

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

---

**Petitioner:** Sami Real, Director, Department of Comprehensive Planning

**Recommendation:** ORD-26-900034: Review an ordinance to modify the Title 30 Fee Schedule, to amend Title 30 regulations for Accessory Living Quarters, Multi-Family Dwellings in commercial districts, street landscaping standards, parking requirements for Mini-Warehouse(s), sidewalks, street width, single-family residential private streets and access, review procedures for Affordable Housing projects, procedures for Administrative Extensions of Time and Extensions of Time for Off-Site Improvements, definitions for Inflatable Amusement Device, Community Facility and Recreational Vehicle, 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 January 21, 2026, the Board discussed AG-26-900006 to consider whether to extend the fee exception for Master Plan Amendments or Zone Changes for property zoned H-2 General Highway Frontage and directed staff to waive the fee indefinitely.

On October 8, 2025, the Board of County Commissioners (Board) discussed AG-25-900739 regarding potential revisions to Title 30 and directed staff to modify the notification sign fee, clarify when Administrative Extensions of Time may be granted and the expiration date, require a minimum landscape strip along a State Highway, clarify when attached sidewalks are permitted and clarify private residential street widths and access requirements.

On July 2, 2025, the Board discussed AG-25-900485 and directed staff to modify the parking requirements for Mini-Warehouse(s), and to make other corrections as needed.

In addition to the proposed amendments above, this ordinance also incorporates changes pursuant to the 2025 Legislative Session. The proposed amendments related to recent changes to Nevada Revised Statutes include modifications to regulations for Accessory Living Quarters, Multi-Family Dwellings in commercial districts, review procedures for Affordable Housing projects, and modifications to definitions for Inflatable Amusement Device, Community Facility and Recreational Vehicle.

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 modify the Fee Schedule, clarify regulations for Accessory Living Quarters, Multi-Family Dwellings, street landscaping, parking requirements for Mini-Warehouse(s), sidewalks, street width, single-family residential private streets and access, general standards for acceptance for Affordable Housing projects, procedures for Administrative Extensions of Time and Extensions of Time for Off-Site Improvements, definitions for Inflatable Amusement Device, Community Facility and Recreational Vehicle and make corrections and clarifications as appropriate. (T30-26-900034)

ORDINANCE NO. \_\_\_\_\_  
(of Clark County, Nevada)

AN ORDINANCE TO AMEND THE TITLE 30 FEE SCHEDULE, TABLE 1 AND SECTION 6 TO INCREASE THE FEE FOR NOTIFICATION SIGNS AND ALLOW FEES TO BE WAIVED FOR CERTAIN APPLICATIONS IN A H-2 ZONING DISTRICT; TITLE 30, CHAPTERS 30.03, 30.04, 30.06 AND 30.07; SECTIONS 30.03.03, 30.04.01, 30.04.08, 30.06.03, 30.06.06, 30.06.09 AND 30.07.02; TABLES 30.03-1, 30.04-2 AND 30.04-14 TO CLARIFY REGULATIONS FOR ACCESSORY LIVING QUARTERS, MULTI-FAMILY DWELLINGS, STREET LANDSCAPING, PARKING REQUIREMENTS FOR MINI-WAREHOUSE(S), SIDEWALKS, STREET WIDTHS, SINGLE-FAMILY RESIDENTIAL PRIVATE STREETS AND ACCESS, GENERAL STANDARDS OF ACCEPTANCE FOR AFFORDABLE HOUSING PROJECTS, PROCEDURES FOR ADMINISTRATIVE EXTENSIONS OF TIME AND EXTENSIONS OF TIME FOR OFF-SITE IMPROVEMENTS, DEFINITIONS FOR AMUSEMENT DEVICE, INFLATABLE, COMMUNITY FACILITY AND RECREATIONAL VEHICLE 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 Fee Schedule, Table 1, is amended to read as follows:

