5, Sidewalks: the Board directed staff to modify Section 30.04.08C.5.ii. to no longer allow an exemption for new development and redevelopment to keep an existing attached sidewalk, where a detached sidewalk would otherwise be required, when the sidewalk is not proposed to be rebuilt.
- Chapter 30.06, Section 30.06.06C, Minor Deviations: the Board directed staff to remove the prohibition currently restricting the use of the minor deviation process to reduce the lot size for properties located within the Neighborhood Protection (RNP) Overlay and properties within the Ranch Estate Neighborhood land use category. Staff was directed to make this change, however, properties in the Lone Mountain Interlocal Area would still be prohibited from requesting a minor deviation.
- Chapter 30.03, Section 30.03.03A.5, Assisted Living: The Board directed staff to modify the density restrictions to limit facilities located within a single-family residential zoning district to the density maximum of the residential land use category and clarify that facilities located within a multiple-family residential zoning district follow the district standards, and when in a nonresidential zoning district the density is limited to 25 dwelling units per acre. Current density restrictions incorrectly refer to district standards for density for which there are no longer density maximums for single-family zoning districts. Staff was directed to modify this use. Changes in terms of density will mirror those of Affordable Housing.

In addition there are numerous changes and clarifications including the following:

- Modify Fee Schedule to add a fee for Administrative Extensions of Time and Revised Plans, adjust Tree Fee-in-lieu
- Accessory Dwelling Unit change name to Accessory Living Quarters
- Add a 5' Side Interior setback for Accessory Structures within the RM18, RM32 and RM50 zoning districts.
- RS20 zoning district subdivisions may exceed density for up to 10 lots if the net lot area is met
- Clarify that the RS5.2, RS3.3 and RS2 zoning districts do not include private streets in lot area calculations
- Delete Figure 30.02-24 Open Space Frontage
- Correct permissions in Table 30.03-1 of Accessory Living Quarters, Equipment Rental, Sales and Service, Vehicle Maintenance , Catering and Recreational Vehicle Park
- Correct Farm or Garden to match previous code and other similar uses allowing customers on site in the Nonurban Area
- Add an exception to Residential Adjacency if separated by an arterial or collector for the uses of: Banquet Facility, Kennel, Special Event and Seasonal Sales to ensure consistency throughout the code

- Modify Equipment Rental or Sales and Service, Recreational Vehicle Park zoning district use permissions
- Add Vehicle Maintenance or Repair use permissions to 30.03.03 for the RS80, RS40 and RS20 zoning districts within the Nonurban Area outside of the Red Rock Overlay
- Allow a Zoning Compliance application to modify the number of display vehicles for the use of Vehicle Rental or Sales to match previous code
- Vehicle Wash with manual hand washing only shall not require Residential Adjacency standards
- Add the use Catering as being permissible in conjunction with a resort hotel, hotel, motel, shopping center or restaurant within the CR zoning district
- Modify the Operation condition of Restaurant and Related Facilities to clarify that the use should be for the exclusive use of the office complex or business park
- Correct Massage in the CR district must provide 3 personal services matching the other districts if not in conjunction with a Resort Hotel
- Correct Fuel Storage condition related to indoor storage that this is for bulk motor oil only
- Clarify Outdoor Display and Storage conditions
- Correct an error to Electric Generation Large scale to allow the waiver of the 2,000 foot separation for Residential Adjacency to match previous title
- Remove the letter of consent requirement for Public Utility Structures on publicly owned property
- Clarify that landscaping requirements apply to new development
- A 10 foot landscape strip is required when attached sidewalks are allowed to remain
- Allow small or medium tree substitution without requiring an Alternative Landscape Plan
- Add tree placement standards to landscape design
- Clarify that street tree landscaping does not apply to the front yards of single-family subdivisions.
- Any tree prohibited to be installed within sight zones or near streetlights shall not be required to be installed elsewhere
- Exceptions to Parking Lot landscaping can be approved by Administrative Design Review if the required number of trees are installed adjacent to or within parking lot islands to provide shade
- Clarify Alternative Landscape Plan does not require approval of a Waiver of Development Standards
- Redundant wall provision relocated to 30.04.02B
- Buffer screen wall installation is required if the project site is higher in elevation. The screen wall shall be installed at the edge of the higher elevation to protect neighboring properties from impacts such as lighting or noise
- Set a standard height for Security Fencing of 10 feet
- Clarify parking requirements for Outdoor Uses, Food Pantry and Truck Stop to be calculated using the site area in use for the project
- Reorganize Parking Alternatives subsection by moving the “Demand Study” provision to the end
- Remove duplicate reference to Manufactured Home Regulations from 30.04.05 B.2. to 30.04.05 E.6
- Permit 18-foot driveways for lots with knuckles or cul-de-sacs
- Change formatting of Tables 30.04-4 Minimum Parking Space Dimension and 30.04-7 Required Off-Street/Loading Space
- Clarify Residential Adjacency standards
- Clarify that signage requests or variations within the Residential Adjacency section shall require approval of a Sign Design Review (SDR), if the Zoning Compliance (AC) cannot be utilized
- Correct Multi-Family or Nonresidential Vehicular Access to remove arterial and collector from the list
- Clarify that height setbacks are measured from the property line
- Modify Spillover Lighting provision to require that lighting fixtures be lengthened, cutoff and fully shielded so the lamp is not visible from existing residential lots
- Add an exemption from the requirements within Lighting for single-family residential coach lights
- Add expiration clause to Public Works 30.04.08 to match Title 30
- Clarify the pedestrian protection area runs from the Welcome to Las Vegas sign to Sahara Avenue
- Delete Figure 30.04-20
- Modify Subdivision regulations to clarify that residential uses are not permissible within a commercially mapped parcel
- Clarify Public Works Minor Deviation.
- Specialty Signs and Temporary Signs with blank cells indicate that it is not permissible in that district unless a Sign Design Review is approved
- Correct all references to Hazardous Materials or Waste Storage
- Applications requested to be withdrawn after public notice shall be considered to be without prejudice

- Neighborhood meetings for Plan Amendments are not required if the proposed plan amendment is initiated by the Board when within the boundaries of a CAC/TAB or for area specific land use plan updates
- Add back previous H-1 (Limited Resort and Apartment), now CR (Commercial Resort), language “property within the Las Vegas Boulevard Gaming Corridor zoned H-1 as of July 16, 1997 is included within the GED
- Remove “prior to issuance of a Certificate of Completion or Occupancy” from Minor Deviation
- Letters of consent are not required from Bureau of Land Management owned parcels
- Revise Minor Deviation prohibition to only those properties located in the Lone Mountain Interlocal Area
- Correct Waiver of Condition application that a public hearing is not require if a Tentative Map was the original application
- Add additional Extension of Time language back to Public Works applications if an application has expired during the diligent processing of any development permits or licenses
- Clarify a cellular tower on wheels (COW) is not included in the definition of Communication Tower
- Revise the definition of Dayclub/Nightclub, Parking Space
- Clarify a Project of Regional Significance does not include any Special Use Permits required to waive conditions within the Use Table
- Correct all titles of Recreational or Entertainment Facility

Staff requests the Commission review the ordinance.

~~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 update various land use requirements and procedures and make corrections and clarifications as appropriate. (T30-24-900429)

ORDINANCE NO. _____
 (of Clark County, Nevada)

AN ORDINANCE TO AMEND THE TITLE 30 FEE SCHEDULE, TABLES 1 AND 2; TITLE 30, CHAPTERS 30.01, 30.02, 30.03, 30.04, 30.05, 30.06, AND 30.07, SECTIONS 30.01.09, 30.02.09, 30.02.10, 30.02.11, 30.02.24, 30.02.25, 30.02.26, 30.03.02, 30.03.03, 30.03.04, 30.03.05, 30.03.06, 30.03.07, 30.03.08, 30.04.01, 30.04.02, 30.04.03, 30.04.04, 30.04.05, 30.04.06, 30.04.07, 30.04.08, 30.04.09, 30.05.01, 30.05.02, 30.05.03, 30.06.03, 30.06.04, 30.06.05, 30.06.06, 30.06.08, 30.06.10, 30.06.11, 30.07.02; TABLES 30.02-2, 30.03-1, 30.04-2, 30.04-4, 30.04-7 FIGURES 30.02-24, 30.04-20 TO CLARIFY ASSISTED LIVING DENSITY REQUIREMENTS, ALLOW DENSITY INCREASES IN THE RNP NPO IF NET LOT SIZE IS MAINTAINED, ALLOW MINOR DEVIATIONS WITHIN THE RNP NPO, REQUIRE DETACHED SIDEWALKS. AND UPDATE VARIOUS LAND USE REQUIREMENTS AND PROCEDURES 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, Tables 1 and 2 of the Fee Schedule of the Clark County Code are amended to read as follows:

Table 1: Title 30 Application Fees

Application Type	Required Fees		
	Application	Mailed Notice	Sign
Administrative Extension of Time	\$150 per application type		

Table 2: Administrative Fees - General

Administrative Service	Fee
Revised Plans for applications listed in Table 1	\$100
Tree Fee-in-lieu	\$9453 adjusted annually on July 1 st by the prior year Consumer Price Index (CPI), US City Average, All items not to exceed 5%.

