

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

BILL NO. 12-20-23-1

SUMMARY - An Ordinance to incorporate changes into Title 30 pursuant to the 2021 and 2023 legislative session, modify the Fee Schedule to add a tree fee-in-lieu and waive Plan Amendment and Zone Change application fees pursuant to the removal of the H-2 General Highway Frontage Zone, clarify commercial and industrial side interior setback requirements, amend Outside Storage and Display, add Retail, Last Mile to the Use Table, clarify prohibited and not permissible, and make corrections and clarifications as appropriate. (T30-23-900484)

ORDINANCE NO. 5091

(of Clark County, Nevada)

AN ORDINANCE TO INCORPORATE CHANGES INTO TITLE 30 PURSUANT TO THE 2021 AND 2023 LEGISLATIVE SESSION, MODIFY THE FEE SCHEDULE TO ADD A TREE FEE-IN-LIEU AND WAIVE PLAN AMENDMENT AND ZONE CHANGE APPLICATION FEES PURSUANT TO THE REMOVAL OF THE H-2 GENERAL HIGHWAY FRONTAGE ZONE, CLARIFY COMMERCIAL AND INDUSTRIAL SIDE INTERIOR SETBACK REQUIREMENTS, AMEND OUTSIDE STORAGE AND DISPLAY, ADD RETAIL, LAST MILE TO THE USE TABLE, CLARIFY PROHIBITED AND NOT PERMISSIBLE, 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. The Title 30 Fee Schedule pursuant to the Nevada Revised Statutes Chapter 278 is amended to read as follows:

Add a separating row as follows:

Application Type	Required Fees		
	Application	Mailed Notice	Sign
<u>Subdivision/Public Works Procedures</u>			
Major Subdivision			

**Table 2: Administrative Fees - General**

Administrative Service	Fee
<u>Tree Fee-in-lieu</u>	<u>\$915 adjusted annually on July 1<sup>st</sup> by the prior year Consumer Price Index (CPI), US City Average, All Items not to exceed 5%.</u>

**6. Fee Policy.**

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

\*\*\*\*\*

**d. Fee Exceptions.**

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

1. Applicant is a government agency;
2. Developer of an affordable housing project certified by the Community Housing Office, Department of Administrative Services;
3. Applicant is proposing new construction or alteration within a Historic Designation Overlay pursuant to §30.02.26D.4; and
4. Corrections to an address requested by the property owner if the address assigned to the property does not fall within the proper range of the Clark County Addressing Grid established for their property location.
5. A Request for Reasonable Zoning Accommodation.
6. Appeal fees for the following:
  - a. Decisions issued pursuant to a Request for Reasonable Zoning Accommodation;
  - b. Action of the Planning Commission except that mailed notice fees are required if the appeal was submitted by the applicant of a project.
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.

**ii. Reduced Fees.** ~~Subdivision/Public Works Procedure f~~Fees listed under Table 1–~~Subdivisions/Public Works Procedures and improvement plan administration fees in Table 2 3~~ shall be reduced for an affordable housing project certified by the Community Housing Office, Department of Administrative Services according to the following scale:

1. 50% reduction for projects providing housing for those meeting 61% to 80% of the Adjusted Mean Income (AMI) (Very Low Income for Low Income); and
2. 75% reduction for projects providing housing for those meeting 60% and below the AMI (Very Low Income and Extremely Low Income).

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

*(Code Section 30.01.09E)*

### **3. Establishment of Nonconforming Lots**

#### **iii. Standalone Lots**

Nonconforming lots include any substandard lot legally established prior to May 5, 1970; or any substandard lot subject to a contract of sale in full force and effect prior to June 20, 1962.

#### **iv. Subdivision Lots**

Lots created without a subdivision map prior to July 1, 1973, or created by a court order, shall be considered legally created. A contract for the sale of land after June 20, 1962, or a legal description on a deed recorded prior to July 1, 1973, including the legal description of adjacent parcels, does not constitute the division of land. A lot created by the County's acceptance of the dedication of a public right-of-way 60 feet or more in width shall also be considered legally created.

SECTION 3. Title 30, Chapter 30.02, Sections 30.02.12, 30.02.13, 30.02.14, 30.02.15, 30.02.16, 30.02.17, 30.02.18, 30.02.19, 30.02.20, 30.02.25, 30.02.26, Figures 30.02-12, 30.02-13, 30.02-15, 30.02-16, 30.02-17, 30.02-18, 30.02-19, 30.02-20, and Table 30.02-3 of the Clark County Code are amended to read as follows:

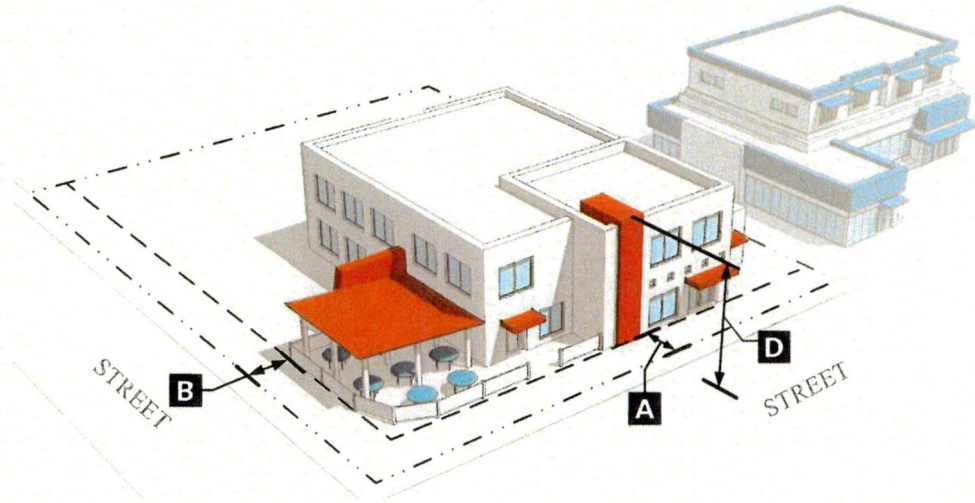
**30.02.12 CN ZONING DISTRICT**

**B.**

LOT		OTHER STANDARDS	
Lot area, min.	--	Overlay Districts	§30.02.26
Lot coverage, max.	60%	Measurement/Exceptions	§30.02.25
SETBACK (MIN. FT.)		Use Regulations	Chapter 30.03
<b>A</b> Front	10	Development Standards	Chapter 30.04
Side interior	<del>10</del>	Residential Adjacency	§30.04.06
<b>B</b> Side street	10		
Rear	--		
HEIGHT (MAX. FT.)			
<b>D</b> Structure height	35		

REPLACE ILLUSTRATION AS FOLLOWS REMOVING THE SIDE INTERIOR SETBACK LINES

**Figure 30.02-12: CN District Standards Illustration**



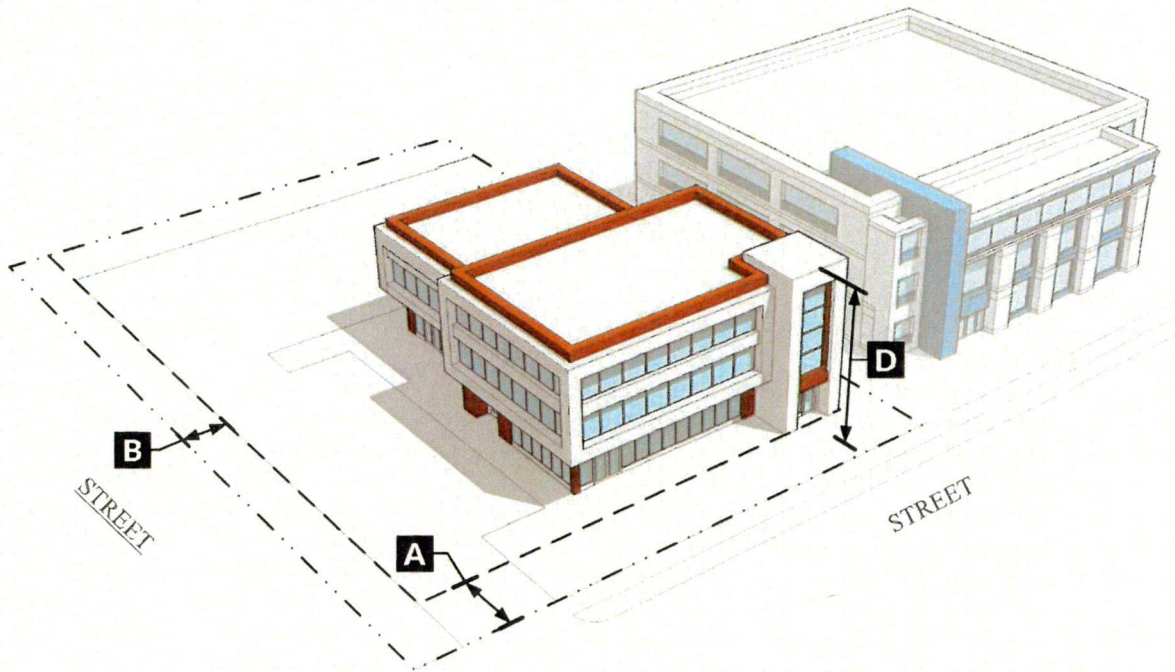
**30.02.13 CP ZONING DISTRICT**

**B.**

LOT		OTHER STANDARDS	
Lot area, min.	--	Overlay Districts	§30.02.26
Lot coverage, max.	60%	Measurement/Exceptions	§30.02.25
SETBACK (MIN. FT.)		Use Regulations	Chapter 30.03
<b>A</b> Front	15	Development Standards	Chapter 30.04
<b>B</b> Side interior	<del>10</del> --	Residential Adjacency	§30.04.06
<b>B</b> Side street	10		
Rear	--		
HEIGHT (MAX. FT.)			
<b>D</b> Structure height	35		

