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30.40 Zoning Base Districts

30.40.010 General Applicability. This Chapter outlines the purposes, bulk, and intensity requirements for the various zoning base districts. In addition to the standards outlined in this Chapter, all development shall be subject to the requirements included in Chapters 30.52 (Off-Site Development Requirements), 30.56 (Site Development Standards), 30.60 (Parking and Loading Regulations), 30.64 (Site Landscape and Screening Standards), 30.68 (Site Environmental Standards) and, when applicable, to the special requirements and restrictions outlined in Chapter 30.48 (Zoning Overlay Districts). Developments which are to be designed under the planned unit development provisions of this Title shall refer to Chapter 30.24 (Planned Unit Development). (Ord. 3055 § 3 (part), 4/2004)

30.40.020 Permitted Deviations from Bulk and Intensity Requirements. In accordance with the limitations listed below, administrative minor deviations (up to 10% unless otherwise specified) from the development standards listed in the following tables may be approved administratively, in accordance with the procedure outlined in Table 30.16-8. Deviations shall be subject to the following limitations:

- 1. Rural Residential, Single-Family Residential, and Multi-Family Residential Districts.** Deviations from density restrictions, the minimum required setback of 10 feet from any street, and minimum driveway requirements shall not be permitted. In addition, deviations from the minimum lot area shall not be permitted for property within an RNP I, II, or III Overlay District or property designated RNP in the adopted land use plan.
- 2. Commercial, Industrial and Special Districts.** Deviations from the minimum required setback from a street shall not be permitted. Administrative minor deviations for structures over 100 feet in height are not permitted. (Ord. 4770 § 6 (part), 3/2020; Ord. 4102 § 1 (part), 6/2013; Ord. 4077 § 8 (part), 2/2013; Ord. 3549 § 6 (part), 9/2007; Ord. 3432 § 5 (part), 10/2006; Ord. 2741 § 6 (part), 5/2002)

30.40.030 Rural Residential Districts.

- a. General Purpose.** The Rural Residential Districts set forth herein, are intended to permit a broad range of rural residential development necessary to serve the citizens of Clark County.
- b. Standards Applicable to All Rural Residential Districts.** All Rural Residential Districts shall comply with the bulk and intensity requirements listed in Table 30.40-1 and, when applicable, to the additional standards and restrictions required for properties located within any overlay district established in Chapter 30.48 (see respective PART).
- c. Dwelling Unit Density.**
 - 1.** The number of dwelling units per gross acre shall not exceed limits as set forth for the various districts, or for any lot or parcel within the district.
 - 2.** If a lot or parcel lies within more than 1 district, the density of that portion within each district shall not exceed the density permitted for the district.
 - 3.** Variances or waivers of standards to permit additional density shall not be accepted by the Zoning Administrator.
- d. Uses Permitted.** The uses listed under the column of the respective Rural Residential Districts within Table 30.44-1 (see also Appendix F, uses categorized by zoning district) shall establish the uses permitted within the districts, subject to the conditions listed and to all administrative and special use permit approvals as shown in the Table. (Also see Accessory Commercial Uses in Table 30.44-1) (Ord. 3174 § 4 (part), 1/2005; Ord. 3055 § 3 (part), 4/2004)

- 30.40.040 Purpose of R-U, Rural Open Land District.** This district is established to provide for very low density residential use and other appropriate uses of the vast areas of rural land. See Table 30.56-2A for additional design standards and subsection 30.56.060 (b) for provisions regarding special setbacks permitted within Mt. Charleston, Lee Canyon, and Kyle Canyon. (Ord. 4109 § 2 (part), 7/2013; Ord. 3160 § 8 (part), 11/2004; Ord. 3055 § 3 (part), 4/2004)
- 30.40.050 Purpose of R-A, Residential Agricultural District.** This district is established for areas particularly suited for agricultural uses, including residential uses in conjunction with the raising of crops and animals and other agricultural activities. See Table 30.56-2A for additional design standards. (Ord. 4109 § 2 (part), 7/2013; Ord. 3055 § 3 (part), 4/2004)
- 30.40.060 Purpose of R-E, Rural Estates, Residential District.** This district is established for areas particularly suited for low density residential uses and to the raising of crops and of a limited number of animals. See Table 30.56-2A for additional design standards. (Ord. 4109 § 2 (part), 7/2013; Ord. 4102 § 1 (part), 6/2013; Ord. 3757 § 4 (part), 4/2009; Ord. 3160 § 8 (part), 11/2004; Ord. 3106 § 5 (part), 8/2004; Ord. 3055 § 3 (part), 4/2004)
- 30.40.070 Purpose of R-D, Suburban Estates Residential District.** This district is established for use in areas particularly suited to low-density, single-family residential use on lots of 10,000 square feet or more in area. See Table 30.56-2A for additional design standards. (Ord. 4109 § 2 (part), 7/2013; Ord. 3055 § 3 (part), 4/2004)