SECTION 2. Title 30, Chapter 30.01, Section 30.01.09 of the Clark County Code is amended to read as follows:

4. → CR District Subdivisions Recorded Prior to May 1974¶

In the CR district, single-family dwellings and accessory uses and structures typically associated with single-family development (including accessory living quarters dwelling units) located in subdivisions recorded prior to May 1974, may be expanded and modified subject to the RS10 district standards, if the dwelling or accessory use or structure is located on a parcel of land that contained a legal nonconforming residential structure on March 1, 1998.¶

SECTION 3. Title 30, Chapter 30.02, Sections 30.02.09, 30.02.10, 30.02.11, 30.02.24, 30.02.25, and 30.02.26, Table 30.02-2, and Figure 30.02-24 of the Clark County Code are amended to read as follows:

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 / <u>5</u> ¶	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: ¶ [A] Lot area, min.-Min. lot area: 1,800 sf; ¶ [B] Max. density: 18 units/acre; and ¶ [C] Open space: 120 sf/unit. ¶	
¶	Building separation ¶	10 / 6 ¶		
HEIGHT (MAX. FT.) ^[1] ¶		¶		
D ¶	Structure height	35 ¶		
OPEN SPACE ^[1] ¶		¶		
¶	200 sf/unit ¶			

30.02.10 → RM32: RESIDENTIAL MULTI-FAMILY 32 ¶

A. → Purpose ¶

The RM32 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 sf [¶]	Overlay Districts ¶	§30.02.26 ¶
¶	Density, max. ¶	32 units/acre ¶	Measurement/Exceptions ¶	§30.02.25 ¶
SETBACK (MIN. FT.) ¶		PRIMARY / ACCESSORY ¶	Use Regulations ¶	Chapter 30.03 ¶
A ¶	Front ¶	20 ¶	Development Standards ¶	Chapter 30.04 ¶
B ¶	Side interior ¶	20 / <u>5</u> ¶	Residential Adjacency ¶	§30.04.06 ¶
¶	Side street [¶]	20 [¶]		
C ¶	Rear ¶	20 / 5 ¶		
¶	Building separation ¶	10 / 6 ¶		
HEIGHT (MAX. FT.) ¶		-		
D ¶	Structure height	50		
OPEN SPACE ¶		¶		
	100 sf/unit ¶			

¶

30.02.11 → RM50: RESIDENTIAL MULTI-FAMILY 50 ¶

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 sf ¶	Overlay Districts ¶	§30.02.26 ¶
¶	Density, max. ¶	50 units/acre ¶	Measurement/Exceptions ¶	§30.02.25 ¶
SETBACK (MIN. FT.) ¶		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 ¶	¶	¶
C ¶	Rear ¶	20 / 5 ¶	¶	¶
¶	Building separation ¶	10 / 6 ¶	¶	¶
HEIGHT (MAX. FT.) ¶		-	¶	¶
D ¶	Structure height	75	¶	¶
OPEN SPACE ¶		¶	¶	¶
¶	100 sf/unit ¶	¶	¶	¶

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¶	30¶	20¶	20¶	20¶	20¶	20¶	20¶
Side interior¶	15 / 5¶	15 / 5¶	10 / 5¶	10 / 5¶	5¶	5¶	5¶	20/ <u>5</u> ¶	20/ <u>5</u> ¶	20/ <u>5</u> ¶
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¶

30.02.25 → MEASUREMENT-AND-EXCEPTIONS¶

B. → Density¶

3. → Exceptions¶

Variations or waivers of standards to allow additional density shall not be accepted, unless otherwise stated. In the RS20 zoning district, subdivisions proposing up to 10 lots will be considered conforming to the corresponding Master Plan land use category density limitation if the net lot area requirements of the district, including any allowable exceptions, are met.¶

C. → Lot-Area-and-Coverage¶

i. → Lot Area¶

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; except that the minimum lot area in RS5.2, RS3.3 and RS2, shall not include private streets. ¶

30.02.26 → OVERLAY-DISTRICTS¶

B. → Airport-Airspace-Overlay-(AAO)¶

3. → Standards¶

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, on FAA form 7460-1, 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 30.02-5.¶

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¶
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.¶

(5) Any construction or alteration for which notice is required by any other FAA regulation.¶

(c) → Construction-or-Alteration-Not-Requiring-Notice¶

(4) → Any construction or alteration for which notice is required by any other FAA regulation.¶

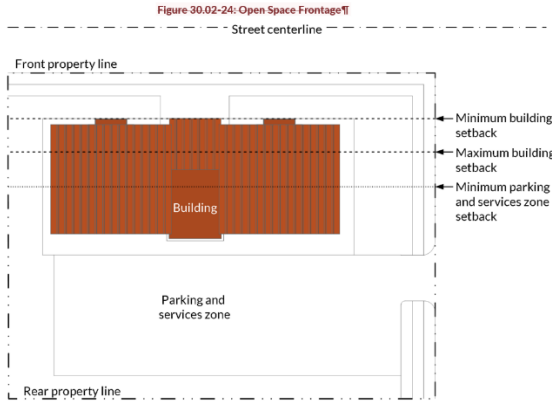
E. → Maryland-Parkway-Overlay-(MPO)¶

3. → Standards¶

ii. → Site-Design-Standards¶

(b) → Open-Space¶

(4) → No less than 1 side shall front a street or pedestrian way per Figure 30.02-24, below.¶



. DELETE FIGURE 30.02-24

F. → Neighborhood-Protection-Overlay-(NPO)¶

4. → Adopted-Neighborhood-Protection-Overlay-¶

i. → Rural-Neighborhood-Preservation-NPO¶

(c) → Allowed Land Uses¶

Primary land uses are single-family homes on lots of sufficient size to raise or keep animals non-commercially. Supporting land uses may include uses related to gardening and growing crops; accessory living quartersdwelling units; and neighborhood-serving public facilities such as schools, parks, trails, open space, and other complementary uses.¶

(d) → Standards¶

(1) → Density¶

The maximum density shall be 2 dwelling units per acre, except that ~~minor~~ subdivisions proposing 4-10 or fewer lots may exceed the density if the net lot area requirements of the underlying district, and any allowable exceptions, are met.¶

A. → Household and Group Living

2. → Accessory Living Quarters Dwelling

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
Accessory Dwelling	A	A	A	A	A	A	A	A								A				A	A	

i. → Location and Access

- (a) → An accessory living quarters dwelling must be in conjunction with a single-family residence.
- (b) → No more than 1 accessory living quarters dwelling is allowed on any lot or parcel.

ii. → Layout and Design

- (a) → Accessory living quarters are ~~An accessory dwelling is~~ not allowed on a lot where the minimum area is less than the zoning district standard unless the lot area was reduced by the approval of a Planned Unit Development (PUD). In no case shall ~~an~~ accessory living quarters dwelling be within a manufactured or tiny home park or on a lot that is less than 4,000 square feet. This standard shall not be waived or varied.
- (b) → On a parcel or lot less than 10,000 square feet, ~~an~~ accessory living quarters dwelling shall not exceed 75% of the gross floor area of the habitable area of the primary dwelling. This standard shall not be waived or varied.
- (c) → On a parcel or lot that is 10,000 square feet or greater, or if within the Nonurban Area, ~~an~~ accessory living quarters dwelling shall not exceed the gross floor area of the primary dwelling.
- (d) → An accessory living quarters dwelling shall include a similar roof line, complementary colors, and building materials as the primary dwelling.
- (e) → A recreational vehicle is prohibited as ~~an~~ accessory living quarters dwelling.