**Table 1: Title 30 Application Fees**

Application Type	Required Fees		
	Application	Mailed Notice	Sign
Rezone (Zone Change)	\$500	\$500	\$200 <u>300</u>
Design Review	\$500	\$500	
Alcohol as Principal Use Outside GED	\$500	\$500	\$200 <u>300</u>

		Required Fees			
<b>Expansion of GED</b>		\$1,000		\$1,000	\$200 <u>300</u>
<b>Concept Specific Plan</b>		\$825 + \$2 per acre		\$1,000	\$200 <u>300</u>

SECTION 2. Title 30 Fee Schedule, Section 6, is amended to read as follows:

**6. Fee Policy.**

**a. Application Fee.** Each application type requires a separate fee including:

- i. For Extensions of Time, including Administrative Extensions of Time, and Applications for Review, one application fee shall be paid for each application type requesting to be extended or reviewed.
- ii. For Waivers of Conditions, one application fee shall be paid for each condition requested to be modified or waived.

**b. Public Notice Fees.**

i. **Mailed Notice Fee.** When mailed notices are required, a mailed notice fee shall be paid.

.....

ii. **Sign Fee.** When signs are required to be posted, the sign fee shall be \$200 300 per sign.

1. **Sign Fee Exception.** Regardless of the number of signs required pursuant to Chapter 30.06, only 1 sign fee shall be charged for the following:

- a. Rezone (Zone Change) per NRS 278.260; and
- b. Special Use Permit, per NRS 278.315, for an establishment which serves alcoholic beverages for consumption on or off the premises as its primary business in a district which is not in a gaming enterprise district as defined by NRS 463.0158.

c. **Court Reporter.** When a court reporter is required to report the results of a hearing per NRS 463 and NRS 656, the applicant shall arrange, and pay, for the full cost of the reporter.

**d. Fee Exceptions.**

i. **Waived Fees.** Fees as required under Table 1, not including fees listed under Subdivisions/Public Works Procedures, and in Table 2 shall not be required for the following:

1. Applicant is a government agency;

.....

7. Master Plan Amendment (PA) and Rezone (Zone Change) (ZC) fees for property(ies) zoned H-2 General Highway Frontage Zoning District where the applicant concurs with the Director's determination of the appropriate land use category and zoning district. **This fee waiver shall sunset January 1, 2026.**

SECTION 3. Title 30, Chapter 30.03, Section 30.03.03 and Table 30.03-1 of the Clark County Code is amended to read as follows:

**Table 30.03-1: Summary Table of Allowed Uses**

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

Districts	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
RESIDENTIAL USES																						
Multi-Family Dwelling								S	P	P		S C	S C	S C	S C							

## 30.03.03 RESIDENTIAL USES

### 1. Accessory Living Quarters

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
	A	A	A	A	A	A	A	A									A			A	A	

#### i. Location and Access

(a) Accessory living quarters must be in conjunction with a single-family residence.

(b) No more than 1 accessory living quarters is allowed on any lot or parcel.

#### ii. Layout and Design

(a) ~~Accessory living quarters are 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 a Accessory living quarters shall not be located 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, accessory living quarters 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, accessory living quarters shall not exceed the gross floor area of the primary dwelling.

(d) Accessory living quarters shall include a similar roof line, complementary colors, and building materials as the primary dwelling.

(e) A recreational vehicle is prohibited as accessory living quarters.

### 2. Multi-Family 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
							S	P	P	P			SC	SC	SC	SC						

#### i. Location

(a) In the CG, CC, and CU districts, multi-family dwellings must be in conjunction with a mixed-use development.

(b) In the CR district, multi-family dwellings must be in conjunction with a mixed-use development or in conjunction with or adjacent to a resort hotel.

#### ii. Layout and Design

In the CR district, a multi-family development in conjunction with or adjacent to a resort hotel may follow the Layout and Design standards for Resort Hotels, described in 30.03.06E.4.ii.