Table 30.40-1 Rural Residential Districts - Property Development Standards Bulk Matrix	R-U	R-A	R-E	R-D	Notes/Additional Requirements
Dwelling Unit Density (Per Gross Acre)	0.5	1	2	3	Per gross unit
Lot Area	80,000 sq. ft.	40,000 sq. ft.	20,000 sq. ft.	10,000 sq. ft.	Southern Nevada Health District may further restrict requirements for water and sewage. Landscape and common area lots need not meet minimum area. Administrative minor deviations shall not be permitted for property located within the RNP I or II Overlay District, or property designated RNP in the adopted land use plan.
Net Area	72,000 sq.ft.	36,000 sq.ft.	18,000 sq. ft.	9,000 sq. ft.	Lot area less all easements or private streets which restrict construction. The net area for lots adjacent to a collector or arterial street may be reduced by 10%.
Lot Coverage	15%	25%	50%	50%	
Yard Setback					See Section 30.52.025 (Sight Zones). Setback measured from property line, except for R-D, which shall be set back from the edge of any private street. Garage openings must be set back a minimum of 20 feet, except for lots on cul-de-sac streets (See 30.56.040 Yards & Setbacks). See Building Code for additional setbacks. In no case shall the minimum setback from a street be less than 10 feet. (See 30.56.040(d))
Front¹	40 feet ²	40 feet	40 feet	30 feet	Front setback must be open to the sky, void of buildings and courtyard with alternatives as follows: A. A twelve foot reduction for a maximum 50% of the overall building width (furthest side to furthest side) if: i. 2 trees are planted adjacent to the street front; or ii. Decorative features are provided and shown on plans, such as bay windows or stucco pop-outs, and color or texture other than a gray broom finish is added to the driveway. B. On lots smaller than 80,000 square feet, barns, stalls, arenas, paddocks, corrals, and pens for animals (considered structures) shall only be permitted in the side and rear yards; pastures, turnouts, and exercise areas for animals may be located in the front yard with no additional setback required, provided the requirements for accessory structures and fencing are satisfied (note: fencing materials may include traditional farm fencing (smooth twisted wire mounted on posts) or alternative fencing used for confining domestic animals, provided that all fencing is compatible with the rural character of the immediate area). (See Table 30.44-1).
Interior Side					
<i>Principal Structure</i>	15 feet ²	15 feet	10 feet	10 feet	
<i>Accessory Structure¹</i>	5 feet	5 feet	5 feet	5 feet	All windows above the first story shall be opaque, otherwise principal structure setbacks apply. An administrative minor deviation per Table 30.16-8 may be approved to allow transparent windows above the first story to within a 5 foot minimum setback.
<i>Balcony or Deck (Principal or Accessory)</i>					i. No minimum setback for decks. ii. Setback is measured from the property line to the leading edge of the balcony.
Balcony 3 to less than 6 feet above grade	3 feet	3 feet	3 feet	3 feet	
Balcony 6 feet or greater above grade*	12 feet	12 feet	7 feet	7 feet	
<i>Patio Cover*</i>	12 feet	12 feet	7 feet	7 feet	Setback is measured from the property line to the leading edge of the patio cover.
*An administrative minor deviation per Table 30.16-8 may be approved to reduce the setback to a minimum of 5 feet.					
Side Street (corner)					A reduction of 5 feet is permitted if a 3 foot wide landscape strip with shrubs is planted outside of the wall and in addition to any other required street landscape strip.
<i>Principal Structure</i>	25 feet ²	25 feet	15 feet	15 feet	
<i>Accessory Structure¹</i>	10 feet	10 feet	10 feet	10 feet	