5. → Assisted Living

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
Assisted Living	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					S

i. → Location and Access

Shall be accessed from an arterial or collector street or a commercial complex.

ii. → Layout and Design

- (a) → A facility within a residential district shall be designed with a residential appearance consistent with the neighborhood.
- (b) → District standards for density shall be met. For districts without a density standard, density of the facility shall not exceed 25 dwelling units per acre. Facilities are limited to the following maximum densities which cannot be waived or varied: This standard shall

not be waived or varied. The following shall be used for purposes of calculating the density of an Assisted Living facility:¶

(1) → RS Zoning Districts¶

(i) → RS80, 0.50 units/acre¶

(ii) → RS40, 1. units/acre¶

(iii) → RS20, 2 units/acre¶

(iv) → RS10 3 units/acre¶

(v) → RS5.2, 5 units/acre¶

(vi) → RS3.3, 8 units/acre¶

(vii) → RS2, 14 units/acre ¶

(2) → RM zoning districts shall not exceed 25 units/acre.¶

(3) → For all other zoning districts without a density standards 25 units/acre.¶

(c) → The following shall be used for purposed of calculating the density: ¶

(1) → Each bedroom/unit less than 120 square feet shall be counted as ¼ of a dwelling unit except as specified in subsection (3), below.¶

(2) → Each bedroom/unit 120 square feet or more shall be counted as ½ of a dwelling unit except as specified in subsection (3), below.¶

(3) → Where a portion of a bedroom/unit will not be used for additional beds, but will be used as a seating area or similar purpose, density shall be calculated as follows:¶

(i) → Each bedroom/unit 120 to 180 square feet shall be counted as ¼ of a dwelling unit; and¶

(ii) → Each bedroom/unit more than 180 square feet shall be counted as ½ of a dwelling unit.¶

30.03.04 → AGRICULTURE AND ANIMAL-RELATED USES ¶

A. → Agriculture and Animal-Related¶

8. → Farm or Garden¶

Zoning 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
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

i. → Operation¶

(a) → In all residential districts in the Nonurban Area, and in the RS80 and RS40 districts in the Urban Area, a farm or garden is allowed as a primary use.¶

(b) → Customers are allowed on site in the Nonurban Area. In the residential districts in the Urban Area, customers are allowed on site with the approval of a Zoning Compliance (AC) application per §30.06.08G, including letters of consent from property owners within a 300-foot radius of the property.¶

(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.¶

12. → Kennel

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	
Kennel																							

i. → Operation

(a) → Commercial Districts

- (1) → Shall be accessory to an animal hospital.
- (2) → Limited to indoor kennels only.

(b) → IP, IL, and AG Districts

Outdoor kennels and runs shall not be located within 500 feet of areas subject to §30.04.06, Residential Adjacency unless separated by an arterial or collector street.

30.03.05 → CIVIC AND INSTITUTIONAL USES

A. → Group Assembly

1. → Banquet Facility

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	
Banquet Facility														S	C	C	C	S	S				

i. → Location and Access

- (a) → Shall be accessed from an arterial or collector street.
- (b) → A facility shall not be located within 200 feet of areas subject to §30.04.06, Residential Adjacency unless separated by an arterial or collector street.

30.03.06 → COMMERCIAL USES

B. → Automotive and Transportation

12. → Vehicle Maintenance or Repair

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
Vehicle Maintenance or Repair	S	S	S										C			C	C	C	S			

i. → Layout and Design

- (a) → In the nonresidential zoning districts, a facility and all activities, including the parking of vehicles and equipment to be serviced, shall not be within 200 feet of any area subject to §30.04.06, Residential Adjacency, unless separated by an arterial or collector street or buffered by a building.
- (b) → All vehicle maintenance and repair activities must occur within an enclosed building except that outdoor smog check activities may occur outside if related equipment is stored within an enclosed building.

ii. → Operation

- (a) → In addition to required parking, facilities that store vehicles overnight awaiting repair shall have a designated on-site parking area for those vehicles with at least 1 overnight storage parking space per service bay.
- (b) → In the CR district, vehicle maintenance and repair shall only be in conjunction with vehicle sales. This standard shall not be waived or varied.
- (c) → In the RS80, RS40 and RS20 districts, vehicle maintenance and repair shall only be permissible in the Nonurban Area outside of the Red Rock Overlay (RRO) subject to approval of a Special Use Permit (UC) per §30.06.05D. This standard shall not be waived or varied. Approval of a Special Use Permit (UC) per §30.06.05D shall not be required if letters of consent from property owners within a 300-foot radius of the property are included with a Zoning Compliance (AC) application per §30.06.08G.

14. → Vehicle Rental or Sales ¶

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
Vehicle Rental or Sales	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□

i. → Operation ¶

- (a) → Establishments may display up to 5 vehicles or pieces of equipment for rental or sale when parking is shared with another use. Additional vehicles may be requested per §30.06.08G Zoning Compliance (AC) §30.06.06C, Minor Deviation, following review of an applicant-provided parking analysis and site plan ~~that is prepared by a qualified professional.~~ ¶
- (1) → In the CR district, must be in conjunction with a hotel or motel, resort hotel, or rural resort hotel, and the number of vehicles is not limited. ¶
- (b) → In the PF district, only vehicle rental is permissible. Vehicle sales must be in conjunction with an airport conducted through a vehicle rental business. This standard shall not be waived or varied. ¶

15. → Vehicle Wash ¶

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
Vehicle Wash	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□

i. → Layout and Design ¶

- (a) → A facility servicing automobiles and off-highway vehicles shall not be within 200 feet of any area subject to §30.04.06, *Residential Adjacency*. ¶
- (b) → A facility servicing commercial vehicles, trailers, recreational vehicles, and watercraft shall not be within 750 feet of any area subject to §30.04.06, *Residential Adjacency*, and shall require approval of a Special Use Permit, as described in §30.06.05D, *Special Use Permit (UC)*. ¶
- (c) → Vehicle wash is permissible as an accessory use when in conjunction with a primary use and not open to the public. Vehicle wash by mechanical means shall not be located within 200 feet of any area subject to §30.04.06, Residential Adjacency. ¶
- (d) → In the CR district, use is only permissible when in conjunction with a hotel or motel, resort hotel, or rural resort hotel. ¶

D. → Food and Beverage ¶

1. → Catering ¶

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
Catering	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□

i. → Location and Access ¶

- (a) → In the commercial and industrial districts, catering must be in conjunction with a hotel, motel, resort hotel, rural resort hotel, shopping center, or restaurant. ¶

F. → Recreation and Entertainment ¶

5. → Restaurant and Related Facilities ¶

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
Restaurant and Related Facilities	α	α	α	α	α	α	α	α	α	α	P	C	P	P	P	P	S	S	α	S	α	C

i. → Operation ¶

In the CP, IP, IL, AG, and PF districts, an establishment must be an accessory use only and subordinate to the primary use, designed for the exclusive use of the employees of an office complex or business park, and shall not have an independent commercial appearance or operation. ¶

2. → Dayclub/Nightclub ¶

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
Dayclub/Nightclub	α	α	α	α	α	α	α	α	α	α	α	α	S	S	S	C	S	S	α	α	α	α

The following standards shall not be waived or varied: ¶

i. → Location and Access ¶

The establishment shall not be within 500 feet of any area subject to §30.04.06, Residential Adjacency. This standard shall not be waived or varied. ¶

ii. → Operation ¶

In the CR district, an establishment must be in conjunction with a resort hotel. ¶

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
Special Event	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	α	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. ¶

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. ¶

G. → Retail and Services¶

5. → Massage¶

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¶
Massage¶	C¶	C¶	¶	¶	¶	¶	¶	¶	¶	¶	C¶	C¶	C¶	C¶	C¶	C¶	C¶	C¶	¶	¶	¶	¶

i. → Primary Use¶

In the CG and CR districts, massage as a primary use shall require a *Special Use Permit (UC)* as described in §30.06.05D, and compliance with the following standards that shall not be waived or varied:¶

- (a) → The use shall not be within 200 feet of any area subject to §30.04.06, *Residential Adjacency*.¶
- (b) → The use shall be at least 1,000 feet from another massage establishment.¶

ii. → Accessory Use¶

In the RS80, RS40, CN, CP, CG, CC, CU, CR, IP, and IL districts, massage must be an accessory use only with the following standards that shall not be waived or varied:¶

- (a) → In the CR district, the establishment must be accessory to a resort hotel or rural resort hotel or meet condition (c) below.¶
- (b) → The establishment is prohibited in conjunction with an adult business.¶
- (c) → The establishment may be operated in conjunction with:¶
 - (1) → A state-licensed healthcare provider per NRS 629.031 or a massage school per NAC §394.¶
 - (2) → A health club, country club, golf course and accompanying club house, or retreat, no more than 25% of public floor area used for massage.¶
 - (3) → A beauty salon or day spa providing a minimum of 3 beauty salon/day spa services, no more than 25% of public floor area used for massage.¶

11. → Seasonal Sales ¶

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¶
Seasonal Sales	□	□	□	□	□	□	□	□	□	□	T	T	T	T	T	T	T	T	□	T	□	□