SECTION 4. Title 30, Chapter 30.04, Section 30.04.01 of the Clark County Code is amended to read as follows:

## 30.04.01 LANDSCAPING

### A. Purpose

The purpose of this Section is to:

1. Enhance community character and the appearance of development and streetscapes using low-water, climate-appropriate plant materials;
2. Reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort;
3. Create streets that are safe and enjoyable for people walking, biking, taking transit, or driving;
4. Protect the environment by providing for permanent stormwater controls per Section 1500 of the Regional Flood Control District's, Hydrologic Criteria and Drainage Design Manual, and mitigating air quality;

5. Conserve natural resources, including water, in coordination with the Southern Nevada Water Authority's Water Conservation Plan; and
6. Limit negative impacts of differing adjacent uses and zoning districts by providing for screening and buffering between those uses and zoning districts.

## D. Landscaping Standards

### 1. On-Site Landscaping Required

- i. All disturbed areas of a developed property not occupied by permissible outside activity areas, storage areas, structures, parking, driveways, drive aisles, bus turnouts, and sidewalks shall be landscaped. Exceptions to this standard are as follows:
  - (a) Any yard area behind established walls or fencing located in side or rear yards of a single-family dwelling;
  - (b) Agriculture and animal-related uses identified in Table 30.03-1: *Summary Table of Allowed Uses* when accessory to a primary use;
  - (c) A batch plant or Resource Extraction use identified in Table 30.03-1: *Summary Table of Allowed Uses*;
  - (d) Temporary uses identified with a "T" in Table 30.03-1: *Summary Table of Allowed Uses*; and
  - (e) Areas designated for future development in a phased project.
- ii. Areas required to be landscaped shall not be used for parking of vehicles, display of merchandise, or other uses detrimental to the landscaping.

## 7. Street Landscaping

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

### i. Detached Sidewalk Landscaping

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

### ii. Attached Sidewalk Landscaping

- (a) A 6-foot-wide minimum landscaping strip shall be provided.
- (b) Where a detached sidewalk is required and when an attached sidewalk is proposed or is allowed to remain, a 10-foot-wide minimum landscape strip shall be provided.
- (c) A 10-foot-wide minimum landscape strip is required along an Interstate/ State Highway (per NDOT), not otherwise defined as a freeway, as designated in the Transportation Maps of the Master Plan.
- (d) Landscape width shall be measured from the back of sidewalk.

SECTION 5. Title 30, Chapter 30.04 and Table 30.04-2 of the Clark County Code is amended to read as follows:

### 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

INDUSTRIAL USES	
Warehousing and Storage	
Mini-Warehouse	<u>1 space per 20 storage units; plus</u> <u>1 space per 400 sf of office area</u> <u>5 spaces in the vicinity of the office plus 2 per Caretaker Unit</u>

SECTION 6. Title 30, Chapter 30.04, Section 30.04.08 and Table 30.04-14 of the Clark County Code is amended to read as follows:

## 30.04.08 PUBLIC WORKS DEVELOPMENT STANDARDS

### A Purpose

This Section sets forth requirements for the dedication of rights-of-way, provision of utilities, street improvement requirements, and drainage improvements within public rights-of-way or private streets whenever land is subdivided or developed within the various zoning districts. These requirements are intended to ensure that off-site improvements meet proper standards, do not unnecessarily obstruct streets and other rights-of-way, and promote the general prosperity, health, safety, convenience, and welfare of the public.

### C. Off-Site Improvement Standards

#### 1. Off-Site Improvements

#### 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 frontage roads and arterial, collector, and local streets and must replace existing attached sidewalks for initial development or complete reconstruction of the site. Sidewalks 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.
  - iii. Attached sidewalks are permitted required along frontage roads and residential local streets and permitted on interior to a residential subdivision and along private streets.