Table 30.40-1 Rural Residential Districts - Property Development Standards Bulk Matrix	R-U	R-A	R-E	R-D	Notes/Additional Requirements
<i>Balcony or Patio Cover (Principal or Accessory)</i>	10 feet	10 feet	10 feet	10 feet	Setback is measured from the property line to the leading edge of the balcony or patio cover. (No minimum setback for decks)
Rear					
<i>Principal Structure</i>	50 feet ²	50 feet	30 feet	25 feet	If the lot has access only from a collector or arterial street, a reduction of 10 feet is permitted.
<i>Accessory Structure¹</i>	5 feet	5 feet	5 feet	5 feet	All windows above the first story shall be opaque, otherwise principal structure setbacks apply. An administrative minor deviation may be approved to allow transparent windows above the first story to within a 5 foot minimum setback.
<i>Balcony or deck (Principal or Accessory)</i>					i. No minimum setback for decks. ii. Setback is measured from the property line to the leading edge of the balcony.
Balcony 3 to less than 6 feet above grade	3 feet	3 feet	3 feet	3 feet	
Balcony 6 feet or greater above grade	47 feet	47 feet	27 feet	22 feet	An administrative minor deviation per Table 30.16-8 may be approved to reduce the setback to a minimum of 5 feet.
<i>Patio Cover</i>	17 feet	17 feet	17 feet	12 feet	i. Setback is measured from the property line to the leading edge of the patio cover. ii. Setback may be reduced by 5 feet without a land use application for properties not located within an RNP area or RNP overlay district. iii. For property within an RNP area or RNP overlay district or to further reduce the setback per (ii) above, an administrative minor deviation per Table 30.16-8 may be approved to reduce the setback to a minimum of 5 feet.
Height					See Chapter 30.56 for height restrictions for hillside development.
<i>Principal Structure</i>	35 feet	35 feet	35 feet	35 feet	
<i>Accessory Structure¹</i>	25 feet	25 feet	25 feet	14 feet	

Additional Requirements

1. (a) Accessory buildings shall have a minimum separation of 6 feet from any other building,
(b) Shed setbacks within the side and rear yard may be reduced per Table 30.44-1,
(c) Maximum height of any community building shall be 35 feet. See Tables 30.44-1 and 30.56-2A for design/development standards for accessory uses and structures.
2. Buildings and structures on nonconforming lots of record or within nonconforming subdivisions within the R-U zoning district within Mt. Charleston, Lee Canyon, and Kyle Canyon may be established in conformance with R-1 standards except for the following special setbacks pursuant to Section 30.56.060(b): 15 foot front setback, 5 foot side setback, 15 foot side street corner setback, and 10 foot rear setback; however, a minimum 20 foot driveway or 20 foot setback from a street for garages shall always be maintained (uses permitted shall be those established for the R-U district in Table 30.44-1).

Notes:

- A. Architectural intrusions and enclosures may intrude into a required setback up to 3 feet, but shall not be less than 5 feet to a property line, unless in compliance with building code, but in no case shall it be closer than 3 feet. No additional architectural intrusions or enclosures are permitted where the setback is measured to the leading edge of the structure.
- B. No structure other than a permitted fence, wall, or accessory structures per 30.56.040(f) shall be located within 10 feet of a street. See 30.56.040(d) for possible additional restrictions.
- C. Legal nonconforming R-U zoned lots containing a minimum of 20,000 square feet and less than 80,000 square feet shall conform to the development standards for the R-E district.
- D. Property located within an overlay district regulated by Chapter 30.48 is subject to the additional standards and restrictions specified therein.

(Ord. 4658 § 9 (part), 1/2019; Ord. 4481 § 8 (part), 5/2017; Ord. 4288 § 3, 5/2015; Ord 4275 § 6 (part), 3/2015; Ord. 4200 § 3 (part), 5/2014; Ord. 4102 § 1 (part), 6/2013; Ord. 4077 § 8 (part), 2/2013; Ord. 3924 § 5 (part), 1/2011; Ord. 3549 § 6 (part), 9/2007; Ord. 3518 § 8 (part), 5/2007; Ord. 3354 § 5 (part), 2/2006; Ord. 3297 § 2 (part), 10/2005; Ord. 3238 § 4 (part), 7/2005; Ord. 3229 § 7 (part), 6/2005; Ord. 3209 § 5, 5/2005; Ord. 3160 § 8 (part), 11/2004; Ord. 3055 § 3 (part), 4/2004; Ord. 3008 § 5 (part), 12/2003; Ord. 2961 § 5, 10/2003; Ord. 2907 § 5 (part), 7/2003; Ord. 2857 § 9 (part), 2/2003; Ord. 2510 § 9 (part), 2000; Ord. 2524 § 1 (part), 2000)