The following standards shall not be waived or varied. ¶

i. → Layout and Design ¶

- (a) → When operating in 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 street. ¶

ii. → Location and Access ¶

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

iii. → Operation ¶

A seasonal sale shall be allowed 14 days prior to the associated holiday, including set-up, and 1 additional day following the holiday for removal, except: ¶

- (a) → Halloween and Christmas sales shall be allowed 30 days prior to the holiday, plus 7 days for set-up and 7 days after the holiday for removal. ¶
- (b) → Adult businesses are prohibited from seasonal sale use. ¶
- (c) → Live entertainment is prohibited, except for haunted houses during the Halloween season. ¶
- (d) → Temporary amusement rides may exceed the maximum height limit of the zoning district. ¶
- (e) → A seasonal sale is permissible 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.* ¶

30.03.07 → INDUSTRIAL USES ¶

D. → Warehousing and Storage ¶

1. → Fuel Storage ¶

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¶
Fuel Storage	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	S	S	S	□	□	□

i. → Layout and Design ¶

- (a) → Shall be 1,000 feet from any nonindustrial use. ¶
- (b) → Shall be 200 feet from any other industrial use except accessory industrial uses. ¶

ii. → Operation ¶

In the IP and IL districts, storage shall be limited to the indoor storage of bulk motor oil fuel storage is only permissible indoors. This standard shall not be waived or varied. ¶

4. → Outdoor Storage and Display¶

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¶
Outdoor Storage and Display¶	A/St	A/St	A/St	□	A/St	□	□	□	□	□	□	□	C□	□	□	C□	C□	C□	C□	A/St	□	C□

i. → Nonresidential Districts Excluding the AG District¶

- (a) → Outdoor storage and display shall meet the zoning district setback requirements of Chapter 30.02, *Zoning Districts*. Outdoor storage and display not meeting the zoning district setbacks shall be screened from view by an 8'-high screened fence or wall.¶
- (b) → Outdoor storage and display shall be screened from any arterial or collector street, or right-of-way and from any adjacent nonindustrial use with an 8'-high screened fence or wall.¶
- (c) → ~~No~~ Outdoor storage and display shall not be stacked or piled above the height of any required screen fence or wall. This standard shall not be waived or varied in the CG, CR, or IP districts.¶
- (d) → In CG and the IP districts, shall be accessory to an indoor primary use, located behind the front face of the primary building, and shall not obstruct any pedestrian walkways.¶
- (e) → In the CG district, limited to outdoor display only, accessory to an indoor primary use and shall not obstruct any pedestrian walkways. Outdoor storage is only allowed when storage is in conjunction with an outdoor motor vehicle racetrack having 50,000 or more seats, for those items used in connection with the activation of events held thereon.¶
- (f) → In the CR district, shall be accessory to a resort hotel, rural resort hotel, or neighborhood casino.¶

ii. → Accessory Use only in RS80, RS40, RS20, RS5.2, and AG Districts¶

In the Nonurban Area, and outside the Red Rock Overlay (RRO), the following standards shall apply:¶

- (a) → Outdoor storage and display must be accessory to a single-family residential primary use or special development. This standard shall not be waived or varied.¶
- (b) → Commercial vehicle may be kept on site when accessory to a residence if:¶
 - (1) → The vehicle is related to a voluntary public service including but not limited to fire, ambulance, road maintenance/repair; and¶
 - (2) → 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 (UC)*, as described in §30.06.05D, and the following standards:¶
 - (1) → The lot is at least 40,000 square feet.¶
 - (2) → Up to 20% 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.¶

B. → Utilities

4. → Electric Generation, Large-Scale

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
Electric Generation, Large-Scale	S															C	S	S	S	S	S	S

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 must be in conjunction with a hotel or motel, 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 industrial use on the same lot or parcel as the primary industrial use.

ii. → Operation

- (a) → Except in the RS80 and IH districts, energy shall only be generated from renewable resources, including but not limited to wind or solar.
- (b) → Any project generating 50 megawatts or more of electricity and impacts more than 1 jurisdiction may be required to follow the Southern Nevada Regional Planning Coalition’s (SNRPC) procedures for Regional Infrastructure Projects. This standard shall not be waived or varied.

SECTION 5. Title 30, Chapter 30.04, Section 30.04.01, 30.04.02, 30.04.03, 30.04.04, 30.04.05, 30.04.06, 30.04.07, 30.04.08, and 30.04.09, Tables 30.04-2, 30.04-4, 30.04-7. and Figure 30.04-20 of the Clark County Code are amended to read as follows:

30.04.01 → LANDSCAPING

B. → Applicability

- 1. → Except as otherwise provided, the standards in this Section shall apply to all new development.
- 2. → Any development located outside of the service area of the nearest water provider may replace any required live landscaping with permanent xeriscape landscaping that supports the purpose and intent of this Chapter.
- 3. → If a requirement in this §30.04.01 cannot be met, a Waiver of Development Standards, as described in §30.06.06F, may be requested.

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 w~~When an attached sidewalk is proposed or is allowed to remain ~~where a detached sidewalk is otherwise required~~, 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. ~~If approved under an Alternative Landscape Plan, Alternatively,~~ medium and small trees may shall 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 j 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 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 of single-family residential development. ¶

(b)(d) → Trees prohibited pursuant to iv. above are not required to be installed elsewhere. ¶

8. → Parking Area Landscaping ¶

(c) → Exceptions ¶

Modifications may be requested through approval of an Administrative Design Review (ADR) per §30.06.05A, provided the required number of trees are installed adjacent to or within the parking lot to provide shade. ¶

E. → Alternative Landscaping Standards¶¶

1. → Alternative Landscape Plan¶¶

i. → Purpose¶¶

The purpose of this Section is to provide an opportunity for the proposal of innovative alternatives that meet or exceed the quality and/or quantity of the required landscaping without requiring approval of a Waiver of Development Standards. ¶¶

ii. → Applicability¶¶

(a) → An alternative landscape plan may be approved when the proposed landscape design does not meet the requirements of this Title, but proposes innovative, high-quality alternatives that enhance the physical environment of the site and the surrounding area to a greater extent than could otherwise be achieved by these standards. ¶¶

(b) → The alternative landscape plan shall not be used to alleviate inconveniences, financial burdens, or self-imposed hardships. ¶¶

iii. → Allowable Alternatives ¶¶

Alternatives from the landscaping standards that may be considered for approval in an alternative landscape plan include, but are not limited to, the following: ¶¶

(a) → Variation from Standards to Enhance Water Conservation¶¶

A variation from the landscaping standards of this Title may be considered if the alternative enables enhanced water conservation or shading. ¶¶

(b) → Modified Planting Rates due to Existing Public Utilities and Infrastructure¶¶

A modification in the number, configuration, or location of required trees or shrubs may be considered when the public utility or governing agency provides written notice that the required landscaping would negatively impact the operation of overhead and underground public utilities or create a public safety hazard. ¶¶

(c) → Reduction in Standards for Significant Tree Protection¶¶

A reduction in the number or spacing of required trees may be considered in exchange for protection of existing significant trees that provide canopy coverage comparable to what would otherwise be achieved through required landscaping. ¶¶

(d) → Modified Tree Placement¶¶

A variation from the street or parking lot landscaping tree placement may be considered if the required number of trees are provided and shading and coverage requirements are met. ¶¶

iv. → Submittal and Review¶¶

Alternative landscape plans proposals shall be prepared and submitted with the applicable land use application by a registered landscape architect licensed by the State of Nevada, to be reviewed and approved as the landscape plan component of the Design Review approval. Documentation necessary to support the alternative shall be included submitted with the alternative landscape plan. ¶¶

2. → Fee-In-Lieu¶¶

ii. → The fee-in-lieu shall be an amount set by the Board and calculated based on the square footage of shortfall of the total required trees, to offset the impacts of not installing the required amount of trees. Shortfall of required trees shall be based on the minimum coverage at maturity for 1 large tree, ~~or~~ 2 large trees for a significant tree, or some other reasonably related metric as deemed appropriate by the Board. ¶¶

30.04.02 → BUFFERING AND SCREENING ¶

C. → Buffering and Screening Standards ¶

1. → Buffering and Screening Standards ¶

i. → Required ¶

Buffering and screening shall consist of a 15-foot landscape buffer with an 8-foot decorative screen wall. Industrial zoning districts may increase wall height to 10 feet maximum. ¶

ii. → Redundant Fence/Wall ¶

~~A required screen wall adjacent to an existing fence or wall shall not be required when the adjacent property owner provides a notarized letter of consent agreeing that the existing fence or wall is sufficient and, if applicable, will serve as an adequate screen wall, even if the existing fence or wall is less than the required screen wall height. ¶~~