REPLACE ILLUSTRATION ADD STREET TO LEFT SIDE AND REMOVE SIDE INTERIOR SIDE SETBACK

**Figure 30.02-13: CP District Standards Illustration**



**30.02.14 CG ZONING DISTRICT**

**B.**

LOT		OTHER STANDARDS	
	Lot area, min.	--	Overlay Districts §30.02.26
	Lot coverage, max.	60%	Measurement/Exceptions §30.02.25
SETBACK (MIN. FT.)			Use Regulations Chapter 30.03
<b>A</b>	Front	10	Development Standards Chapter 30.04
<b>B</b>	Side interior	<del>10</del> --	Residential Adjacency §30.04.06
<b>B</b>	Side street	10	
	Rear	--	
HEIGHT (MAX. FT.)			
<b>D</b>	Structure height	50	

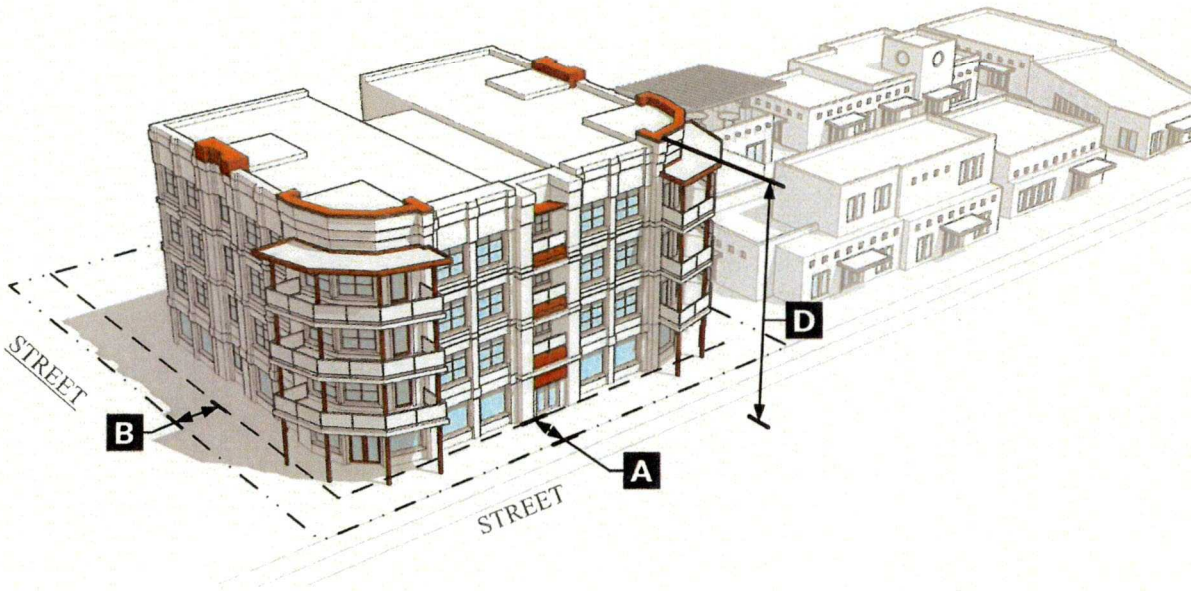
**30.02.15 CC ZONING DISTRICT**

**B.**

LOT		OTHER STANDARDS	
Lot area, min.	--	Overlay Districts	§30.02.26
Lot coverage, max.	75%	Measurement/Exceptions	§30.02.25
SETBACK (MIN. FT.)		Use Regulations	Chapter 30.03
<b>A</b> Front	10	Development Standards	Chapter 30.04
<del>B</del> Side interior	<del>10</del>	Residential Adjacency	§30.04.06
<del>B</del> Side street	10		
Rear	--		
HEIGHT (MAX. FT.)			
<b>D</b> Structure height	55		

REPLACE ILLUSTRATION REMOVING THE SIDE INTERIOR SETBACKS AND ADDING THE STREET TO THE LEFT SIDE OF ILLUSTRATION

Figure 30.02-15: CC District Standards Illustration



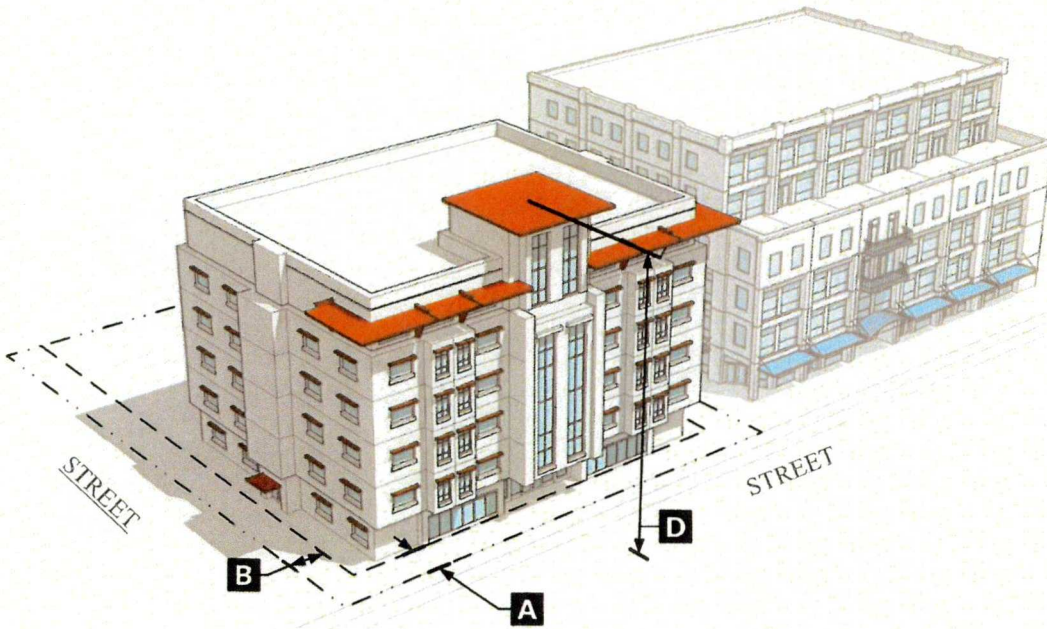
**30.02.16 CU ZONING DISTRICT**

**B.**

LOT		OTHER STANDARDS	
Lot area, min.	--	Overlay Districts	§30.02.26
Lot coverage, max.	--	Measurement/Exceptions	§30.02.25
SETBACK (MIN. FT.)		Use Regulations	Chapter 30.03
<b>A</b> Front	10	Development Standards	Chapter 30.04
<b>B</b> Side interior	10	Residential Adjacency	§30.04.06
<b>B</b> Side street	10		
Rear	--		
HEIGHT (MAX. FT.)			
<b>D</b> Structure height	200		

REPLACE ILLUSTRATION ADDING THE STREET TO THE LEFT SIDE OF ILLUSTRATION

**Figure 30.02-16: CU District Standards Illustration**



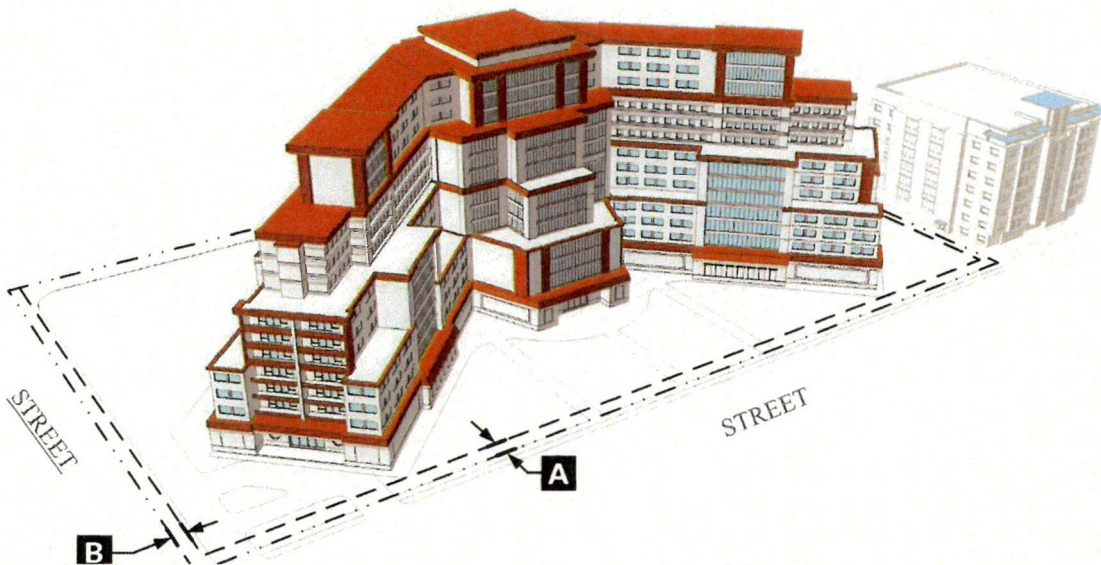
### 30.02.17 CR ZONING DISTRICT

#### B. Standards

LOT <sup>[1]</sup>		OTHER STANDARDS	
Lot area, min.	--	Overlay Districts	§30.02.26
Density, max. <sup>[2]</sup>	--	Measurement/Exceptions	§30.02.25
SETBACK (MIN. FT.) <sup>[1]</sup>		Use Regulations	Chapter 30.03
<b>A</b> Front	10	Development Standards	Chapter 30.04
<b>B</b> Side interior	<del>10</del>	Residential Adjacency	§30.04.06
<b>B</b> Side street	10	NOTES	
Rear	--	[1] Resort hotels and multi-family dwellings in conjunction with or adjacent to a resort hotel, see layout and design standards in §30.03.06E, <i>Resort Hotel or Rural Resort Hotel</i> .	
Building separation	--	[2] Multi-family dwellings not in conjunction with or adjacent to a resort hotel shall meet the RM50 district standards, with the following special standard: [A] Density, max.: 100 units/acre.	
HEIGHT (MAX. FT.) <sup>[1]</sup>			
Structure height	--		

