



# Clark County Comprehensive Planning Department

## MULTI-FAMILY RESIDENTIAL DEVELOPMENT CHECKLIST & EXCEPTIONS

TITLE 30 CODE SECTIONS <i>Not for use with Tentative Maps. Refer to the TM Checklist for requirements</i>	Y	N	NA
<b>Site is not commercially mapped</b> (dwelling units are not permissible on commercially mapped lots)			
<b>DENSITY (Master Plan)</b>			
ON:.5 EN: 1 RN: 2 LN: 5 MN: 8 CN: 18 UN: 18↑ CM: ↓18 EM: 18↑			
<b>30.02 ZONING DISTRICTS</b>			
RM18 RM32 RM50 (requires Open Space)			
Lot Area Minimum	7,000 SF		
Primary Height Max	35 50 75		
Setback Front	20 HOW TO MEASURE 30.02.25		
SB Side Interior	20		
SB Side Street	20		
SB Rear	20		
Building Separation	10P/6A		
<b>30.02.26 OVERLAYS</b>			
ABO AAO AEO HDO MPO NPO PCO RRO SMO			
<b>30.02.25 MEASUREMENTS AND EXCEPTIONS</b>			
<b>No Water/Wastewater Minimum Lot Sizes per SNHD/State Engineer</b>			
Table 30.02-4 Arch Enc/Intr * Balc/Stair 3-6' Side St. * Balc/Stair <6 All RS * Carport Side Int/Side St: 3' into req setback no closer than 5' PL/3' Bldg/fire			
Enclosures maximum 12' wide			
Foundation or support column permissible			
Balcony or Stairs 3-6' above grade RS – Side Interior, Rear: no closer than 3' from PL			
Patio Cover/Carport Rear NOMORE THAN xx FROM PL RS80, RS40, RS20 (17) RS10 (12) RS5.2, RS3.3, RS2 (3) (detach ok w/in 6')			
Sheds (200) AV if visible/not complementary or above building/fence/wall			
Community Buildings 35'			
Communication Antenna			
Chimney exceed up to 3'			
<b>30.03.03 USES</b>			
Confirm conditions/applications required/Accessory Uses 30.03.01 D			
<b>30.04.01 LANDSCAPING</b>			
<b>Plan:</b> Trees to scale/significant kept/any removed/all proposed/adequate spatial for anticipated growth (not attached sw/internal sub sts)			
Landscaping Side/Rear NA (behind wall/fence)			
Plants on the recommended plant list			
2" Minimum Ground Covering any LS are not planted			
NO TURF Cemetery, Park, School only			
Street Landscaping Detached 15' from back of curb, 2 strips 5' /Attached 6' wide strip 10' Landscaping (back of			
Trees one large and 3 shrubs outside canopy (not within 10' of streetlight)			
Parking Area: 1 LS island every 6 spaces OR Planting Strip LS every 12 spaces with 8'			
<b>30.04.03 FENCES AND WALLS</b>			
Fences and Walls Front Setback 3' up to 6 if decorative fence			
Fences and Walls Side/Rear Setbacks 6' maximum unless adjacent to Comm (8') or Ind (10') CAN BE			
Fences and Walls Outside Setbacks limited to primary or accessory structure height, whichever is less			
Lighting/Decorative Features allowed additional 1 foot			
Fence/Wall Materials: brick, stone, stucco, dec. cmu, wrought iron, metal picket, wood, omega, composite, durable vinyl/alum			
Retaining Walls 3' OR tiered unlimited 3' horizontal to 3' of height. Fence permissible on top of any			
Proposed Retaining Walls if adjacent higher/lower (30.06.06 C)			
Access Gates Arterial Collector – 20' from PL			
<b>30.04.04 PARKING see one parking requirement under 30.04.05 E (structured encouraged)</b>			
Studio and 1 BR = 1 per unit 2 BR & up = 1.75 per unit Visitor Parking 1 per 5 unit			
Visitor parking shall be readily available and dispersed throughout the site.			
1% Motorcycle			
Reduction (%) 20 Total (+Sustainability+10%=30% max) close to transit 10, Maryland Pkwy up to 25 / Aff Hsg 25 / Existing 10			