~~iii.ii. → Modifications In any district, any adjacency buffer and screening requirement may be modified with approval per §30.06.06C, Minor Deviation, exceptions or variations from adjacency buffer and screening requirements may be approved with written consent of the adjoining residential property owner(s) through the Zoning Compliance process, as described in §30.06.08G Zoning Compliance (AC). ¶~~

iv.iii. → Nonurban Area ¶

~~Screen walls do not need to be decorative and a fence may be installed in place of a required wall. ¶~~

v.iv. → Freeway Walls ¶

~~In residential zoning districts, noise attenuation shall be per NDOT standards. ¶~~

2. → Buffer Landscaping Standards ¶

~~Landscaping within the landscape buffer shall be provided as follows: ¶~~

~~i. → Trees shall be evergreen. ¶~~

~~ii. → Buffers require a double row of evergreen trees each row planted offset from one another. In each row, trees shall be planted 20 feet apart on center. ¶~~

~~ii.iii. → If the finished grade of the project site is higher than the adjacent property, the screen wall and landscape buffer shall be installed at a point on the edge of the higher elevation. ¶~~

30.04.03 → FENCES AND WALLS ¶

B. → General Standards ¶

2. → Materials ¶

i. → Allowed Materials ¶

~~(k) → For vacant or developing lots, chain link with or without weather-resistant color coating. ¶~~

~~(H)(k) In the Nonurban Area, traditional farm fencing (i.e., smooth wire mounted on posts) or alternative fencing used to confine domestic animals is also allowed, provided all fencing is compatible with the rural character of the immediate area. ¶~~

D. → Security Fencing ¶

1. → Security fencing shall be no greater than 10 feet in height, ~~or the maximum fence or wall height allowed in the district, whichever is less. ¶~~

C. → Calculation of Parking and Loading Requirements

4. → Outdoor Uses

Unless otherwise specified in Table 30.04-2: *Minimum Required Parking*, outdoor uses without a primary building shall provide 1 parking space per 7,000 square feet of lot area in use for the first acre then 1 space per acre thereafter, but no less than 3 spaces shall be provided.

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*.

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	
Accessory Dwelling Living Quarters	1 per unit
Food Pantry	1 per 250 sf of indoor area, plus 1 per 500 sf of lot area <u>in use</u>
Truck Stop	1 per 250 sf of indoor area, plus <u>1 per 500 sf of lot area</u>

F. → Parking Alternatives

1. → Generally

i. → Maximum Cumulative Reduction

The maximum reduction of required parking spaces by any single parking alternative or combination of parking alternatives in 2 through 7 of this Section shall be 20%, except where greater allowances noted in 2 through 7.

ii. → Sustainability Incentives Parking Reduction

Apart from this Section, additional parking reductions may be achieved by providing sustainability measures beyond the minimum required per §30.04.05J.2.i, *Minimum Requirements Per Development Type*. Both reductions may be combined for a possible 30% total reduction. Any maximum parking requirement shall be based on this cumulative reduction.

2. → ~~Parking Demand Study~~

~~A parking demand study may be submitted to demonstrate the need for a higher or lower quantity of parking than required by Table 30.04-2: *Minimum Required Parking*, or as otherwise stated in this Section.~~

~~i. → The parking demand study shall be prepared by a traffic engineer and shall estimate parking demand for the proposed use based on the recommendations of the Institute of Traffic Engineers (ITE), Urban Land Institute, the American Planning Association, or other acceptable source of parking demand data for uses and/or combinations of uses of comparable activities, scale, bulk, area, and location.~~

~~ii. → If a parking demand study states anticipated parking demand will be less than or greater than that required in Table 30.04-2: *Minimum Required Parking*, and the Director determines the study accurately reflects anticipated parking demand, the Director may authorize a reduction or increase in required parking spaces based on that study.~~

3.2.→Motorcycle Spaces¶

Up to 1% of the required parking spaces may be motorcycle spaces. ¶

4.3.→On-Street Parking¶

On-street parking may be counted toward the minimum required number of parking spaces on a 1-to-1 basis, subject to the following: ¶

i. → Generally ¶

(a) → Each on-street parking space may only be counted once, even if there are multiple buildings or tenants on the lot. ¶

(b) → If on-street parking is later removed and the remaining parking does not meet the minimum required number of spaces, the site shall be considered legally nonconforming. ¶

ii. → Private Streets or Gated Developments¶

Except for single- and two-family dwellings, legal on-street parking spaces adjacent to the lot line of a development may be used to satisfy required parking. ¶

iii. → Local Public Streets¶

One legal on-street space may be substituted for an on-site space for every 20 linear feet of street frontage, for up to 50% of the required parking. This reduction may not be used for attached or detached single-family dwellings. ¶

iv. → Availability of Spaces¶

On-street parking spaces used to meet required parking minimums shall be available for general public use at all times. On-street parking subject to parking permit or time restrictions (for example, metered parking, sign-posted hour limitations, or no overnight parking), except occasional street-cleaning, shall not be used to meet any minimum parking requirements. ¶

5.4.→Shared and/or Off-Site Parking Spaces¶

Shared parking lots, and/or off-site parking spaces, may be used to meet the requirements in Table 30.04-2: *Minimum Required Parking*, through Director approval of an Alternative Parking Plan, subject to the following. ¶

i. → No shared lot or off-site space shall be more than 150 feet from the subject property, measured along a legal pedestrian route. ¶

ii. → No arterial street separates the parking from the use, unless a pedestrian bridge exists. ¶

iii. → Formal documentation of a shared parking agreement between property owners for the lot to be shared shall be provided. ¶

iv. → Off-site parking proposals must submit documentation that verifies permission for the off-site spaces to be used. ¶

6.5.→Proximity to a Transit Stop¶

i. → Generally¶

Except for single-family dwellings, the minimum parking spaces required may be reduced by 10% from the requirements in Table 30.04-2: *Minimum Required Parking* for development within 1,000 feet, measured along a legal pedestrian route, of a fixed transit stop. For reductions in the Maryland Parkway Overlay, see provision ii. Below. ¶

ii. → Maryland Parkway¶

Any use on Maryland Parkway within 1,000 feet of a fixed transit stop, measured along a legal pedestrian route, between Sahara Avenue and Russell Road may reduce the parking required by Table 30.04-2: *Minimum Required Parking*, as follows: ¶

- (a) → Single-family residential uses may provide 1 parking space per dwelling unit. ¶
- (b) → Multi-family residential uses may reduce the number of spaces required by 50%. ¶
- (c) → Nonresidential uses may reduce required parking by up to 25%. ¶

7.6.→Affordable Housing¶¶

Minimum parking requirements may be reduced by 25% if at least 25% of the dwelling units are income-restricted for a period of at least 30 years to households earning 80% or less of the Department of Housing and Urban Development Area Median Income for Clark County, Nevada. ¶

8.7.→Existing Parking Area Retrofit¶¶

A previously approved parking area that is retrofitted to meet the standards of §30.04.01, *Landscaping*, shall qualify for a 10% reduction in the minimum parking requirement. ¶

8. → Parking Demand Study¶¶

A parking demand study may be submitted to demonstrate the need for a higher or lower quantity of parking than required by Table 30.04-2: *Minimum Required Parking*, or as otherwise stated in this Section. ¶

- i. → The parking demand study shall be prepared by a traffic engineer and shall estimate parking demand for the proposed use based on the recommendations of the Institute of Traffic Engineers (ITE), Urban Land Institute, the American Planning Association, or other acceptable source of parking demand data for uses and/or combinations of uses of comparable activities, scale, bulk, area, and location. ¶

G.→Limitations on Required Parking Areas¶

4. → Outdoorside Display¶¶

Required parking spaces and areas shall not be used for the sale or display of goods and services unless otherwise authorized in this Title. ¶

H.→Design and Maintenance of Parking Areas¶¶

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. ¶

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

vi. → Mobility-Impaired Accessible Spaces¶¶

(c) → Van Spaces¶¶

Van accessible spaces shall have a minimum vertical clearance of 98 inches. ¶

(d)(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) → ~~Standard accessible spaces shall be minimum 8 feet wide alongside a 5-foot wide access aisle. Van spaces shall be minimum 11 feet wide alongside an 8-foot wide access aisle. Access aisles shall be parallel to and level with the accessible space(s) with no barriers and impediments to movement between the access aisle and the sidewalk/building.~~ Figure 30.04-4 below illustrates the applicable requirements. ¶

I. → Loading Spaces¶

1. → Number of Spaces Required¶

- i. → Nonresidential uses receiving deliveries shall provide loading space as shown in Table 30.04-7. ¶
- ii. → Uses requiring loading spaces may provide more loading spaces than required by Table 30.04-7 but all spaces shall meet dimensional and location requirements described in this Section. ¶