REPLACE ILLUSTRATION ADDING THE STREET TO THE LEFT SIDE OF ILLUSTRATION

Figure 30.02-17: CR District Standards Illustration

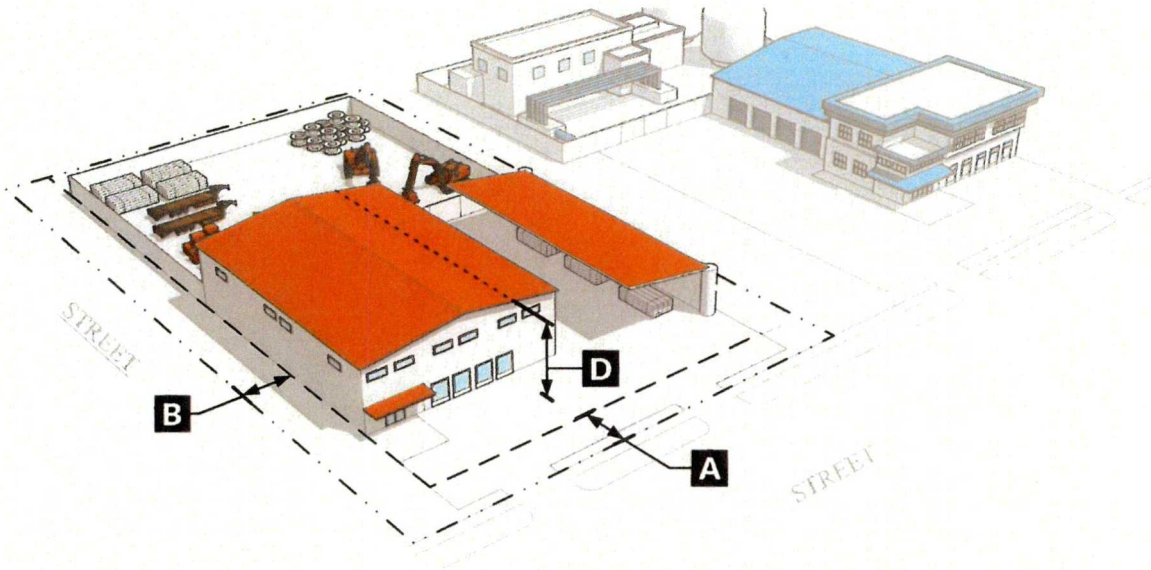




**30.02.18 IP: INDUSTRIAL PARK**  
**B. Standards**

LOT		OTHER STANDARDS	
Lot coverage, max.		80%	Overlay Districts §30.02.26
SETBACK (MIN. FT.)			Measurement/Exceptions §30.02.25
<b>A</b>	Front	20	Use Regulations Chapter 30.03
<b>B</b>	Side interior	10--	Development Standards Chapter 30.04
<b>B</b>	Side street	20	Residential Adjacency §30.04.06
	Rear	--	
HEIGHT (MAX. FT.)			
<b>D</b>	Structure height	50	

REPLACE ILLUSTRATION ADDING "STREET" ON THE LEFT AND REMOVING SIDE INTERIOR SETBACK LINES  
**Figure 30.02-18: IP District Standards Illustration**

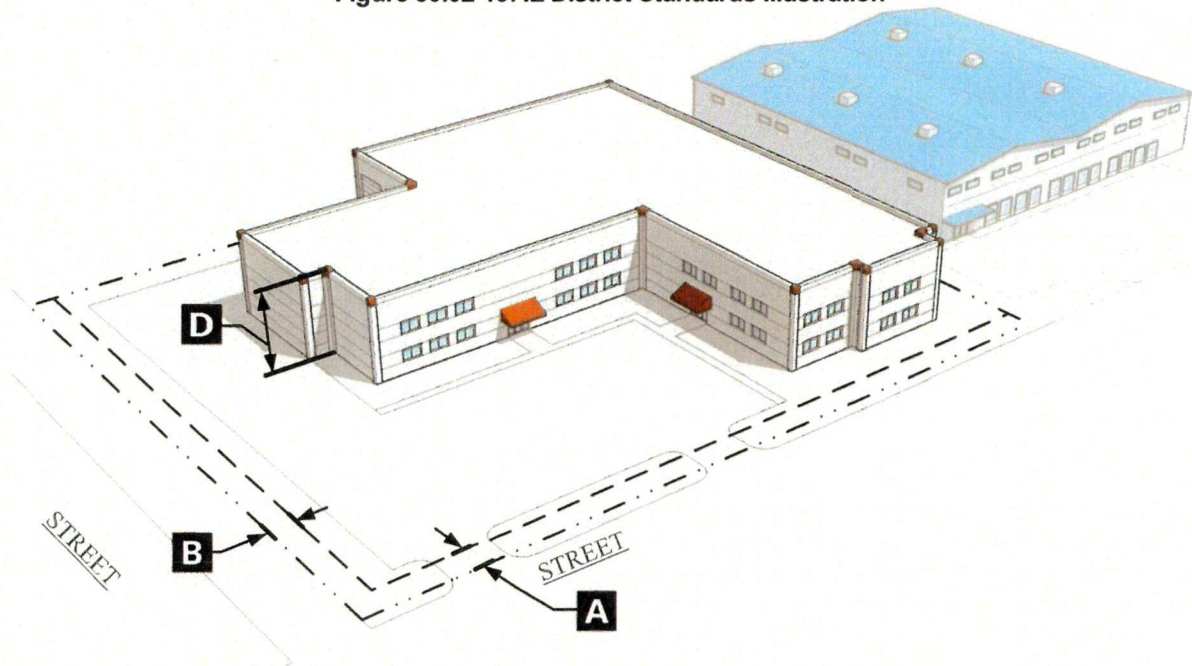


**30.02.19 IL: INDUSTRIAL LIGHT**  
**B. Standards**

LOT		OTHER STANDARDS	
	Lot coverage, max.	80%	Overlay Districts §30.02.26
SETBACK (MIN. FT.)			Measurement/Exceptions §30.02.25
<b>A</b>	Front	20	Use Regulations Chapter 30.03
<b>B</b>	Side interior	10--	Development Standards Chapter 30.04
<b>B</b>	Side street	20	Residential Adjacency §30.04.06
	Rear	--	
HEIGHT (MAX. FT.)			
<b>D</b>	Structure height	50	

REPLACE ILLUSTRATION ADDING BOTH "STREET"(S) AND REMOVING SIDE INTERIOR SETBACK LINES

**Figure 30.02-19: IL District Standards Illustration**

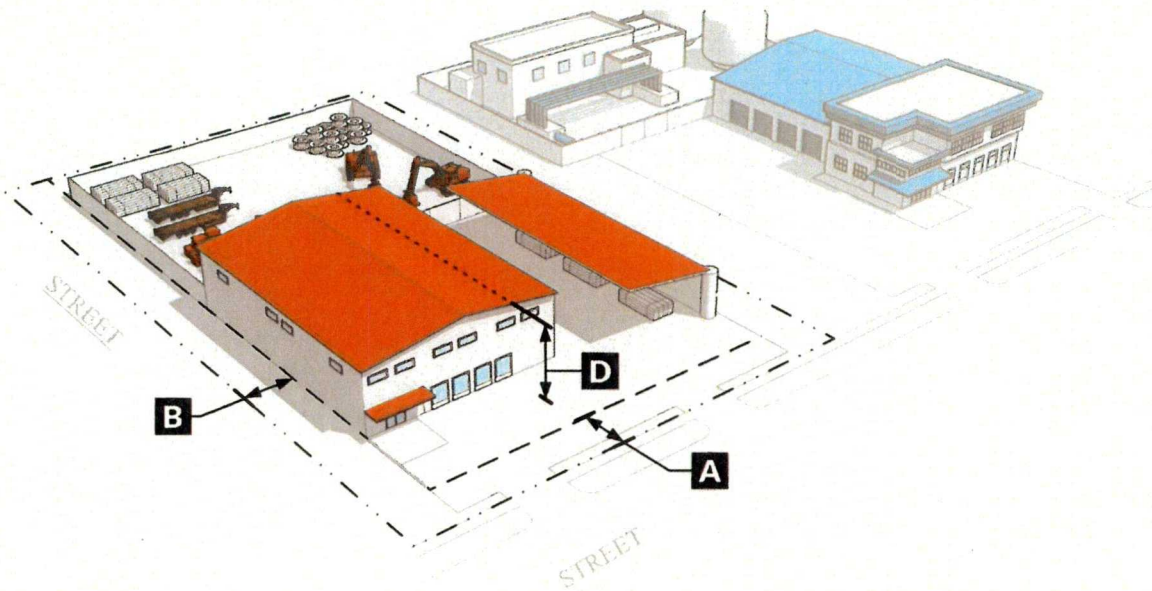


**30.02.20 IH: INDUSTRIAL HEAVY**  
**B. Standards**

LOT		OTHER STANDARDS	
	Lot coverage, max.	80%	Overlay Districts §30.02.26
SETBACK (MIN. FT.)			Measurement/Exceptions §30.02.25
<b>A</b>	Front	20	Use Regulations Chapter 30.03
<b>B</b>	Side interior	10	Development Standards Chapter 30.04
<b>B</b>	Side street	20	Residential Adjacency §30.04.06
	Rear	--	
HEIGHT (MAX. FT.)			
<b>D</b>	Structure height	75	