30.40.080 Suburban & Compact Residential Districts

- a. General Purpose.** The Suburban & Compact Residential Districts set forth herein are intended to permit a broad range of single-family development necessary to serve the citizens of Clark County.
- b. Standards Applicable to All Suburban & Compact Residential Districts.** All Suburban & Compact Residential Districts shall comply with the bulk and intensity requirements listed in Table 30.40-2 and, when applicable, to the additional standards and restrictions required for properties located within any overlay district established in Chapter 30.48 (see respective PART).
- c. Dwelling Unit Density.**

 - 1. The number of dwelling units per gross acre shall not exceed limits as set forth for the various districts, or for any lot or parcel within the district.
 - 2. If a lot or parcel lies within more than 1 district, the density of that portion within each district shall not exceed the density allowed for the district.
 - 3. Variances and waivers of standards to density restrictions shall not be accepted by the Zoning Administrator.
- d. Uses Permitted.** The uses listed under the column of the respective single-family residential districts within Table 30.44-1 (see also Appendix F, uses categorized by zoning district) shall establish the uses permitted within the districts, subject to the conditions listed and subject to all administrative and special use permit approvals as shown in the Table. (Also see Accessory Commercial Uses in Table 30.44-1). (Ord. 3174 § 4 (part), 1/2005; Ord. 3055 § 3 (part), 4/2004)

30.40.090 Purpose of R-1, Single Family Residential District. The R-1, Single-Family Residential District is established to provide for the development of single-family residential use and to prohibit the development of incompatible uses detrimental to the residential environment. See Table 30.56-2A for additional design standards. (Ord. 4109 § 2 (part), 7/2013; Ord. 3055 § 3 (part), 4/2004)

30.40.100 Purpose of R-T, Manufactured Home Residential District. This district is established to provide for residential areas which would be compatible for the development of single-family residential uses, including manufactured homes and manufactured home parks, and to prohibit the development of incompatible uses that are detrimental to the residential environment. See Table 30.56-2A for additional design standards. (Ord. 4109 § 2 (part), 7/2013; Ord. 3055 § 3 (part), 4/2004)

30.40.110 Purpose of R-2, Medium Density Residential District. This district is established to provide for the development of compact single-family and two-family residential uses and to prohibit the development of incompatible uses that are detrimental to the residential environment. See Table 30.56-2A for additional design standards. (Ord. 4109 § 2 (part), 7/2013; Ord. 3055 § 3 (part), 4/2004)

30.40.120 Purpose of RUD, Residential Urban Density District. This district is established to provide for the development of compact single-family residential development and to prohibit the development of incompatible uses that are detrimental to the residential environment. See Table 30.56-2A for additional design standards. (Ord. 4109 § 2 (part), 7/2013; Ord. 3055 § 3 (part), 4/2004)

Table 30.40-2 Suburban and Compact Single-Family Residential Districts - Property Development Standards Bulk Matrix