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Demand Study for more / less parking quantities Traffic Engineer	
On-Street Parking	
Shared/Offsite max 150' from PL along ped route/no arterial separating/formal agreement between owners/documentated	
Access no backing out Driveways distinct	
No vehicular conflicts in parking lot circulation at ingress/egress, drive aisles and exits. Clear visibility.	
Paving No waivers to Title 30. Meet DES (not req for seasonal sales, special event, stable)	
Paving and Striping REQ IN Hydrographic Basin 212. NOT REQ OUT (DES)	
Pedestrian Walkways REQ	
Parking Layout 30.04-3 AND Dimensions 30.04-4 500 spaces and up divided into 250 groups	
Out of Right of Way	
NO backing out across sidewalk	
Drive aisle/easement access to street	
No vehicular conflicts in parking lot circulation at ingress/egress, drive aisles and exits. Clear visibility.	
Tandem Parking	
EV Charging Spaces – 30.04-5	
ADA 30.04-6	
Bicycle Parking 30.04-8 (most req 4 spaces min)(Exempt: SFR, dev in nonurban area, LVBS Sah-Russell & Resort Hotel	
<b>30.04.05 D GENERAL DESIGN STANDARDS</b>	
Offsite Pedestrian Connectivity SW	
Onsite Pedestrian Connectivity on-site/parking lot/building entrances/adjacent transit stops/internal walk to SW	
Walkways/Crosswalk change materials/bollards/raised median walkways w/lis/stamped or stained concrete	
Trails	
Foundation Masking	
Screening Mechanical Equipment – Ground past height by 1': can use fence/wall: arch features integrated	
Roof Mounted – visible within 100' screened to height of equip: integrated into building/similar materials	
Trash Enclosure 30.04-7	
Building Materials Glass, masonry, metal, stucco, and wood.	
Accessory Uses and Structures – zoning district setback/complementary colors materials	
<b>30.04.05 E MULTI-FAMILY RESIDENTIAL DESIGN STANDARDS</b>	
Architectural features on all sides of building	
Facades <50' incorporate wall plane projections/recesses 20% of the length	
3 or more: balcony, shade element, porches, domers, varied materials, variable roof line, window size, vertical elements, walls offset 3'	
Roof lines <50' need at least 1 vertical elevation change of at least 2 feet.	
ONE main building entrance face public street	
If multiple street fronts – need entrance on all	
Connect to SW with walkway not through parking lot	
2 or more: (porch or landing), double doors, (portico, awning, marquee), side lights, decorative lighting, enhance LS	
Common Open Space (if not specified) 20% of total site area needs to meet standards	
<5 acres site needs 2 through access drives	
Street Separation. Vertical curbs, landscaping or other suitable barriers	
Parking shall not be between a building and the street. (should be internal to site)	
Structured, underground strongly encouraged	
<b>30.04.05 K HILLSIDE</b>	
(no sfr lot pre 7/1/00) Large Lot	
double fronted lots encouraged	
<12% minimize grading per table SLOPE:12.01 ≤ 25 – 50% NATURAL AREA/SLOPE 25%↑ 25 65% NATURAL AREA	
No Stockpiling	
Grading Cuts 12% slopes minimized	
Walls Topography/Graduated Steps/Native Materials/Earth Tones/Decorative Fence Preferred	
Decorative Fences Surrounding Natural Area	
Buildings Natural Colors/Limited Slab/Horizontal Features/Increased Rear Yards/Viewshed Analysis?	



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<b>30.04.07 B LIGHTING</b>	
Lighting Shielded/Motion Sensor Encouraged	
<b>30.04.10 B SWIMMING POOLS</b>	
600 sf	