REPLACE ILLUSTRATION ADDING "STREET" TO THE LEFT SIDE AND REMOVING SIDE INTERIOR SETBACK LINES

**Figure 30.02-20 IH District Standards Illustration**



**Table 30.02-3: Summary of Nonresidential District Standards**

Nonresidential Districts												
Proposed District	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
<b>LOT</b>												
Lot area, min.	--	--	--	--	--	--	--	--	--	10 acres	10 acres	--
Density, max.	--	--	--	--	--	--	--	--	--	1 unit/ 10 acres	1 unit/ 10 acres	--
Lot coverage, max.	60%	60%	60%	75%	--	--	80%	80%	80%	10%	5%	--
<b>SETBACK, PRIMARY / ACCESSORY (MIN. FT.)</b>												
Front	10	15	10	10	10	10	20	20	20	50	50	--
Side interior	<del>10</del>	<del>10</del>	<del>10</del>	<del>10</del>	<del>10</del>	<del>10</del>	<del>10</del>	<del>10</del>	<del>10</del>	25	25	--
Side street	10	10	10	10	10	10	20	20	20	50	50	--
Rear	--	--	--	--	--	--	--	--	--	75	75	--
<b>HEIGHT, PRIMARY / ACCESSORY (MAX. FT.)</b>												
Structure height	35	35	50	55	200	--	50	50	75	35	35	--

(Code Section 30.02.25C.1)

**iii. Lot Coverage**

The percentage of lot area covered by the roof of any enclosed or unenclosed building, including eaves and overhangs occupied by the ground area primary and accessory buildings or structures.

(Code Section 30.02.26 E 3 ii.)

**(d) Parking**

- (1) Parking areas and drive aisles are not permissible ~~prohibited~~ between streets and front building façades.
- (2) On-site surface parking, parking structures, and service areas shall be at least 20 feet from the back of the sidewalk and at least 5 feet from the side and rear lot line lines.
- (3) Vehicular access to parking shall be provided from rear alleys or side roadways, if available.
- (4) Drive-thru facilities, including stacking lanes, shall not be constructed between arterial or collector rights-of-way and the building façade.
- (5) Any increase in the number of access points is not permissible ~~prohibited~~ on an arterial or collector street. Where feasible, access points shall be reduced.

(Code Section 30.02.26 F 4 i. (d))

**(1) Lot Layout**

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

SECTION 4. Title 30, Chapter 30.03, Table 30.03-1, Sections 30.03.01, 30.03.03, 30.03.06 and 30.03.07 of the Clark County Code are 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
Manufactured or Tiny Home Park					S			S	S	S												
Retail, Last Mile													C									

(Code Section 30.03.01 B)

**5. Accessory Uses**

An “A” in a cell indicates the use is only permissible in the respective zoning district as an accessory use. See §30.03.01D, *Accessory Uses and Structures*. If a condition cannot be met and may be waived, then a Special Use Permit (UC), per §30.06.05D, for the use shall be required.

**7. Use-Specific Standards and Conditions**

Additional standards and conditions may be applicable to any use; see the use-specific standards and conditions identified below each use table. Any condition not met shall be reviewed in the analysis of the Special Use Permit (UC), per §30.06.05D.

(Code section 30.03.01 C)

**8. Transient Commercial Use of Residential Development**

Transient commercial use of residential development for remuneration is prohibited in all residential districts, or in any special district of this Title, except as otherwise expressly permissible ~~permitted~~ in this Title, or as licensed pursuant to Chapter 7.100 of the Clark County Code.

**2. Accessory 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 dwelling must be in conjunction with a single-family residence.
- (b) No more than 1 accessory dwelling is allowed on any lot or parcel.

**Layout and Design**

- (a) 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 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 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 dwelling shall not exceed the gross floor area of the primary dwelling.
- (d) An accessory 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 dwelling.

**6. Caretaker Unit**

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
Caretaker Unit	A	A	A	A	A	A	A	A	A	A	S	S	S	S	S	S	S	S	S	S	S	S

**i. Layout and Design**

- (a) A caretaker unit shall be clearly accessory and subordinate to a primary commercial or industrial use, or manufactured or tiny home park or recreational vehicle park.

**13. Home Occupation**

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
Home Occupation	A	A	A	A	A	A	A	A	A	A			A	A	A	A				A		

A home occupation shall be clearly accessory and subordinate to the primary residential use and may be permissible subject to the following standards:

**i. Operation**

- (a) There shall be no receipt of products or materials, except normal delivery for the primary residential use. This standard shall not be waived or varied.
- (b) No home occupation shall be conducted outside, nor shall any storage associated with a home occupation be located outside.
- (c) On-site clients, customers, or nonresident employees are not permissible prohibited, except as follows:
  - (1) One client or customer of a single-station salon/barbershop.
  - (2) No more than 1 student.

(3) In the Nonurban Area, employees, customers, or clients shall only be allowed with approval of a Zoning Compliance application, as described in §30.06.08G, which shall include letters of consent from all property owners within a 300-foot radius of the property hosting the home occupation.

(d) The following commercial activities are prohibited:

- (1) Adult business;
- (2) Escort bureau;
- (3) Vehicle maintenance and repair;
- (4) Businesses involving firearms, explosives, ammunition, gunpowder, or any other weapon as regulated by NRS 202.350, except for the training in the use of weapons at an approved off-site facility;
- (5) Healthcare facilities;
- (6) Parking of a mobile food vendor vehicle, towed trailer, or mobile or movable stand; and
- (7) Businesses involving smelting of metal.

**16. Manufactured or Tiny Home Park**

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	
Manufactured or Tiny Home Park					S			S	S	S													

**i. Layout and Design**

Manufactured or tiny home parks shall comply with the following development standards:

**(a) Minimum Lot Area**

- (1) 2,880 sf for a single-wide manufactured home and 4,000 sf for a double-wide manufactured home unit.
- (2) 2,000 sf if unit is 400 sf or less.

**(b) All Setbacks**

Minimum 10-foot building setback from the project perimeter, 5 feet from any drive aisle, and 5 feet along the side and rear of any manufactured or tiny home lot.

**(c) Height**

Primary Structure: 35 feet; Accessory Structure: 14 feet.

**17. Model Residence**

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	
Model Residence	C	C	C	C	C	C	C	C	C	C			C	C	C	C							

The following standards shall not be waived or varied:

**i. Layout and Design**

Prior to the recording of a subdivision map, the maximum permissible number of model residences shall be:

- (a) No more than 6 single-family model residences, except that developments 300 acres or greater shall permit no more than 20 model residences.
- (b) No more than 8 multi-family or manufactured or tiny home model residences.

**ii. Procedures**





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
Equipment Rental or Sales and Service													C			S	P	P	S			

**i. Operation**

In the CG and CR districts, the rental, sales, and service of heavy equipment is prohibited. This standard shall not be waived or varied.

(Code section 30.03.06 G)

**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				

**ii. 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.

**iii. 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.
- (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.

**6. Office**

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
Office											C	C	C	C	C	S	S	S				C
Office, Sales/Leasing	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				
Office, Temporary	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

**i. Office**

In the CP and Industrial districts, a medical or dental office may include a pharmacy, but other retail sales are prohibited. This standard shall not be waived or varied.

**ii. Sales/Leasing Office**

**(a) Layout and Design**

The office shall be 10 feet from any front, side, or rear lot line.

**(b) Location and Access**

If applicable, the office shall be on the property included on the approved tentative map or approved land use application, or within 330 feet of such property.

**(c) Operation**

- (1) Within 30 days after the sale of the last unit or issuance of Certificate of Occupancy or Completion for the final building, the temporary sales office shall be removed.
- (2) Sales offices shall not be established prior to the recording of a subdivision map and posting of off-site improvement bonds for the first phase of the subdivision.

**iii. Temporary Office**

These standards shall not be waived or varied.

- (d) Limited to the projected duration of the project or until a damaged or destroyed office is reconstructed per building permit issuance for construction or reconstruction.
- (e) Need not be on the same lot as the construction project, but shall be located within ¼ of a mile of the site for which it is operating.

**10. Retail, Last Mile**

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	
Retail, Last Mile													C										

**i. Location and Access**

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

**ii. Layout and Design**

Shall not be within 200 feet of any area subject to §30.04.06, Residential Adjacency Standards.

**10 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.

**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 ~~preceeding~~ 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*.

(Code section 30.03.07D)

#### 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/S	A/S	A/S		A/S								C			C	C	C	C	A/S		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 a screened fence or wall.
- (b) Outdoor storage and display shall be screened from any arterial or collector street right-of-way and from any adjacent nonindustrial use with a screened fence or wall.
- (c) No outdoor storage and display shall be stacked or piled above the height of a required screen fence or wall. This standard shall not be waived or varied in the CG, CR, or IP districts.
- (d) In CG and 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, 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.

##### RS80, RS40, RS20, RS5.2, and AG Districts

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

- (g) 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.
- (h) 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.
- (i) 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.

#### 7. Salvage Yard

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
Salvage Yard																			S			

##### i. Layout and Design

Activities shall be 600 feet from any nonindustrial use.

## **ii. Operation**

A salvage yard is prohibited in conjunction with vehicle sales.

SECTION 5. Title 30, Chapter 30.04, Sections 30.04.01, 30.04.03, 30.04.04, 30.04.05, 30.04.06, 30.04.08, and 30.04.09, and Table 30.04-2 of the Clark County Code are amended to read as follows:

*(Code section 30.04.01 D)*

## **2. Plant Materials**

### **i. Required Landscaping**

Required landscaping shall consist of:

- (a) Recommended plants selected from the Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition's Regional Plant List (Regional Plant List); or
- (b) Alternative plant types may be proposed if evidence is provided from a qualified professional stating such plants meet, at a minimum, the climate resiliency and selected plant rating and methodology provided in the Regional Plant List; and
- (c) Any cactus or annual or perennial flowers.
- (d) Palm trees are prohibited.