### D Dedication of Right-of-Way

**Table 30.04 14: Right-of-Way Widths**

Functional Classification	Minimum Width
Arterials or Limited Access Arterials, Township Lines, Range Lines, and Section Lines	100 to 120 feet or more, or as designated on the Transportation Maps of the Master Plan
Collectors and Quarter Section Lines	60 to 80 feet or more, or as designated on the Transportation Maps of the Master Plan
Local streets, including 16th and 64th Section lines	60 feet or as approved by the Commission or Board, or as designated on the Transportation Maps of the Master Plan
Public residential local streets within <u>the interior of</u> a single-family residential subdivision	48 feet, which shall not be waived or varied

## **E. Single-Family Residential Private Streets, and Access, and Flag Lots**

1. Minimum street widths required by the Fire Department may not be waived or varied.
2. All private street and access easements greater than 150 feet in length shall:
  - i. Have a minimum width of 37 feet, with a minimum 36-foot-wide drivable surface; and
  - ii. Terminate in a ~~County approved turnaround radius cul-de-sac~~.
  - iii. If serving only one dwelling, be traversable with a minimum width of 24 feet, which shall not be waived or varied, and need not terminate in a County approved turnaround.
3. All private street and access easements less than 150 feet in length shall:
  - i. Serve a maximum of 6 dwelling units which shall not be waived or varied; and
  - ii. Have a minimum width of 25 feet, with a minimum 24-foot-wide drivable surface. These minimum width requirements shall not be waived or varied.
4. Each lot shall have a minimum street frontage of 24 feet, or be accessed by a 24-foot-wide traversable access easement. Evidence of the means through which the access was created must be provided. These minimum widths shall not be waived or varied.

SECTION 7. Title 30, Chapter 30.06, Sections 30.06.03, 30.06.06 and 30.06.09 of the Clark County Code is amended to read as follows:

## **30.06.03 COMMON REVIEW PROCEDURES**

### **A. General**

This Section describes the standard review procedures required for all applications unless otherwise stated in this Title. Generally, the review procedures include the steps shown below, however not every application requires every step. Application-specific procedures are in §30.06.04 through 30.06.08

.....

### **C General Application Review and Submittal**

#### **1. Initiating Authority**

- i. The following are authorized to initiate or submit an application:
  - (a) The property owner, which may consist of an individual, firm, government entity, association, syndicate, partnership, or corporation;
  - (b) A person specifically authorized by any of the parties listed in subsection (a) above, as evidenced by a signed letter or document;
  - (c) A public utility for any water, sanitary or storm sewers, telecommunications, traffic signal and street lighting systems, petrochemical pipelines, electric power, gas, cable television systems or facilities, irrigation water company systems, or other facilities permissible within County rights-of-way or the companies operating such facilities, and including the meaning ascribed under NRS 704.020 for Public Utility or Utility; and
  - (d) The Board.
- ii. Property owned by a government entity requires authorization prior to the filing of an application on its property.

- iii. If there are multiple owners, contract purchasers, or other persons authorized to submit the application, a single representative for all such persons shall sign the application or a letter or document consenting to the application.
- iv. When a Pre-Submittal Conference is required, application submittal cannot occur until the Pre-Submittal Conference is complete.

## **2. General Standards for Acceptance**

- i. The official submittal requirements for each application are established by the Director of Comprehensive Planning and/or the Director of Public Works.
- ii. Applications shall be submitted to the appropriate department, Comprehensive Planning or Public Works, with the appropriate application forms and all submittal requirements.
- iii. Unless otherwise specified in this Title, County review and decision-making bodies shall review all development applications submitted pursuant to this Chapter for compliance with the general standards stated below.
- iv. Applicant must demonstrate compliance with the applicable Standards of Approval set forth in this Title.
- v. Additional review standards by application type are set forth in §30.06.04 through §30.06.10 and shall supersede any conflicting general Standards for Acceptance in this Section.
- vi. Simultaneous processing of applications for the same project is permissible. Applications to be considered concurrently shall include all required materials for all application types at one time. Application documentation and maps or plans may be combined, if all requirements in this Section are satisfied and all required information is provided.
- vii. All parcels of land included on an application shall be contiguous.
- viii. Applications for any land use that requires FAA Form 7460-1 submittal, *Notification of Proposed Construction*, shall not be accepted without written evidence from FAA of prior submittal to the agency.
- ix. Property subject to the Cooperative Management Agreement Area Deed Modification Policy shall not be accepted without receiving confirmation from the Department of Aviation.