	R-1	R-T		R-2	RUD	Notes/Additional Requirements
		Subdivided Lots	Manufactured Home Parks			
Density	5	5	8	8	14	(Unit Per Gross Acre) R-1 RNP-III Density is no more than 4 du/ac.
Lot Area	5,200 sq. ft.	5,200 sq. ft.	2,880 sq. ft. or 4,000 sq. ft. for doublewide unit	3,300 sq. ft.	2,000 sq. ft.	Southern Nevada Health District may further restrict requirements for water and sewage. Private streets shall not be included in the lot. Landscape and common area lots need not meet minimum area. R-T requires 6,500 sq. ft. minimum lot size if created as mining lot prior to adoption of this Title. RNP-III requires 7,000 sq. ft. minimum lot size.
Yard Setback						Setback measured from property line, back of sidewalk, or edge of private street, whichever is greater, to nearest finished exterior surface of applicable building or structure. (Also see Section 30.52.025 (Sight Zones) & Building Code for additional setbacks). Garage openings require a minimum setback of 20 feet, or 18 feet when accessing a cul-de-sac, except cluster development in RUD may be 10 feet. In no case shall the minimum setback from a street be less than 10 feet. (See 30.56.040).
Front ¹	20 feet	20 feet	5 feet from drive aisle, 10 feet from perimeter street	20 feet	20 feet	Front setback must be open to the sky, void of buildings and courtyards. Alternatives allowed, subject to 2 trees planted adjacent to the street front or decorative features are provided and shown on plans, such as bay windows or stucco pop-outs, and color or texture is added to the driveway other than a grey, broom finish in the following districts as follows: 1. R-1, R-T, R-2 – a 10 foot reduction, for a maximum 50% of the overall building width. 2. R-2 – a 4 foot intrusion for a second story architectural enclosure for the full building width, which shall not be combined with Number 1. 3. RUD – a 10 foot reduction for the full building width. 4. Architectural enclosures may not intrude into the above referenced reduced setback.
% of Lot Area in Front Yard	10%	10%	5%	10%	10%	
Interior Side ¹						All accessory structure windows above the first story shall be opaque, otherwise principal structure setbacks apply. An administrative minor deviation may be approved to allow transparent windows above the first story to within a 5 foot minimum setback. No minimum setback for decks. If approved per Table 30.16-4 in R-2 and RUD, when constructing the original dwelling, 1 side yard may be eliminated. This does not apply to additions and/or expansions of the original dwelling.
Principal or Accessory Structure	5 feet	5 feet	5 feet	5 feet	5 feet	
Balcony or Deck or Patio Cover (Principal or Accessory)	3 feet	3 feet	3 feet	3 feet	3 feet	i. No minimum setback for decks. ii. Setback is measured from the property line to the leading edge of the balcony.
Side Street (Corner) ¹						
Principal or Accessory Structure	10 feet	10 feet	5 feet or 10 feet from perimeter street	10 feet	10 feet	
Balcony or Deck or Patio Cover (Principal or Accessory)	7 feet	7 feet	7 feet	7 feet	7 feet	i. No minimum setback for decks. ii. Setback is measured from the property line to the leading edge of the balcony.
Rear						
Principal Structure	20 feet	10 feet	5 feet or 25 feet from perimeter street	15 feet	15 feet	If the lot has only collector or arterial street access, a 10 foot reduction is permitted. Building additions up to 50% of the width of the building (furthest side to the furthest side) may encroach into the setback up to 10 feet from the rear property line.

Table 30.40-2 Suburban and Compact Single-Family Residential Districts - Property Development Standards Bulk Matrix

	R-1	R-T		R-2	RUD	Notes/Additional Requirements
		Subdivided Lots	Manufactured Home Parks			
<i>Accessory Structure¹</i>	5 feet	5 feet	5 feet	5 feet	5 feet	All windows above the first story shall be opaque, otherwise principal structure setbacks apply. An administrative minor deviation may be approved to allow transparent windows above the first story to within a 5 foot minimum setback.
<i>Any Balcony or Deck</i>			5 feet or 10 feet from perimeter street			i. No minimum setback for decks. ii. Setback is measured from the property line to the leading edge of the balcony.
<i>Balcony 3 to less than 6 feet above grade</i>	3 feet	3 feet		3 feet	3 feet	
<i>Balcony 6 feet or greater above grade</i>	17 feet	7 feet		12 feet	12 feet	An administrative minor deviation per Table 30.16-8 may be approved to reduce the setback to a minimum of 5 feet.
<i>Patio Cover</i>	3 feet	3 feet	3 feet or 10 feet from perimeter street	3 feet	3 feet	Setback shall be measured from the property line to the leading edge of the patio cover.
Height						See Chapter 30.56 for height restrictions for hillside development.
<i>Principal Structure</i>	35 feet	35 feet	35 feet	35 feet	35 feet	
<i>Accessory Structure¹</i>	14 feet	14 feet	14 feet	14 feet	14 feet	
Open Space Per Unit			350 sq. ft.		200 sq. ft.	

Additional Requirements:

1. (a) Accessory buildings shall have a minimum separation of 6 feet from any other building,
- (b) Shed setbacks within the side and rear yard may be reduced per Table 30.44-1,
- (c) Maximum height of any community building shall be 35 feet. See Tables 30.44-1 and 30.56-2A for design/development standards for accessory uses and structures.