### **Prohibited**

- (a) Palm trees;
- (b) Any plant listed on the Nevada State Department of Agriculture's noxious weed list per NAC 555.010; and
- ~~(c)~~ Trees with invasive root systems.

*(Code section 30.04.01 D 7.)*

### **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.

*(Code section 30.04.03)*

## **B. General Standards**

### **1. Fences and Walls Height**

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

#### **i. Front Setback**

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

(a) Residential districts: 3-foot maximum. Within the first 15 feet, a fence or wall may be increased to up to 6 feet if decorative. In the RS80, RS40, RS20, and RS10 districts, a 6-foot high wall is permissible along collector and arterial streets. In the Nonurban Area, fence or wall is not required to be decorative.

(b) Commercial and industrial districts: 3-foot maximum.

**ii. Side/Rear Setback**

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

(1) Residential zoning districts: 6-foot maximum.

(2) Commercial zoning districts: 8-foot maximum.

(3) Industrial zoning districts: 10-foot maximum.

(4) Special zoning districts: 8-foot maximum.

~~(b) When adjacent to an arterial or collector, the fence or wall shall be decorative.~~

~~(c)~~ When adjacent to a more intense zoning district, fence and wall height along a common lot line may be permitted to the maximum height of the more intense zoning district.

**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.
2. Security wire shall be no less than 8 feet above ground and shall not extend beyond the lot line at any point.
3. Security fencing is permissible in conjunction with any use in an Industrial district.
4. Security fencing is permissible in conjunction with the following uses in any zoning district:
  - i. Airport or airstrip;
  - ii. Batch plant, permanent or temporary;
  - iii. Communication tower;
  - iv. Electric generation, large-scale;
  - v. Electric generation, small-scale;
  - vi. Government facility, permanent or temporary;
  - vii. Gravel pit, permanent or temporary;
  - viii. Heliport;
  - ix. Passenger terminal;
  - x. Public utility structures; and
  - xi. Rock crushing.
5. Battery-charged fencing as defined by NRS 244 is permissible in nonresidential zoning districts; in the Urban Area in the RS80 and RS40 districts; or in a residential zoning district in the Nonurban Area. Standards for battery-charged fencing which shall not be waived or varied are as follows:
  - a. Battery shall be no more than 12 volts;
  - b. Plans must include a certificate that the standards as set forth by the International Electrotechnical Commission will be met;
  - c. Battery-charged fence must be surrounded by a nonelectric perimeter fence or wall a minimum of 5 feet in height;
  - d. Maximum height limited to 10 feet or 2 feet higher than the height of the perimeter fence or wall, whichever is greater;
  - e. Fencing shall be marked with signs "WARNING: ELECTRIC FENCE" at intervals of no more than 40 feet.

*(Code section Table 30.04-2)*

**Table 30.04-2: Minimum Required Parking**

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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

**RESIDENTIAL USES**

Manufactured <u>or Tiny</u> Home Park	2 per unit <b>Age-Restricted Parking</b> 1 per unit <b>Visitor Parking</b> 1 per 15 units
Outsided <u>oor</u> Dining, Drinking, and Cooking	1 per 250 sf

*(Code section 30.04.04 H)*

**H. Design and Maintenance of Parking Areas**

**1. General Parking Area Design**

**i. Access**

- (a) Exiting vehicles ~~shall not be prohibited from~~ backing out across a sidewalk onto a street. This does not apply to single-family dwelling driveways exiting onto local or private streets.

*(Code section 30.04.04H 1 iv)*

**(b) In Hydrographic Basin 212**

Within the State of Nevada Hydrographic Basin 212, driveway and parking areas for a 1-lot or single-family development shall be paved with concrete, asphalt, rubberized asphalt, or asphaltic concrete, except where Minimum Design Standards for Nonurban Roadways Area standards apply, or for agricultural uses.

*(Code section 30.04.04I)*

**2. Location and Design Standards**

**i. Location**

- (a) Required loading spaces ~~are prohibited~~ shall not be located in any front setback area or in any required side street setback area.

*(Code section 30.04.05D)*

**6. Building Materials**

All buildings shall be permanent structures and shall not be constructed of a temporary membrane or other tent-like material. Tent structures are prohibited.

*(Code section 30.04.05)*

**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**

A One minimum 20-foot length driveway is required for all single-family development; however, cul-de-sac lots may be 18 feet and single-family attached residential development may be 10 feet. ~~Waivers to modify the Length of driveways for single family attached and detached developments shall not be waived or varied requirements herein established for primary garages facing the front shall not be permitted unless~~ except where modifications from the zoning regulations are proposed requesting through a Planned Unit Development (PUD) per §30.06.05C.

## 6. Additional Manufactured Home Regulations

These standards apply to any manufactured home placed on a residential lot and used as a single-family dwelling and, unless otherwise stated in NRS 278.02095, these standards cannot be waived or varied.

### i. Age of Dwelling

The dwelling shall be manufactured within 6 years of the year on which it is affixed to the residential lot.

### ii. Multiple Sections

Manufactured homes shall consist of one or more than 1 sections.

### iii. Permanent Foundation

Manufactured homes shall be permanently affixed to the residential lot.

### iv. Living Area

- (a) Manufactured homes shall contain a minimum of ~~1,200~~ 400 square feet of habitable area, not including garages, courtyards, patios, etc.
- (b) In accordance with NRS 278.02095 Manufactured homes containing less than ~~1,200~~ 400 square feet of habitable area may be approved through an Administrative Design Review (ADR) per §30.06.05A based on the size or configuration of the lot or if the square footage of single-family residential dwellings in the vicinity of the manufactured home is generally less than ~~1,200~~ 400 square feet. ~~This standard may be varied with approval of an Administrative Design Review (ADR) per §30.06.05A, in accordance with NRS 278.~~

### v. Exceptions

The above provisions do not apply to the following:

- (a) Manufactured homes within a manufactured home park.
- (b) Manufactured homes within the RS80 and RS40 districts, and manufactured homes in the Nonurban Area, per Ords. 4109 and 4356.

(Code section 30.04.05)

## F. Design Standards for Multi-Family Residential Development

### 1. Four-Sided Architecture

Multi-family structures shall incorporate architectural features on all sides of a building. ~~Blank walls are prohibited.~~

### 3. Common Open Space Not Specified Within District Standards

Where district standards do not include an open space requirement, ~~apply~~ multi-family development shall provide a minimum 20% of the total site area as Common Open Space that meets the standards of §30.04.05I Common Open Space.

(Code section 30.04.05 H)

## 6. Building Design

Mixed-use developments shall comply with the applicable building design standards for both residential and nonresidential structures in this §30.04.05, *Site and Building Design*. In conflicts between the applicable standards for a single structure containing residential and nonresidential development, the more restrictive standard shall apply. In addition, the following standards apply:

- i. Developments with a primary architectural theme shall use that theme on the entire building. This can include, but is not limited to, the use of tile accents, stucco designs, awnings, cornice treatments, stepped parapets, trellises or arbors with live plant material, and textured materials such as stone or brick, planters, or colored panels.
- ii. All building facades facing public streets shall contain a similar level of design detail, patterning, and finish. Blank walls void of architectural detailing are not permissible ~~prohibited~~. Exceptions may be granted for

those areas that the applicant can demonstrate are not visible from adjacent development or public rights-of-way.

(Code section 30.04.05)

## I. Common Open Space

### 1. Purpose

Common Open Spaces are set aside for the use and enjoyment of a development's residents or users. Common Open Space serves numerous purposes, including preservation of natural areas and resources, ensuring greater access to open areas and recreation, reducing the heat island effect, and providing public health benefits.

### 2. Applicability

#### i. When Required

Common Open Space is required for all development in:

- (a) RS2, RM18, RM32, and RM50 zoning districts;
- (b) Maryland Parkway Overlay;
- (c) Manufactured or tiny home park;
- (d) Recreational vehicle park;
- (e) Planned Unit Development; and
- (f) Mixed-use development.

(Code section 30.04.05 J 3)

#### iv. ~~Tree Canopy in Parking Areas~~

- (a) One point may be awarded for trees provided in parking areas whose canopies at maturity cover at least 50% of the paved parking area.
- (b) Two points may be awarded for covering 50% or more of the paved parking area with solar installations or shade structures with roof elements to provide power for site lighting, and 1 point may be awarded for covering at least 25% but less than 50% of the parking area.
- (c) One half point may be awarded for the provision of Electric Bicycle Charging and one half point may be awarded for providing shade to an Electric Bicycle Charging Area.

(Code section 30.04.05 J 4.(ii)(c))

- (5) One-half point may be awarded for using ~~Solar Ban~~ low-emissivity glass on all south- and west-facing windows.

(Code section 30.04.05 K)

## 3. Development Standards

These standards apply to all hillside development, except for single-family dwellings on lots created prior to July 1, 2000. Alternatives to the development standards in Chapter 30.02, *Zoning Districts*, and §30.04.09, *Subdivision Design*, may be established with approval, as described in §30.06.05B, *Design Review* (unless the standard cannot be waived).

- i. The maximum recommended density on hillsides is 2 units per acre. The recommended total number of units for the hillside development should be based on the total gross acres of land with slopes 12% or less and greater than 12%, multiplying each gross acre total by the density allowed within the zoning district for slopes 12% or less and by 2 for slopes greater than 12%, and then combining the resulting yields.
- ii. Nonresidential development as a primary use on hillsides, other than public facilities, is not permissible prohibited.