Gross Floor Area¶	Number¶	Dimension (feet)¶
Up to 15,000 sf¶	None¶	N/A¶
15,001 sf up to 25,000 sf¶	1 space ¶	10 <u>W</u> x 25 <u>L</u> x 14 <u>H</u> ¶
More than 25,000 sf¶	1 space + 1 for every additional fraction of 25,000 sf beyond the first 25,000 sf¶	10 <u>W</u> x 25 <u>L</u> x 14 <u>H</u> ¶

30.04.05 → SITE AND BUILDING DESIGN¶

B. → Applicability¶

- 1. → Except as otherwise provided in this Section, these standards shall apply to all development. Modifications to existing development legally established with no changes to project design or site features shall not require compliance with the current standards. Any requirements of §30.04.05 not met shall be analyzed as part of the Design Review (DR) process described in §30.06.05B. ¶
- 2. → Development in the Nonurban area shall comply with ~~§30.04.05E.6, Additional Manufactured Home Regulations, and~~ §30.04.05K, Hillside Development, but is exempt from all other parts of this §30.04.05, Site and Building Design. ¶

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, ~~unless placed in the Nonurban Area.~~ ¶

4. → Driveways¶

One minimum 20-foot length driveway is required for all single-family development; however, cul-de-sac or knuckle lots may be 18 feet and single-family attached residential development may be 10 feet. Length of driveways for single-family attached and detached developments shall not be waived or varied, except where modifications from the zoning regulations are proposed through a *Planned Unit Development (PUD)* per §30.06.05C. ¶

30.04.06 → RESIDENTIAL-ADJACENCY¶

B. → Applicability¶

The Residential Adjacency standards of this Section apply to:¶

1. → All development within 200 feet of the Rural Neighborhood Preservation NPO;¶
2. → All nonresidential development within a residential district;¶
3. → All development within an RM district, commercial district, or industrial district adjacent to an RS district; ¶
4. → Nonresidential development adjacent to any RM zoning district; ¶
5. → Nonresidential development adjacent to a manufactured or tiny home park, regardless of the zoning district where such park is located; and ¶
6. → Where otherwise required by this Title.¶

C. → Exception¶

1. → The standards of this Section shall not apply to any undeveloped property in any residential zoning district when the Master Plan Planned Land Use Map indicates a commercial or industrial land use designation for that zone. ¶
2. → Exceptions or variations from these residential adjacency standards may be approved with written consent of the adjoining residential property owner through the Zoning Compliance process, as described in (§30.06.08G, *Zoning Compliance (AC)*). ¶

2.3. → If no written consent can be obtained per #2 listed above, exceptions or variations from subsection I Signs Adjacent to Residential standards may be requested through a Sign Design Review (SDR) §30.06.07A. ¶

D. → Multi-Family or Nonresidential Vehicular Access¶

Multi-family or nonresidential development access is not permissible from:¶

1. → Residential local streets ~~or~~;¶
2. → ~~Blocks along arterial, collector, or local streets if property abutting is master-planned for singlefamily residential~~, unless the street is the sole means of access.¶

H. → Setbacks¶

1. → Height Step Backs and Limits¶

- i. → For any portion of a building above 35 feet in height, a 1-foot horizontal step back is required for each foot of height over 35 feet. The step back shall be measured from the property line.¶
- ii. → No portion of a building shall exceed the following height limits:¶
 - (a) → Sixty feet for buildings within 100 feet of a single-family use or zoning district.¶
 - (b) → One hundred feet for buildings within 200 feet of a single-family use or zoning district. See Figure 30.04-18.¶

J. → Spillover Lighting¶

In addition to the general standards in §30.04.07B, *Exterior Lighting*, development subject to Residential Adjacency shall:¶

1. → Limit the height of on-site lighting within 100 feet of any single-family residential zoning district to 18 feet in height. Additional height as permissible in §30.04.07B, *Exterior Lighting*, may be allowed subject to approval of a lighting plan through §30.06.05A, *Administrative Design Review (ADR)*.¶

1.2. → ~~Shall lengthen, cutoff, and fully shield all lighting fixtures so the lamp is not visible from existing residential lots.~~¶

L. → Parking¶

2. → Parking Area Screening¶

~~If a parking area for a nonresidential development is within 30 feet of a residential district, and not separated by a primary building, or otherwise buffered shall be as required in subject to §30.04.02, Buffering and Screening, the following screening shall be provided:~~¶

~~i. → A 15-foot landscaped buffer with a double row of evergreen trees planted offset from one another. In each row trees shall be planted 20 feet apart on center; and~~¶

~~ii. → A combination of landscaping, berm, and/or decorative wall up to 8 feet in height.~~¶

30.04.07 → OPERATIONAL STANDARDS¶

A. → Purpose¶

The purpose of this Section is to protect adjacent uses and the community from excessive noise, light, smoke, particulate matter, odors, and hazardous materials generated by uses conducted on a property.¶

B. → Exterior Lighting¶

1. → Purpose¶

Exterior lighting standards are intended to enhance safety, preserve the County's nighttime character, and improve the ability to view the nighttime sky in outlying areas of the County. ¶

2. → Applicability¶

All exterior lighting shall meet the requirements of this Section, subject to the following exemptions:¶

ix. → Coach Lighting¶

Coach lighting for single-family residential development.¶

30.04.08 → PUBLIC WORKS DEVELOPMENT STANDARDS¶

C. → Off-Site Improvement Standards¶

1. → Off-Site Improvements¶

Required improvements shall include, but not be limited to, the following, unless otherwise modified pursuant to §30.04.08I, *Minor Deviation, Public Works*:¶

i. → Right-of-Way Improvements¶

(a) → Grading, curbs, gutters, sidewalks, berms, and paving of streets, highways, and other rights-of-way within, bordering, or necessary to provide access to and serve the development. Within the PM-10 Non-Attainment Areas, the Director shall not accept an application to waive any paving less than a required 32-foot-wide road unless the paving will be replaced by Clark County.¶

(b) → Pedestrian protection shall be provided along Las Vegas Boulevard between the Welcome to Las Vegas Sign and Sahara Avenue.¶

2. → **Regulations-References**

- i. → Street improvements shall be constructed in accordance with the following referenced regulations, including appendices, referencing the current editions, or as amended from time to time, or as modified pursuant to §30.04.081, *Minor Deviation, Public Works*:
 - (a) → Uniform Standard Drawings for Public Works Construction Off-Site Improvements, Clark County Area, Nevada;
 - (b) → Uniform Standard Specifications for Public Works Construction Off-Site Improvements, Clark County Area, Nevada;
 - (c) → Clark County Supplement to Uniform Standard Drawings and Specifications;
 - (d) → Minimum Road Design Standards for Nonurban Roadways; and
 - (e) → Project-specific requirements of the Department of Public Works.
- ii. → Reference documents-Regulations (a) through (d) are on file for public review at the County Clerk's Office and at the office of the Department of Public Works, and regulations (a) and (b) are additionally on file at the Regional Transportation Commission of Southern Nevada office.

4. **Improvement Plan Submittal, Review and Approval**

- i. The developer shall submit to the Director of Public Works:
 - (a) Plans, profiles, cross sections and specifications in accordance with this Title and any conditions imposed by the Commission or Board.
 - (b) An improvement plan review fee.

viii.ix. → Applications for which no permit is issued within one year of last review, or applications in which the applicant has failed to meet the specific requirements of a plan review within one year, shall expire by limitation. In order to renew action on an application after expiration, the applicant shall resubmit constructions documents and pay any applicable review fees.

5. → **Sidewalks**

- i. → For the purpose of this subsection and pursuant to NRS 278.0175, a public access easement or right-of-way easement shall be considered a public right-of-way.
- ii. → A minimum 5-foot-wide concrete sidewalk shall be provided on both sides of all public streets.
 - (a) → Detached sidewalks are required along arterial, collector, and local streets and must replace existing attached sidewalks for initial development or complete reconstruction of the site. Sidewalks and shall be designed as follows:
 - (1) → The area between the back of curb and the back of sidewalk shall be dedicated as a right-of-way easement; or the sidewalk will be dedicated through easement or fee simple with the area between the curb and sidewalk dedicated as a right-of-way easement.
 - (2) → When a detached sidewalk is connecting to an existing attached sidewalk, the detached sidewalk shall return to the curb at the property lines to align with the attached sidewalk.