Notes:

- A. Architectural intrusions and enclosures may intrude into a required setback up to 3 feet, but shall not be less than 5 feet to a property line, unless in compliance with building code, but in no case shall it be closer than 3 feet. No additional architectural intrusions or enclosures are permitted where the setback is measured to the leading edge of the structure.
- B. No structure other than a permitted fence, wall or accessory structures per 30.56.040(f) shall be located within 10 feet of a street. See 30.56.040(d) for possible additional restrictions.
- C. Property located within an overlay district regulated by Chapter 30.48 is subject to the additional standards and restrictions specified therein.

(Ord. 4770 § 6 (part), 3/2020; Ord. 4658 § 9 (part), 1/2019; Ord. 4623 § 4 (part), 9/2018; Ord. 4481 § 8 (part), 5/2017; Ord. 4275 § 6 (part), 3/2015; Ord. 4200 § 3 (part), 5/2014; Ord. 4077 § 8 (part), 2/2013; Ord. 3924 § 5 (part), 1/2011; Ord. 3757 § 4, 4/2009; Ord. 3549 § 6 (part), 9/2007; Ord. 3518 § 8 (part), 5/2007; Ord. 3397 § 5 (part), 6/2006; Ord. 3381 § 3 (part), 5/2006; Ord. 3354 § 5 (part), 2/2006; Ord. 3297 § 2 (part), 10/2005; Ord. 3160 § 8 (part), 11/2004; Ord. 3106 § 5 (part), 8/2004; Ord. 3055 § 3 (part), 4/2004; Ord. 3008 § 5 (part), 12/2003; Ord. 2907 § 5 (part), 7/2003; Ord. 2857 § 9 (part), 2/2003; Ord. 2573 § 8 (part), 2001; Ord. 2510 § 9 (part), 2000; Ord. 2524 § 1 (part), 2000; Ord. 2505 § 1, 2000)

30.40.130 Multiple-Family Residential Districts.

- a. General Purpose.** The Multiple-Family Districts set forth herein are intended to permit a broad range of multiple-family densities necessary to serve the citizens of Clark County which shall be designed to ensure compatibility with surrounding uses, such as provision of compatible uses and structures, setbacks, screening, and/or natural or man-made buffers.
- b. Standards Applicable to all Multiple Family Residential Districts.** All Multiple-Family Residential Districts shall comply with the bulk and intensity requirements listed in Table 30.40-3 and, when applicable, to the additional standards and restrictions required for properties located within any overlay district established in Chapter 30.48 (see respective PART).
- c. Dwelling Unit Density.**

 - 1. The number of dwelling units per gross acre shall not exceed limits as set forth for the various districts, or for any lot or parcel within the district.
 - 2. If a lot or parcel lies within more than 1 district, the density of that portion within each district shall not exceed the density allowed for the district.
 - 3. Variances and waivers of standards to density restrictions shall not be accepted by the Zoning Administrator.
- d. Uses Permitted.** The uses listed under the column of the respective Multi-Family Residential Districts within Table 30.44-1 (see also Appendix F, uses categorized by zoning district) shall establish the uses permitted within the districts, subject to the conditions listed and subject to all administrative and special use permit approvals as shown in the Table. (Also see Accessory Commercial Uses in Table 30.44-1). (Ord. 3174 § 4 (part), 1/2005; Ord. 3055 § 3 (part), 4/2004)

30.40.140 Purpose of R-3, Multiple-Family Residential District. This district is established to provide for the development of medium density residential use, including apartments, and to prohibit the development of incompatible uses that are detrimental to the residential environment. See Tables 30.56-2 and 30.56-2A for additional design standards. (Ord. 4109 § 2 (part), 7/2013; Ord. 3055 § 3 (part), 4/2004)

30.40.150 Purpose of R-4, Multiple-Family Residential District (High Density). This district is established to provide for the development of high-density residential use, including apartments, and to prohibit the development of incompatible uses that are detrimental to the high-density residential use. See Table 30.56-2 for additional design standards. (Ord. 3055 § 3 (part), 4/2004)

30.40.160 Purpose of R-5, Apartment Residential District. This district is established to provide for the development of high-density apartment residential use and to prohibit the development of incompatible uses that are detrimental to the high-density residential use. See Table 30.56-2 for additional design standards. (Ord. 3055 § 3 (part), 4/2004)