(Code section 30.04.06)

### A. Purpose

The purpose of this Section is to promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when higher-intensity development is located near residential zoning districts and manufactured or tiny home parks.

### 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 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.

### D. Multi-Family or Nonresidential Vehicular Access

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

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

### E. Use Limitations

Certain uses have distance separation requirements from residential development, as described in Chapter 30.03, *Use Regulations*. Those standards apply in addition to this subsection **Error! Reference source not found.** If there is a conflict, the more restrictive standard shall apply.

1. Where these Residential Adjacency standards apply, the following are not permissible ~~shall be prohibited~~ as primary or accessory uses:
  - iii. Public address systems; and
  - ii. Outdoor storage.
2. Drive-thru lanes are not permissible ~~prohibited~~ within 200 feet of areas subject to Residential Adjacency standards unless separated by a primary building.

### G. Site and Building Orientation

#### 1. Site Orientation

- i. Higher-activity areas of development, such as parking, circulation, loading and delivery areas, and clubhouses, shall not be adjacent to areas subject to Residential Adjacency standards.
- ii. Where site constraints ~~limitations~~ cannot eliminate higher activity levels adjacent to any area subject to Residential Adjacency, additional landscaping and/or screening may be required. Also see §30.04.02, *Buffering and Screening*.

#### 2. Rural Neighborhood Preservation NPO Transition

- i. Residential development within, abutting, or adjacent to a Rural Neighborhood Preservation NPO shall transition along RNP boundaries by providing lot sizes 10,000 square feet or greater, ~~and~~
- ii. Structures within buildings with heights or adjacent to an RNP NPO shall not have heights exceeding those in of the RNP district standards ~~and~~
- iii. Development shall comply with the side or rear zoning district setbacks of the adjacent RNP NPO lot along any shared lot lines.

**I. Signs Adjacent to Residential**

- 1. Illuminated signs are not permissible prohibited on a rear or side of a building that faces an adjacent property in a residential district.

(Code section 30.04.08 D)

**7. Completion of Off-Site Improvements**

- i. Within 2 years of posting the surety bond, all improvements required by these regulations, and other applicable laws and regulations, shall be completely installed and constructed within the area covered by the improvement plans.
- ii. The Director of Public Works may administratively approve extensions in accordance with 30.06.09K Extension of Time, Public Works ~~§30.06.09J, Boundary Line Adjustment Mylar (BLA)~~.

(Code section 30.04.08 G 2.)

- ii. Alternative sight zones may only be considered subject to §30.06.06 ~~CN~~, Minor Deviation, Public Works (AV), if there are constraints caused by existing legally permitted and inspected improvements.
- iii. For driveways with 1-way traffic on the intersecting street, or where a physical barrier only allows turning 1 way onto the intersecting street, an obstruction may be permissible in the sight zone on the side to which the turn can be made, subject to §30.06.06 ~~CN~~, Minor Deviation, Public Works (AV).

(Code section 30.04.09 B)

- 4. Double frontage lots and through lots are not permissible prohibited, except in hillside development where they are encouraged, as described in §30.04.05K, Hillside Development.
- 5. Single-family residential access to any arterial or collector street is not permissible prohibited unless the arterial or collector street is the only means of access to a residential lot created prior to July 1, 2000.

SECTION 6. Title 30, Chapter 30.05, Sections 30.05.02, 30.05.05, 30.05.06 of the Clark County Code are amended to read as follows:

(Code section 30.05.02 B)

- 2. A blank cell indicates that the sign type is not permissible prohibited in that district unless aAn applicant may request to erect a sign in these districts as described in §30.06.07A, Sign Design Review (SDR) is approved per §30.06.07A.

(Code section 30.05.02)

**L. Freestanding**

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
Free-standing								P	P	P	P	P	P	P	P	P	P	P	P			P
Standards																						
Maximum Area	CR district: 5 sf per linear foot of all street frontages combined All other districts: Combination of all freestanding signs shall not exceed 1.25 square feet per linear foot of street frontage; PLUS an additional 0.25 square feet per linear foot for tenant panels; PLUS an additional 0.25 square feet per linear foot may be allowed when the area consists of channel letters.																					
Maximum Number	Multi-vision: 1 per site Revolving: 1 per site Freestanding in CR district: 1 per 100 linear feet of street frontage Freestanding in all other districts: 1 per street frontage																					
Maximum Height	CR district: Shall not exceed height of building on site. All other districts: Same as underlying zoning district.																					
Setback	10 ft																					
Separation	CR district: 100 ft from other freestanding or monument sign on same side of street. All other districts: 300 ft from other freestanding sign on same side of the street.																					

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
Illumination	Yes																					
Other requirements	<ol style="list-style-type: none"> <li>1. Multi-vision and revolving signs are <u>not permissible</u> prohibited in RM districts.</li> <li>2. Revolving signs: Maximum of 8 revolutions per minute.</li> <li>3. Parcels with frontage on more than 1 street may only use the length of 1 frontage for determining the allowance for sign area. The CR district is exempt from this condition.</li> <li>4. Maximum 2 freestanding signs are allowed per each street frontage if street frontage is 1,000 feet or greater.</li> <li>5. A monument sign may be installed in lieu of a freestanding sign.</li> <li>6. A corner pad site may have 1 additional sign. No sign installed may obstruct the sight zone, as described in §30.04.08G, <i>Sight Zones</i>.</li> <li>7. Sign may not be located along a freeway unless the property is accessed from a frontage road.</li> </ol>																					

**(Code section 30.05.05C)**

2. The base of a monument sign or a project entrance identification sign is not included in the calculation of the maximum permissible sign height.

**(Code section 30.05.06A)**

This §30.05.06 applies to all signs except as follows:

**A.** A legally constructed nonconforming sign display or structure may be reconstructed if a governmental entity required relocation due to the construction of a public improvement, and then only if the reconstruction occurs on the same or adjacent abutting property, and permits are applied for within 180 days of receipt of notice from the County governmental entity of the improvement's completion.

SECTION 7. Title 30, Chapter 30.06, Sections 30.06.03, 30.06.04, 30.06.05, 30.06.06, 30.06.07, 30.06.08, 30.06.09, 30.06.10, 30.06.11 of the Clark County Code are amended to read as follows:

**(Code section 30.06.03D)**

**4. Distribution of Staff Report**

A copy of the staff report shall be sent to the applicant and the advisory and/or decision-making body and made available for public review on the Clark County internet webpage site at least 3 working days (as defined in NRS 241.015) prior to the hearing at which the application is scheduled to be heard.

**(Code section 30.06.03E.2.ii.)**

**(c) Posted Notice**

The agenda of applications scheduled for a Town Board meeting or Commission and/or Board hearing shall be posted in designated public locations within the community, at least minimum of 3 working days, as defined in NRS 241.015 prior to the meeting. Additionally, all agendas are posted and accessible on the Clark County internet web page at <https://www.clarkcountynv.gov/>

**(Code section 30.06.03 E 4)**

vi. Renotification is required after if an item is consecutively held twice, or more than 85 calendar days have passed, since the scheduled hearing date of the last mailed notice was sent, renotification is required.

**(Code section 30.06.03 E 7)**

**i. Consistency with Clark County Master Plan**

The proposal proposed development is consistent with the Clark County Master Plan.

**ii. Compliance with This Title**

The proposal proposed development shall comply with all applicable standards in this Title unless the standard is proposed to be waived or varied.

**iii. Prior Approvals**

The ~~proposal~~ proposed development shall be consistent with the conditions of any prior unexpired land use, plan, or subdivision map approval. The proposed development shall also be consistent with any approved phasing plan for development and installation of public improvements and amenities.

*(Code section 30.06.04A.2.)*

**iii. Site-Specific Planning Area Amendments**

The Board may initiate an amendment to a Planning Area ~~in accordance with the annual amendment process.~~

*(Code Section 30.06.05 G.2.i.(a))*

- (3)** Applications must be submitted at least 30 days ~~in~~ prior to the start date of the seasonal sales, special event, or sign installation.

*(Code Section 30.06.06F 2. iii.)*

**(1) Required Public Notice**

Mailed and Posted notice. Waivers to §30.04.08, *Public Works Development Standards and Time Restrictions on Work in Streets pursuant to §30.06.111*, do not require mailed notice.

**(2) Hearing, Review, and Decision**

**(i) Recommending Entities**

Government entities and Town Board.

**(ii) Hearing**

Public Hearing required. Hearing is required for waivers to §30.04.08, *Public Works Development Standards and Time Restrictions on Work in Streets pursuant to §30.06.111*.

*(Code Section 30.06.06F 2. iii. (2))*

**(iii) Decision-Making Body**

Commission, except Board for the following:

- a) Applications submitted in conjunction with, or in lieu of, another application that requires Board approval.
- b) Waivers to 30.04.08 Public Works Development Standards private street and access easement width per §30.04.08E, Single-Family Residential Private Streets and Access.
- c) Waivers to appeal a denial of extension of time for bond per §30.04.08C7, *Completion of Off-Site Improvements.*
- d) Waivers to §30.06.111 Time Restrictions on Work in the Streets.
- ~~d~~ e) Applications to waive a communication towers bond.
- e f) Applications requiring a deed modification pursuant to the Cooperative Management Area Deed Modification Policy.
- f g) At the discretion of the Director.

*(Code Section 30.06.07 B 2 i.(c)(1)iv.)*

- c) Increase the number of signs on the original approved plan up to 25% ~~of the number of signs on the original approved plan~~ provided the sign area of all signs does not increase or decrease more than 25%.

*(Code Section 30.06.08 F 2.)*

**iii. VS Public Meeting(s) and Decision**

**(a) Required Public Notice**

Newspaper notice, mailed notice, and posted notice. Delivery confirmation of mailed notice is required for abutting properties only not less than 10 business days before the public hearing per NRS 278.480.