## **3. Affordable Housing**

Applications for Affordable Housing projects, as defined per Chapter 30.07, shall be expedited and prioritized to the extent practicable.

## **4. General Variation from Submittal Requirements**

Where the County's application requirements do not apply to a given proposal or property, the requirements will be tailored to information deemed necessary to review the project.

## **4.5. General Standards for Completeness**

Staff shall determine whether the application is complete or incomplete in accordance with the below. A complete application shall be processed according to the procedures in this Chapter. An incomplete application shall not be accepted until all deficiencies noted have been resolved by the applicant.

### **i. Submittal Requirements**

All required submittal requirements shall be included in the application package and have been deemed adequate.

### **ii. Conformance with Title 30 Required for Acceptance**

Applications, including all plans, shall demonstrate conformance with this Title, except for those requesting to waive or modify standards. If an application is accepted and later found to be in noncompliance with this Title, the application shall be considered withdrawn.

### **iii. Fees**

Fees are required to be paid after an application is deemed ready for submittal. The fee schedule, adopted by the Board by ordinance and reviewed periodically, is available on the County website. Fees not paid within 30 days of invoice shall deem the application void.

## **5.6. Applications Previously Denied or Withdrawn with Prejudice**

Applications denied or withdrawn with prejudice shall not submit the same, or more dense or intense project, within 12 months of denial or withdrawal.

## 30.06.06 FLEXIBILITY AND RELIEF PROCEDURES

### A. Administrative Extension of Time (ADET)

#### 1. Purpose

To extend an approved application's expiration date.

#### 2. Procedure

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

##### i. ADET Review and Submittal

###### (a) Standards for Acceptance

- (1) A request shall be submitted prior to the expiration date or no later than 5:00 p.m. on the actual expiration date. When the expiration date is not a working day, the application shall be submitted on the last working day prior to expiration.
- (2) ~~Only one~~ An Administrative Extension of Time may only be granted for the first extension of time of a land use application. An application for an Administrative Extension of Time shall not be accepted where the Notice of Action requires a subsequent application as a Public Hearing or the Notice of Action prohibits an Extension of Time.
- (3) For Vacation and Abandonment, see §30.06.08F.
- (4) Tentative Maps are not eligible for an Administrative Extension of Time.

##### ii. ADET Analysis

###### (a) Processing Timeline

10 working days.

###### (b) Standards of Approval

Conditions have not substantially changed to warrant a denial. Consideration may include, but is not limited to, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property.

##### iii. ADET Public Meeting(s) and Decision

###### (a) Required Public Notice

None required.

###### (b) Hearing, Review, and Decision

###### (1) Recommending Entities

Government entities.

###### (2) Hearing

None required.

###### (3) Decision-Making Body

Zoning Administrator.

###### (4) Conditions of Approval

Any Original Conditions of Approval that applied to the original approval shall apply.

###### (5) Expiration of Approval

1 year from the original expiration date. If a separate land use application which is related to a previously approved land use application for the same project is active, the expiration date may be extended to match the expiration date of said application, even if it is more than one year from the original expiration date.

**A Tentative Map ( TM)****K. Extension of Time, Public Works****1. Purpose**

The purpose of the Extension of Time procedure is to allow additional time for property owners to complete requirements of this Title or for the recordation of applications in §30.06.09A through §30.06.09I and §30.06.09L.

**2. Procedure**

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

**i. Analysis****(a) Reevaluation of Requirements**

Requests for extension may require the re-evaluation of map requirements, which may result in revised or additional requirements or recalculated bonds and fees to ensure they are sufficient for the construction of required improvements. The decision-making body may deny or add new conditions to the application if it finds that circumstances have substantially changed to warrant denial or additional conditions.

**(b) Standards for Approval****(1) Final Map Technical Review**

The same time period as the initially approved tentative map, or one year if the associated tentative map has been previously extended past the initial four years due to recorded phases. An amended map without an associated tentative map may apply for an Extension of Time of up to one year.