Table 30.40-3 Multi-Family Residential Districts - Property Development Standards Bulk Matrix	R-3¹	R-4	R-5	Notes/Additional Requirements
Dwelling Unit Density	18	25	50	(Per Gross Acre)
Lot Area	7,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.	Private streets shall not be included in the lot. Landscape and common area lots need not meet minimum area.
Height	35 feet	35 feet	50 feet	See Section 30.56.070 (Height) and Figure 30.56-10 (Height/Setback) For buildings over 35 feet in height, See Section 30.56.040 and Figure 30.56-4. Buildings may not encroach into any Airport Airspace Overlay District Boundary.
Open Space Required per Unit	200 sq ft	100 sq ft	100 sq ft	
Yard Setback				A. Setback measured from property line or edge of private street, whichever is greater. See Building Code for additional setbacks and separations. B. See Section 30.56.070 (Height) and Figure 30.56-10 (Height/Setback) and Section 30.52.025 (Sight Zones). C. Garage openings onto a drive aisle or private street shall be set back a minimum of 8 feet. D. The minimum setback from a street shall not be less than 10 feet. (See 30.56.040(d)). E. Any balconies 6 feet above grade or greater shall meet principal structure setbacks, unless permitted per 30.56.040 (e). Setback is measured from property line to leading edge of balcony.
Front	20 feet	20 feet	20 feet	
Interior Side				
<i>Principal Structure or Accessory Structure over 14 feet²</i>	5 feet; or 20 feet adjacent to single family development.	5 feet; or 20 feet adjacent to single family development.	5 feet; or 20 feet adjacent to single family development.	See Figure 30.56-10
<i>Accessory Structure 14 feet or less²</i>	5 feet	5 feet	5 feet	
<i>Building Separation including Accessory Structures over 14 feet</i>	10 feet	10 feet	10 feet	
<i>Side Street (corner)</i>	20 feet	20 feet	20 feet	
Rear¹				
<i>Principal Structure or Accessory Structure over 14 feet²</i>	20 feet	20 feet	20 feet	See Figure 30.56-10
<i>Accessory Structure 14 feet or less²</i>	5 feet	5 feet	5 feet	
<i>Building Separation including Accessory Structures over 14 feet</i>	10 feet	10 feet	10 feet	
Additional Requirements:				
1. Single-family residential developments shall conform to Section 30.40.120 and Table 30.40-2 for the RUD (Residential Urban Density) district, including patio cover setbacks, except that density up to 18 dwelling units per acre with a minimum lot area 1,800 square feet and minimum open space 120 square feet per unit is allowed.				
2. (a) Accessory buildings shall have a minimum separation of 6 feet from any other building, (b) Maximum height of any community building shall be 35 feet. See Tables 30.44-1 and 30.56-2 for design/development standards for accessory uses and structures.				
Continued				

Additional Requirements Continued:

Notes:

- A. Architectural intrusions and enclosures may intrude into a required setback up to 3 feet, but shall not be less than 5 feet to a property line, unless in compliance with building code, but in no case shall it be closer than 3 feet. No additional architectural intrusions or enclosures are permitted where the setback is measured to the leading edge of the structure.
- B. No structure other than a permitted fence, wall or accessory structures per 30.56.040(f) shall be located within 10 feet of a street. See 30.56.040(d) for possible additional restrictions.
- C. Multiple family buildings within a development or adjacent to a complex containing 4 units or less shall have a similar and compatible architectural appearance.
- D. Property located within an overlay district regulated by Chapter 30.48 is subject to the additional standards and restrictions specified therein.