~~(3) → Detached sidewalks are not required where there is an existing attached sidewalk that will not be rebuilt. ¶~~

- iii. → Attached sidewalks are required along frontage roads and residential local streets and permitted on private streets. ¶
- iv. → In no case shall a utility pole or above-ground related equipment be located that results in an existing or proposed sidewalk less than 5 feet wide adjacent to the pole or equipment. ¶
- v. → In no case shall above-ground utility vaults or other appurtenances that would obstruct the intended public use of a detached sidewalk be allowed within any easement granted for such purpose, or within any common lot designated for such purpose, and no easement rights in conflict with this subsection shall be granted to a utility company or any other party. ¶

H. → Utilities ¶

1. → Utility Improvement Requirements ¶

iv. → Location of Utility Poles ¶

When permissible, the forward edge of a utility pole may be located: ¶

- (a) → 58.5 feet from the centerline of the existing or proposed street right-of-way along a township or range line, plus any additional setbacks at intersections, as required under this Chapter. ¶
- (b) → 48.5 feet from the centerline of the existing or proposed street right-of-way along a section line, plus any additional setbacks at intersections, as required under this Chapter. ¶
- (c) → 38.5 feet from the centerline of the existing or proposed street right-of-way along a quarter section line, plus any additional setbacks at intersections, as required under this Chapter. ¶
- (d) → 18 inches from the edge of any other rights-of-way, or future rights-of-way, lines. ¶
- (e) → In no case shall a utility pole or above ground related equipment be located that results in an existing, or proposed, sidewalk less than 5 feet adjacent to the pole or equipment. ¶
- (e)(f) In no case shall a utility pole be located outside the back of existing or future curb at an intersection of two streets. ¶

I. → Minor Deviation, Public Works ¶

- 3. → Design standards and specifications as provided for in §30.04.08B, *Technical Impact Analysis*, §30.04.08C.1. Offsite Improvement Standard, and §30.04.08C.2. References. A complete and accurate technical impact analysis prepared by a Nevada-licensed professional engineer shall be submitted as required by this Title, or as a condition of the approval of any application. The technical impact analysis shall be conditionally accepted or approved prior to the submission of §30.06.09B, *Final Map Technical Review (NFM)* or §30.06.09E, *Parcel Map Technical Review (MSM)*, prior to the issuance of building permits for the improvement. ¶
- 4. → ~~The Clark County Supplement to the Uniform Standard Drawings and Specifications, or the Hydrologic Criteria and Drainage Design Manual, including finished floor elevations outside the 100-Year Flood Plain.~~ ¶

30.04.09 → SUBDIVISION DESIGN

A. → Applicability

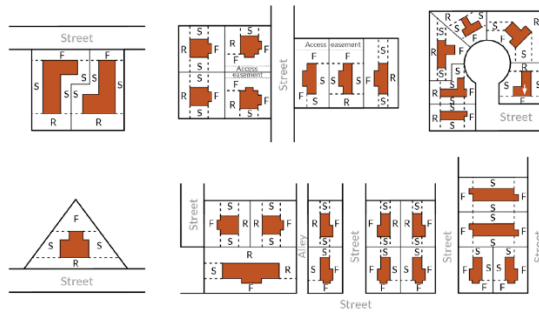
The standards in this Section shall apply to any proposed major or minor subdivision unless otherwise stated.

B. → Lot Configuration

- All divisions of land shall result in the creation of lots that conform to lot requirements contained in this Title and are capable of being developed or built upon unless they are required for private streets, public or private utilities, for the provision of required landscaping, or other common area lots. Provisions must be made, by a recorded document, for the permanent maintenance of such street, utility and/or landscape lots. The entire area shall be subdivided and no remnant lots shall be created.

7. → A single-family residential lot on a cul-de-sac street shall face into the cul-de-sac unless located on the intersecting corner of the cul-de-sac and a local street, in which case the lot may face or front the intersecting local street. See Figure 30.04-20.

Figure 30.04-20: Subdivision Lot Configuration



DELETE FIGURE 30.04-20

C. → Access

- Residential uses are prohibited on a lot that is part of a recorded commercial final map. The residential uses must be removed from the recorded commercial final map, through the recordation of a subsequent map or subdivision map. Any lot that contains, or will contain a residential use must provide and depict legal access to a public street by extending the residential lot lines to the public street with the frontage being a sufficient width to meet the requirements for driveways and access based on the type of residential use.

SECTION 6. Title 30, Chapter 30.05, Sections 30.05.01, 30.05.02, and 30.05.03, of the Clark County Code are amended to read as follows:

30.05.01 → GENERAL PROVISIONS

E. → Prohibited Signs and Sign Locations

The following sign locations and displays are prohibited. These standards shall not be waived or varied.

1. → Prohibited Signs

v. → Signs that:

- Imitate or simulate any traffic control device or structure, or directional sign, in size, shape, color, or other appearance.
- Emit any sound or smoke as part of the message, except when approved pursuant to § in conjunction with a resort hotel.
- Contain hazardous, immoral, misleading, erroneous or false messages.
- Contain messages or pictures of specified anatomical areas or sexually specified activities as described in the definitions of adult business, or of a similar obscene, indecent, or immoral character.

In Sections 30.05.02 C through Q and 30.05.03 D through M, remove the duplicate sign name from within the table cut out, but leave the permissions. The sign name is listed above the Zoning Districts table listing. (Example below)

C. → Awning¶

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¶
Awning¶	¶	¶	¶	¶	¶	¶	¶	¶	¶	¶	¶	¶	¶	¶	¶	¶	¶	¶	¶	¶	¶	¶
Standards¶																						
Maximum Area¶	Located on a side or valance: no limit. ¶ Located on any other portion of the awning: Up to 50% of the awning face area, excluding the side or valance.¶																					
Maximum Height¶	Shall not extend above the top of the awning where installed¶																					
Illumination¶	No¶																					
Other requirements¶	Sign shall not project beyond the face of the awning.¶																					

30.05.03 → SPECIALTY-SIGNS¶

A. → Standards Applicable to All Specialty Signs¶

- Specialty Signs are regulated by this Title. Permitting, as with all other development, shall be administered by the Building Department.¶
- Any sign not specifically defined as a Specialty Sign shall satisfy the requirements for permanent signs by applicable zoning district as established in §30.05.02, *Permanent Sign Regulations*.¶
- Any Specialty Sign not in compliance with the rules and regulation of this Section may request approval per §30.06.07A, *Sign Design Review (SDR)*. A blank cell indicates that the sign type is not permissible in that district, unless a Sign Design Review (SDR) is approved per §30.06.07A.¶

C. → Standards for Specialty Signs by Sign Type¶

The tables below show the zoning districts where the Specialty Sign type is permissible, along with applicable standards. ¶

- A “T” indicates that the sign type is permissible in the corresponding zoning district. A blank cell indicates that the sign type is ~~not permissible prohibited~~ not permissible in that district., unless a Sign Design Review (SDR) is approved per §30.06.07A.¶
- Sign types not listed here may be permissible as permanent signs, as described in §30.05.02, *Permanent Sign Regulations*. ¶
- The maximum permitted area in the tables below is the total sign allowance for all Specialty Signs of that type per business (e.g., 40 sf for all banners on a site, not per banner on a site), unless otherwise specified.¶

30.06.03 → COMMON REVIEW PROCEDURES

B. → Pre-Submittal Conference

1. → Purpose

The Pre-Submittal Conference provides an opportunity to meet with staff, other County departments, and external agencies to discuss the proposed development plans, review procedures, submittal requirements, any impact to public facilities, infrastructure needs, and mitigation measures, if necessary.

2. → When Required

A Pre-Submittal Conference is required for:

- i. → A Project of Regional Significance for only those within ½ mile of the boundary of a local government's jurisdiction as identified in subsection 2 of the definition;
- ii. → Concept Specific Plan;
- iii. → Special Use Permit for Resort Hotel, Rural Resort Hotel, or Neighborhood Casino;
- iv. → Special Use Permit for Hazardous Materials or and Waste Storage; and

D. → General Standards of Analysis

6. → General Withdrawal

- ~~i. → A property owner or applicant may submit a letter of withdrawal. A property owner or applicant may not withdraw an application initiated by the Board.~~
- ~~ii. → An application requested to be withdrawn shall be considered to be without prejudice, unless otherwise acted on by the Commission or Board pursuant to subsection iii below.~~
- ~~iii. → Withdrawals submitted after the posting or issuance of a public notice must be announced at the noticed meeting(s), at which time the application may be withdrawn with or without prejudice at the discretion of the Commission or Board.~~

E. → General Public Meeting(s) and Decision

2. → General Required Public Notice

ii. → Types of Hearing Notice

(b) → Mailed Notice

Mailed notice shall be:

- (8)** → At minimum, mailed notice shall include the following information:
 - (i) → A description of the proposed project with the application type;
 - (ii) → A location map or description of the location of the proposed project;
 - (iii) → The date, time, and location of the hearing being noticed; and
 - (iv) → Hazardous Materials or and Waste Storage, notice shall include a list of the substances and quantities that will be located at the facility.