**(2) All Other Maps**

An Extension of Time not to exceed one year.

**(3) Separate Documents**

An Extension of Time not to exceed one year.

**(4) Vacation and Abandonments**

2 extensions of time may be granted, each not to exceed 2 years. If additional time is needed, a new Vacation and Abandonment application is required.

**(5) Off-Site Improvements**

An Extension of Time not to exceed ~~two-one~~ years with a maximum of 2 Extensions of Time subject to the following:

- (i)** The developer shall verify that field conditions in the surrounding area have not changed. If field conditions in the surrounding area have changed and require revisions to the approved plans, revised plans shall be submitted;
- (ii)** There will be no resulting impacts to programmed, publicly-funded projects;
- (iii)** There will not be a hazardous traffic situation or have a substantial impact on traffic flow;

- (iv) The bond is sufficient as provided in §30.04.08C.3, Surety Bonds, Cash Deposits, and Agreements in Conjunction with Off-Site Improvements, and as determined by the Director of Public Works; and
- (v) The applicable bonds, or cash guarantees, shall be recalculated and renewed to cover the Extension of Time. If the work is not completed within the approved time frame, the developer and the off-site improvement agreement shall be deemed in default, and the County may seek recourse under the bond posted, according to §30.04.08C.3, Surety Bonds, Cash Deposits, and Agreements in Conjunction with Off-Site Improvements.

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**

### **A.**

#### **Amusement Device, Inflatable**

An inflated air-filled device that incorporates a structural and mechanical system and employs a high-strength fabric or film that achieves its strength, shape and stability by tensioning from internal air pressure; is intended for use by a person to bounce, play, slide, climb or otherwise interact for outdoor recreation; and includes, without limitation, a constant air bounce house, inflatable slide or water slide, obstacle course, pool or enclosed inflatable trampoline, as defined in NRS 597 with a surface for bouncing and jumping

### **C.**

#### **Community Facility**

A licensed child care facility as defined in NRS 432A facility that provides daycare to children, public park, playground as defined in NRS 453, public swimming pool as defined in NRS 444, recreational center for youths as defined in NRS 678B a center or facility where the primary purpose is to provide recreational opportunities or services to children or adolescents, video arcade as defined in NRS 453, and a place of religious worship as defined in NRS 678B, private school as defined in NRS 394, and public school as defined in NRS 385; per NRS 678B.

### **R.**

#### **Recreational Vehicle**

A vehicle designed and/or used for living or sleeping and/or recreational purposes and equipped with wheels to facilitate movement from place to place, including pick-up coaches (campers), motorized homes, and camping trailers, none of which meet the specifications required for a manufactured or tiny home. This also includes "Recreational Park Trailer" which is a vehicle built on a single chassis, mounted on wheels with a gross trailer area not exceeding 400 square feet in the set-up mode, and is certified by the manufacturer as complying with Standard No. A119.5 of the American National Standards Institute. This further includes "Travel Trailer" which is a portable structure built on a chassis with an 8 foot wide body and a maximum length of 32 feet on wheels, consisting of a vehicular chassis primarily designed as temporary living quarters for recreational, camping or travel use and designed to be drawn by another vehicle, and designated by the manufacturer as a travel trailer.

SECTION 9. 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 10. 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 11. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks and shall be effective on and from the fifteenth day after passage. A land use application approved prior to the effective date of this ordinance may be developed per the plans approved with the application.

PROPOSED on the \_\_\_\_\_ day of \_\_\_\_\_, 2026

INTRODUCED By : \_\_\_\_\_

PASSED on the \_\_\_\_\_ day of \_\_\_\_\_, 2026

VOTE:

AYES: \_\_\_\_\_

---

---

---

---

---

---

NAYS: \_\_\_\_\_

---

---

---

ABSTAINING:

---

---

---

ABSENT:

---

---

---

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, NEVADA

By \_\_\_\_\_  
MICHAEL NAFT Chair

ATTEST:

\_\_\_\_\_  
LYNN MARIE GOYA, County Clerk

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