

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

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

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**Recommendation:** AG-24-900729: Discuss a potential amendment to Title 30 to address how setbacks are measured; and direct staff accordingly. (For possible action)

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**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

Commissioner Segerblom would like to discuss how the front setback is measured on lots where the front property line is within a private road easement.

Required setbacks are measured from the future right-of-way line, the edge of any private street, the back of sidewalk for attached sidewalks, or the property line, whichever is closest to the nearest finished of the applicable building or structure. Additionally, setbacks adjacent to detached sidewalks are measured from a line 5 feet behind back of curb.

Prior to the rewrite of Title 30, an exception existed for the R-U, R-A, and R-E (now RS80, RS40, and RS20) zoning districts which allowed the front setback to be measured from the property line or future right-of-way. For developments fronting a private road, and where the front property line was within the private road easement, this meant the required 40 foot setback was measured from within the road easement. In an effort to standardize and simplify the regulations contained within Title 30, this exception was not carried forward with the rewrite. Applicable setback exceptions that were carried forward for the RS20 zoning district include the ability to reduce 1) the rear yard setback from 30 feet to 20 feet when the sole access for the parcel is from an arterial or collector road and 2) the front setback by 12 feet for 50% of the primary structure width if the building was enhanced with decorative features.

Staff requests the Board discuss whether to amend Title 30 to address how setbacks are measured, and direct staff accordingly.