F. → General Post-Decision Actions

3. → Changes to Approved Plans

After approval of any application, any changes to the approved plan may shall require approval of a new application prior to proceeding with any development permits or map recordation.

30.06.04 → PLAN AND ORDINANCE AMENDMENTS

A. → Master Plan Amendment (PA)

2. → PA Procedure

Common Review Procedures in §30.06.03 apply, subject to the following additions and modifications:

viii. → PA Review and Submittal

(b) → Submittal Requirement

Additional submittal requirement shall include:

1. A approval received in writing from the Board member in whose district the request is located; or, if such Board member is constrained by ethical conflicts of interest, the request for acceptance shall be placed on an agenda for the Board to consider.

2. A summary of a neighborhood meeting consisting of a copy of the mailed notice, mailing list, meeting attendee log, and meeting summary. Neighborhood meetings are not required for plan amendments initiated by the Board when within the boundaries of a Town Board or for area specific land use plan updates.

30.06.05 → APPLICATION TYPES

D. → Special Use Permit (UC)

1. → Purpose

i. → Generally

The Special Use Permit procedure provides a mechanism for the County to evaluate proposed development and land uses that have unique or widely varying operating characteristics or unusual features. This procedure is intended to ensure compatibility with surrounding areas.

ii. → UC Gaming Enterprise District

(a) → The Gaming Enterprise District (GED) is an area suitable for operating a nonrestricted license in accordance with NRS 463 and may be expanded after meeting specific criteria that identify areas suitable for the potential expansion of gaming activities and resort hotel uses. Property within the Las Vegas Boulevard Gaming Corridor continuously zoned H-1 as of July 16, 1997 is included within the GED. H-1 zoning has been updated to CR (Commercial Resort) on January 1, 2024 per Ord. 5060.

C. → Minor Deviation (AV) ¶

- (3) → When necessary to deviate in a minor way from an approved land use application and associated plan ~~prior to issuance of a Certificate of Completion or Occupancy~~, a Minor Deviation may be requested for the following: ¶
 - (i) → Up to 10% of area of any open space, parking area, or other area shown on the original approved plan. ¶
 - (ii) → Up to 10% of the size of any building or structure, or of the total land area covered by any building or structure. ¶
 - (iii) → Up to 10% of the height of any building or structure or of any part thereof. ¶
 - (iv) → Up to 10% of the number of buildings or structures shown on the original approved plan provided the total land area covered by all buildings and structures does not increase or decrease more than 10%. ¶
 - (v) → A ~~modification of change to the design, or architectural style, and size of the project and the type of windows, openings or doors, the colors or materials on the elevations or roof of a structure, or other similar changes may be allowed provided the approved architectural style is maintained.~~ ¶
- (4) → Letters of consent from adjacent property owners, ~~but not vacant property owned by the Bureau of Land Management (BLM)~~, are required for any deviations pursuant to Table 30.06-2: *Deviations to Standards*, and where a Minor Deviation is otherwise allowed in this Title. ¶
- (5) → Applications are prohibited for the following: ¶
 - (i) → Increased density. ¶
 - (ii) → Minimum lot ~~area size~~ for properties ~~located in subject to the Lone Mountain Interlocal Agreement when the resulting net lot size would be reduced below 18,000 square feet NPO-RNP Overlay and properties within the Ranch Estate Neighborhood land use category.~~ ¶

E. → Waiver of Conditions (WC) ¶

2. → WC Procedure ¶

Common Review Procedures in §30.06.03 apply, subject to the following additions and modifications: ¶

iii. → WC Public Meeting(s) and Decision ¶

(b) → Hearing, Review, and Decision ¶

(2) → Hearing ¶

Public Hearing ~~is not~~ required if a Tentative Map was the original application. ¶

30.06.08 → OTHER APPROVALS ¶

G. → Zoning Compliance (AC) ¶

2. → AC Procedure ¶

Common Review Procedures in §30.06.03 apply, subject to the following additions and modifications: ¶

i. → AC Review and Submittal ¶

(a) → Standards for Acceptance ¶

Zoning Compliance applications may be used to ensure compliance with the requirements of this Title prior to issuance of required permits or licenses when this Title does not require any other form of land use application or review of a proposed development project. ¶

(1).....Where letters of consent are required from adjacent property owners, such letter shall not be required from vacant property under BLM ownership. ¶

30.06.10 → REVIEW AND DECISION-MAKING BODIES ¶

D. → County Officials ¶

The County officials below have the listed responsibilities in the administration of this Title: ¶

3. → Director of Public Works ¶

xix. → Authorize the submittal of an Extension of Time when the request for an extension is submitted within one year of the expiration date of the application if the applicant has encountered verifiable extenuating circumstances such as a medical emergency for oneself or a family member, death of a family member, or litigation associated with the subject application which prevented the submission of the extension in a timely manner; or if the subject application expired during the diligent processing of any development permits or licenses. ¶

30.06.11 → PERMITS AND LICENSES ¶

▪ I. → Time Restrictions on Work in Streets ¶

1. → Except for emergency work, as defined in Chapter 30.078, no work may be performed in any travel lanes, on any street listed on Table 30.06-3, except during the time periods specified in said schedule. ¶

SECTION 8. 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 ¶

Accessory Dwelling Living Quarters ¶

A subordinate dwelling unit designed for one family, used for residential purposes (i.e., living, sanitation, sleeping, and may include cooking areas), including rental for occupancy by others, in a portion of the primary dwelling without interior access, or a separate structure located on the same lot as the primary dwelling. An Accessory Dwelling Living Quarters shall not be considered an additional dwelling unit when calculating density. ¶

Communication Tower ¶

A freestanding structure designed to accommodate one or more communication antennas. Communication towers shall be considered to mean the tower plus any antenna(s) affixed to the tower. A C.O.W. (cellular tower on wheels) is not included in this definition. ¶

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.

Fence →

Any artificial barrier other than a solid wall, greater than 36 inches in height, constructed of any material or combination of materials, erected within a required setback for the purpose of enclosing or screening areas of land. Fences not constructed within required setbacks shall be considered accessory structures and shall meet the restrictions for such structures within the respective districts. The restrictions applicable to walls apply to fences; however, a fence shall not be substituted for a wall when required by this Title.

Decorative Fence

A fence constructed of decorative material which may be in combination with decorative walls and/or columns with no less than 50% of the vertical surface of the fence open. A chain link fence is not decorative.

Hazardous Materials or Waste Storage

A facility where explosive, highly hazardous substances designated pursuant to NRS 459.3816 are present in a quantity equal or greater than the amount designated in that same section, or a hazardous substance listed in NAC Chapter NRS 459.3833 will be used, manufactured, processed, transferred, or stored.

Hazardous Materials or Waste Storage

A facility where explosive, highly hazardous substances designated pursuant to NRS 459.3816 are present in a quantity equal or greater than the amount designated in that same section, or a hazardous substance listed in NRS 459.381633 will be used, manufactured, processed, transferred, or stored.

Parking Space →

Space within a building, lot, or parking lot, but not on a street, unless specifically designated, for the parking or storage of one automobile vehicle.

Project of Regional Significance

For the purposes of this Title, as defined in the Policies for Projects of Regional Significance adopted by the Southern Nevada Regional Planning Coalition, means:

1. → A Special Use Permit (not including those to modify a specific use within Chapter 30.03), as described in §30.06.05D, within 500 feet of a local government's jurisdiction; and
2. → A project within ½ mile of the boundary of a local government's jurisdiction for any of the following:
 - a. → Tentative maps or planned unit developments of 500 units or more;
 - b. → Tourist accommodations of 300 units or more;
 - c. → A commercial or industrial facility generating more than 6,250 average daily vehicle trips, as defined by the Institute of Transportation Engineers or its successor;
 - d. → A nonresidential development encompassing more than 160 acres; or
 - e. → Any Rezone (Zone Change) or Master Plan Amendment that could result in development that exceeds the threshold criteria identified above.

Recreational and or Entertainment Facility

A commercial facility or area used for entertainment, games of skill, recreation by the public, or sports. The use may be indoors or outdoors, or a combination. Examples of outdoor recreation include, but are not limited to, amphitheaters, amusement rides, arenas, driving ranges, fairgrounds, interactive entertainment, miniature golf, racetracks, game courts, go-cart tracks, roller- rinks, shooting ranges, and swimming pools, 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.¶

SECTION 9. The amended sections noted within this ordinance modify only the portion of Title 30 stated. Any other subsections shall remain unchanged, other than required formatting changes, such as re-numbering or re-lettering in a sequence (ex. Number 1 is renumbered to Number 2, etc.)

SECTION 10. 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 11. 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 12. 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.