## **G. Reversionary Map Technical Review (RM/RPM)**

### **1. Purpose**

The Reversionary Map Procedure offers a means for a recorded Final Map, Parcel Map, Certificate of Land Division, or division of land into large parcels, or part thereof to be reverted.

### **2. RM/RPM Procedure**

Common Review Procedures in §30.03.03 apply, subject to the following additions and modifications:

#### **i. RM/RPM Review and Submittal**

##### **Standards for Acceptance**

- (1) All land included within a single map must be contiguous.
- (2) One reversionary map may revert more than one map of platted lands and/or more than one map type.
- (3) If applicable, public right-of-way and easements must be vacated prior to submission of the map.

#### **ii. RM/RPM Analysis**

##### **(a) Distribution and Review**

Copies of the map shall be distributed to interested government entities and/or public utilities potentially affected by the proposed reversion who, together with the Director of Public Works, will review the map, and shall transmit required corrections to the Director of Public Works within 15 working days.

##### **(b) Standards for Approval**

The Reversionary Map Technical Review must be completed prior to the submission of the Reversionary Map Mylar.

#### **iii. RM/RPM Public Meeting(s) and Decision**

##### **(a) Hearing, Review, and Decision**

- (1) **Recommending Entities**  
Government entities and public utilities.
- (2) **Hearing**  
None required.
- (3) **Decision-Making Body**  
Director of Public Works.

##### **(b) Expiration of Approval**

1 year from the date of the notice of requirements letter.

#### **iv. RM/RPM Post-Decision Actions**

##### **(a) Notice of Requirements**

- (1) The Director of Public Works, taking into account the requirements of other governmental entities, shall prepare and issue a notice of requirements to the property owner detailing requirements for submitting the Reversionary Map Mylar.
- (2) This notice can be relied upon by the property owner for the purposes of submitting a mylar for a period of one year from the date of the notice of requirements letter, subject to any state statute or local ordinance adopted prior to final approval of the map.
- (3) Any changes made by the applicant to the technical geometry of the map can be accomplished with revisions to the original plans, provided applicable fees are paid.

## H. Reversionary Map Mylar (RM/RPM)

### 1. Purpose

The purpose of the Reversionary Map Mylar review is to enable the Director of Public Works to verify completion of and conformance to the Final Map Technical Review.

### 2. RM/RPM Procedure

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

#### i. RM/RPM Review and Submittal

##### (a) Standards for Acceptance

- (1) The Final Map Technical Review or Parcel Map Technical Review must be approved prior to submittal of the Reversionary Map Mylar.
- (2) The Director of Public Works shall verify completion of and conformance to the Final Map Technical Review or Parcel Map Technical Review.
- (3) All required land use applications are active.

#### ii. RM/RPM Analysis

##### (a) Standards for Approval

Upon final review, and the obtaining of all required signatures on the map, the map shall be approved and shall be recorded.

#### iii. RM/RPM Public Meeting(s) and Decision

##### (a) Required Public Notice

None required.

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

###### (1) Recommending Entities

Government entities and public utilities.

###### (2) Hearing

None required.

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

Director of Public Works.

##### (c) Expiration of Approval

The map must be recorded within 30 days from release by the Director of Public Works.

*(Code section 30.06.10 D 3.)*

- xix. Authorize the submittal of an Extension of Time ~~for any subdivision~~ 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.

*(Code section 30.06.11)*

## E. Grading Permits

1. Except for ongoing agricultural cultivation within the Nonurban Area or site stabilization for disturbed soils, land shall not be disturbed, which includes clearing vegetation, rough grading, stockpiling, or altering the natural ground surface or its elevation, until a grading permit has been issued by Clark County in accordance with all of the requirements listed in this subsection: (NOTE: A temporary stormwater permit for construction activities should be

obtained through the Nevada Division of Environmental Protection and stockpiling permits must be obtained from the Building Official.)

(Code section 30.06.11 I)

3. Where the applicant is aggrieved by the decision of the Director of Public Works, the applicant may file an appeal in the form of a Waiver of Development Standards application to the Commission as provided in §30.06.06F, which need not be a public hearing.

SECTION 8. Title 30, Chapter 30.07, Section 30.07.01 and 30.07.02 of the Clark County Code are amended to read as follows:

(Code section 30.07.01)

**G. Mandatory and Discretionary Terms**

The words “shall,” “will,” “must,” “is not,” and “is” are always mandatory. The words “may” and “should” are advisory and discretionary terms. The word “prohibited” means anything forbidden, not allowed and which cannot be waived or varied.

(Code section 30.07.02)

**Accessory Dwelling**

A subordinate dwelling unit designed for one family, used for residential purposes (i.e., living, cooking, sanitation, and 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 shall not be considered an additional dwelling unit when calculating density.

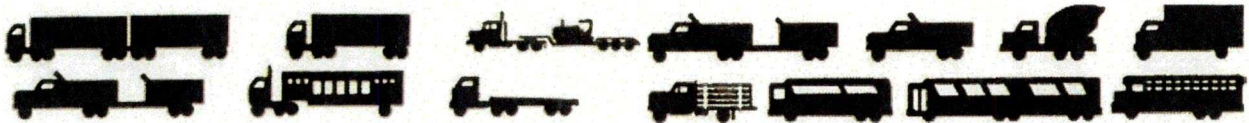
**Business Day**

Any calendar day except Sunday, or the following business holidays: New Year's Day, Martin Luther King, Jr.'s Birthday, Washington's Birthday, Memorial Day, Independence Day, Juneteenth, Labor Day, Nevada Day, Veterans Day, Thanksgiving Day and Christmas Day, per the Nevada Revised Statutes Chapter 236.

**Commercial Vehicle *add pictures below to definition as well***

Any vehicle requiring a Commercial Driver's License to operate which may include the following, but not any manufactured or tiny home or recreational vehicle:

1. A single vehicle or combination of motor vehicles with a gross vehicle weight rating (GVWR) of more than 26,000 pounds
2. A single truck tractor or trailer with a GVWR of more than 10,000 pounds, such as semi- or tow-trucks;
3. A vehicle designed to transport 16 or more passengers, including the driver; or
4. Any size vehicle that requires hazardous material placards.



**Director of Comprehensive Planning (Director)**

The Director of the Clark County Department of Comprehensive Planning.

## Dwelling

A building or portion thereof designed or used exclusively for residential occupancy by a family or by persons residing in a community residence and within which there is interior access to all habitable rooms. The term “dwelling” includes single-family residences, multi-family residences, factory-built homes, and manufactured or tiny homes, but does not include any other buildings where people are housed in group living arrangements, such as assisted living, rooming house, childcare home, dormitory, or any other group living arrangement for unrelated individuals that are not protected by the Fair Housing Act (FHA).

### Multi-Family Dwelling

A building containing three or more dwelling units when not meeting the definition of single-family attached dwelling, with three or more families living independently and the units separated by a common wall, floor and/or ceiling. Townhomes developed on a single lot ~~with 3 or more units, as permissible by this Title, joined by common walls on not more than 2 opposite sides of the dwelling where no portion of another dwelling exists above or below at grade or first floor level~~ shall be included in multi-family dwelling.

### Single-Family Attached Dwelling

A single-family dwelling permanently attached to another single-family dwelling, designed or arranged to be occupied by families living independently. ~~A~~ Townhomes mapped on an individual lots where with 3 or more townhomes units, as permissible by this Title, ~~joined by common walls on not more than 2 opposite sides of the dwelling where~~ have no portion of another dwelling ~~exists~~ above or below at grade or first floor level ~~are~~ shall be included as a in single-family attached dwelling.

### Single-Family Detached Dwelling

A detached building, including a manufactured or tiny home, containing only one dwelling unit on its own individual lot.

## Family Daycare

Any facility, sometimes within a dwelling, where care, protection, babysitting, and supervision are provided for less than 24 hours per day without the presence of parents for up to 6 people, including children, aged or infirm persons and “facilities for the care of adults during the day” as defined in NRS 449, at one time.

## 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.

### Battery-Charged Fence

A fence with a battery-powered energizer that transmits a signal to an alarm system in response to an intrusion as defined by NRS 244.

## Lot

A parcel of land, or a space within an approved manufactured or tiny home park or recreational vehicle park, occupied, or to be occupied by, a building or group of buildings and other required yards and open spaces, having frontage upon a street or other legally approved right-of-way to ensure legal access. A lot may be land so recorded on a plat of record, or considered as a unit of property and described by metes and bounds if created by deed prior to July 1, 1973, and which may include parts of or a combination of such lots, when adjacent to one another, providing such grounds are used for one improvement.

## Manufactured Home

Defined by NRS 461 as a structure built on a permanent chassis, designed to be used with or without a permanent foundation as a dwelling when connected to utilities, transportable in one or more sections; and 8 feet or more in body width or 40 feet or more in body length when transported, or, when erected on-site, contains 320sf or more including the plumbing, heating, air-conditioning and electrical systems of the structure. Any structure built on a chassis, designed to be used with or without permanent foundation as a dwelling when connected to utilities and is transportable in one or more sections and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and



complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §§ 5401 et seq.; or built in compliance with the requirements of chapter 461 of NRS; including all amendments.

### **Manufactured or Tiny Home Park**

An area or premises where space for two or more manufactured or tiny homes are rented.

### **Nonconforming Lot or Lots of Record**

A lot in separate ownership that was created in accordance with the State Law and County Code in effect at the time the parcel was created.

#### **Nonconforming Lot**

Any substandard lot legally established prior to May 5, 1970; and any substandard lot subject to a contract of sale in full force and effect prior to June 20, 1962.

#### **Nonconforming Lot of Record**

Lots created without a subdivision map prior to July 1, 1973, or created by a court order shall be considered legally created. A contract for the sale of land after June 20, 1962, or a legal description on a deed recorded prior to July 1, 1973, including the legal description of adjacent parcels, does not constitute the division of land. A lot created by the County's acceptance of the dedication of a public right-of-way 60 feet or more in width shall also be considered legally created.

### **Operator**

A manager, owner, caretaker, agent and/or employee and means the person who is in continuous, responsible charge of a recreational vehicle park or manufactured or tiny home park or any other residential, commercial, or industrial facility.

### **Personal Services**

An establishment that provides individual services, or the repair, care, maintenance, or customization of personal items, repair or customization services for apparel services, or other types of personal articles or human grooming and personal care services, including but not limited to, body piercing, beauty salons and /barber shops, laundry and dry cleaning, gyms, wellness studios, fitness centers and health clubs, locksmiths, permanent makeup and tattoos, psychic arts, day spas, reflexology, and tanning salons.

### **Pharmacy**

The business of an apothecary, or druggist where drugs or medicines are compounded or dispensed by state-licensed pharmacists ~~and which may include grill and fountain services and retail sales of sundries such as stationery, magazines, cosmetic, and health items.~~

### **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.

### **Residential Development**

Any residential use in a residential zoning district, and a manufactured or tiny home park, regardless of the district in which it is located.

### **Retail, Last Mile**

A retail establishment with warehouse/storage areas exceeding the threshold for an accessory use which is designed as a last mile hub for fulfillment and delivery of orders.

## Resort Hotel

An establishment located within a building or group of buildings meeting the definition of "Resort Hotel" in Title 8.04.010. This use generally must include at least 300 guest rooms, except for resort hotels meeting the following criteria for Neighborhood Casinos, which must provide at least 200 guest rooms as described below:

1. The use is outside any portion of the Las Vegas Boulevard Gaming Corridor designated as Entertainment Mixed-Use (EM) by the Clark County Master Plan; and
2. The use is outside any portions of Jean, Primm, and Laughlin designated as Entertainment Mixed-Use (EM) by the Clark County Master Plan.

The establishment shall include food service and amenities directly connected to the complex or building and the proposed or existing gaming operation and operated in such a manner as to form a part of the same operation and complex. Liquor and Gaming licenses shall be approved separately pursuant to NRS.

## Shed

One story detached An accessory building used as a tool or storage shed, playhouses and similar structures not exceeding of 200 square feet with no electrical, mechanical or plumbing installed which meets the Building Code definition.

## Sign-Related Definitions

\*\*\*\*\*

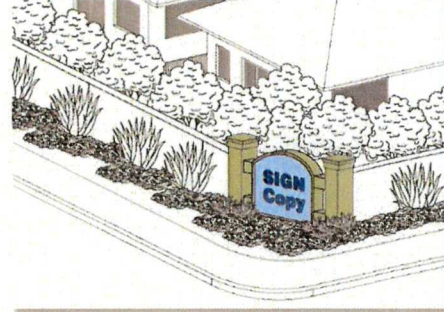
### Monument Sign

A freestanding sign with a base not less no more than 50% of the sign's width, that is consistent with the architectural style of the top of the sign. Any sign exceeding the permissible height or area of a monument sign or with a base less than 50% of the sign structure width shall be considered a freestanding sign.

### Project Entrance Identification Sign

A monument sign or a sign architecturally integrated into the entry landscape features, constructed of materials and color accents consistent with the project's overall design theme, located at primary entrance(s) or street corner(s) of residential, commercial, or industrial projects. These signs facilitate traffic and emergency services.

Figure 30.07-13: Project Identification Entrance Sign



### Snipe Sign

A handbill or sign of any type adhered to, displayed on, or otherwise affixed to a tree, fence, utility pole or similar structure.

Figure 30.07-18: Snipe Sign



## Temporary Dwelling

A temporary dwelling, including a manufactured or tiny home or recreational vehicle, used for a limited period such as during the construction of a dwelling or the reconstruction of a damaged or destroyed dwelling.

### Tiny Home

A "tiny house" pursuant to NRS 278 meeting the International Residential Code (IRC) definition of a dwelling unit that is 400 sf or less in floor area, excluding lofts.

## Tour Guide or Transportation Service

A business that provides for the delivery of passengers or goods such as couriers, limousines, ride-shares, taxis, ~~ride-shares~~, tour guide services, Transportation Network Companies (TNCs), or other similar uses, excluding freight or passenger terminals.

## Vehicle Hobby Repair and Restoration

The dismantling, mechanical repair, or restoration, and storage of non-commercial motorized vehicles and related vehicle parts as a hobby, including engine or transmission replacement or overhaul, body work, upholstery, and maintenance, excluding painting. Vehicles shall not include snowmobiles, off-highway vehicles, or jet skis.

(REORGANIZE WALL DEFINITIONS TO BE TOGETHER UNDER NEW "WALL")

**Wall**

An opaque structure constructed with masonry, brick, concrete, stucco, or other similar material, greater than 36 inches high.

**Block Wall**

A wall in the form of rock features or concrete masonry units, or other decorative forms.

**Noise Attenuation Wall**

A wall constructed between adjacent uses designed to mitigate the impact of noise.

**Parapet Wall**

An opaque wall extending above the roof of a building which is constructed of material compatible and of the same fire resistance as the wall of the building.

**Wall, Perimeter-Perimeter Wall**

An opaque structure constructed with masonry, brick, concrete, stucco, or other similar material, ~~greater than 36 inches high~~, constructed within a required setback to buffer property owners. Walls constructed within the "Buildable Area" not affixed to the primary building shall be considered accessory structures (see also, "Block Wall," "Screen Wall," "Decorative Wall," "Fence," "Noise Attenuating Wall," "Retaining Wall," and "Security Wall").

**Retaining Wall**

A wall where the grade on one side of the wall is greater than the grade on the opposite side. This term shall not include paving or a similar treatment of a slope to prevent erosion.

**Screen Wall**

A wall intended to mitigate the potential negative impacts between uses.

**Security Wall**

See "Security Fence."

**Working Day**

A day during which the Clark County Department of Comprehensive Planning offices are open to the public.

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. A land use application approved prior to the effective date of this ordinance may be developed per the plans approved with the application.

SECTION 11. 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 this ordinance shall take effect and be in force.

PROPOSED on the 20th day of December, 2023

INTRODUCED By: Commissioner James B. Gibson

PASSED on the 3rd day of January, 2024

VOTE:

AYES: Tick Segerblom

James B. Gibson

Justin Jones

Marilyn K. Kirkpatrick

William McCurdy II

Ross Miller

Michael Naft

NAYS: None

ABSTAINING:

None

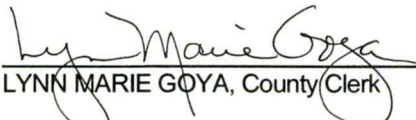
ABSENT:

None

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, NEVADA

By   
TICK SEGERBLOM, Chair

ATTEST:

  
LYNN MARIE GOYA, County Clerk

This ordinance shall take effect and be in force from and after the 18th day of January, 2024.

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

CC CLERK  
ATTN: COMMISSION CLERK  
RM 6037  
500 S GRAND CENTRAL PKWY  
LAS VEGAS NV 89155

Account # 104095  
Order ID 307016

**IMAGE ON NEXT PAGE(S)**

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 2 edition(s) of said newspaper issued from 01/10/2024 to 01/17/2024, on the following day(s):

01/10/2024, 01/17/2024

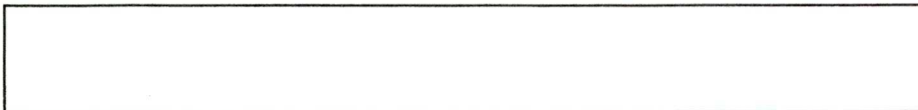
*Leslie McCormick*

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this January 17, 2024

Notary

*Linda Espinoza*



ORDINANCE NO. 5091

AN ORDINANCE TO INCORPORATE CHANGES INTO TITLE 30 PURSUANT TO THE 2021 AND 2023 LEGISLATIVE SESSION, MODIFY THE FEE SCHEDULE TO ADD A TREE FEE-IN-LIEU AND WAIVE PLAN AMENDMENT AND ZONE CHANGE APPLICATION FEES PURSUANT TO THE REMOVAL OF THE H-2 GENERAL HIGHWAY FRONTAGE ZONE, CLARIFY COMMERCIAL AND INDUSTRIAL SIDE INTERIOR SETBACK REQUIREMENTS, AMEND OUTSIDE STORAGE AND DISPLAY, ADD RETAIL, LAST MILE TO THE USE TABLE, CLARIFY PROHIBITED AND NOT PERMISSIBLE, AND MAKE CORRECTIONS AND CLARIFICATIONS AS APPROPRIATE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

NOTICE IS HEREBY GIVEN that typewritten copies of the above numbered and entitled Ordinance are available for inspection by all interested parties at the Office of the County Clerk of Clark County, Nevada, at her Commission Division Office on the first floor of the Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada, and that said Ordinance was proposed by Commissioner James B. Gibson on the 20th day of December 2023 and passed on the 3rd day of January 2024, by the following vote of the Board of County Commissioners:

Aye: Tick Segerblom  
James B. Gibson  
Justin Jones  
Marilyn K. Kirkpatrick  
William McCurdy II  
Ross Miller  
Michael Naft

Nay: None  
Abstaining: None  
Absent: None

This Ordinance shall be in full force and effect from and after the 18th day of January 2024.

(SEAL) LYNN MARIE GOYA,  
COUNTY CLERK  
and Ex-Officio Clerk of the  
Board of County  
Commissioners  
Dated this 3rd day of January  
2024.

PUB: Jan. 10, 17, 2024  
LV Review-Journal