(Ord. 4839 § 8 (part), 1/2021; Ord. 4770 § 6 (part), 3/2020; Ord. 4658 § 8 (part), 1/2019; Ord. 4481 § 8 (part), 5/2017; Ord 4275 § 6 (part), 3/2015; Ord. 4200 § 3 (part), 5/2014; Ord. 4077 § 8 (part), 2/2013; Ord. 3518 § 8 (part), 5/2007; Ord. 3381 § 3 (part), 5/2006; Ord. 3354 § 5 (part), 2/2006; Ord. 3297 § 2 (part), 10/2005; Ord. 3055 § 3 (part), 4/2004; Ord 3008 § 5 (part), 12/2003; Ord. 2510 § 9 (part), 2000)

30.40.170 Commercial Districts

- a. **General Purpose.** The Commercial Districts set forth herein, when taken together, are intended to permit a broad range of commercial development necessary to serve the citizens of Clark County which shall be designed to ensure compatibility with surrounding uses, such as provision of compatible uses and structures, setbacks, screening, and/or natural or man-made buffers, which may include consideration to hours of operation.
- b. **Standards Applicable to all Commercial Districts.** All Commercial Districts shall comply with the bulk and intensity requirements listed in Table 30.40-4 and, when applicable, to the additional standards and restrictions required for properties located within any overlay district established in Chapter 30.48 (see respective PART).
- c. **Uses Permitted.** The uses listed under the column of the respective commercial districts within Table 30.44-1 (see also Appendix F, uses categorized by zoning district) shall establish the uses permitted within the districts, subject to the conditions listed and all administrative and special use permit approvals as shown in the Table. Mixed use development may be established in the C-1 and C-2 districts in conformance with the evaluative criteria for the MUD-4 subdistrict established in Section 30.48.770(A), (B) and (C) (3-9), and density requirements within Table 30.44-1, subject to approval of special use permit and design review (public hearing) applications in addition to any other required application. However, mixed use development in the C-1 district shall additionally require a minimum 10 acre site and location within 330 feet of the intersection of 2 arterial streets or the intersection of 1 arterial and 1 street.

U-V zoning is required for any mixed use development that exceeds MUD-4 subdistrict criteria. Waiver of development standards or variance applications to deviate from the standards and requirements established in Chapter 30.48 Part J shall not be accepted for a mixed use development in the C-1 or C-2 zoning districts except as permitted by that Part. Waiver of development standards and variance applications to deviate from standards not in conflict with Chapter 30.48 Part J may be submitted. (Note: any special use permit required by Section 30.48.770 shall require public hearings before the Commission and the Board). (Ord. 4839 § 8 (part), 1/2021; Ord. 3397 § 5 (part), 6/2006; Ord. 3219 § 4 (part), 5/2005; Ord. 3174 § 4 (part), 1/2005; Ord. 3055 § 3 (part), 4/2004)

30.40.180 Purpose of CRT, Commercial Residential Transitional District. This district is intended to preserve existing single family residential buildings for commercial reuse when within close proximity to residential development where traffic patterns and the characteristics of the existing structures no longer encourage a single-family environment. It is intended as a transition between viable residential districts and major streets, and, in doing so, shall continue to maintain a visual character of the historic residential pattern of development. Development of vacant lots or redevelopment of sites containing existing structures shall closely resemble the scale and architectural character of the neighboring residential development. Reuse and redevelopment of such sites shall be designed and screened to minimize adverse impacts upon adjacent viable residential uses and districts. The district is designed to promote uses and site conditions which are compatible with the adjacent residential neighborhoods. Additional restrictions and special design standards are required for properties within the CMA Area Design, Red Rock Design, and Transition Corridor Overlay Districts (see Chapter 30.48, respective PART). (Ord. 4200 § 3 (part), 5/2014; Ord. 3055 § 3 (part), 4/2004; Ord. 2832 § 3 (part), 12/2002; Ord. 2682 § 1, 11/2001)

30.40.190 Purpose of C-P, Office and Professional District. This district is established to provide for the development of office and professional uses and to provide a buffer through the establishment of low intensity uses between the more intensive commercial districts and the residential districts (see Table 30.56-2 for design standards). Additional restrictions and special design standards are required for properties within the CMA Area Design, Red Rock Design, and Transition Corridor Overlay Districts (see Chapter 30.48, respective PART). (Ord. 3055 § 3 (part), 4/2004; Ord. 2832 § 3 (part), 12/2002; Ord. 2682 § 2, 11/2001)

30.40.200 Purpose of C-1, Local Business District. This district is established to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhoods and limited local markets. The intent of the district is for sites which are typically on a site less than 10 acres except for mixed use development which shall require a site of 10 acres or more. See Table 30.56-2 (Design Standards) for additional design standards. Additional restrictions and special design standards are required for properties within the CMA Area Design, Mixed Use, Red Rock Design, and Transition Corridor Overlay Districts (see Chapter 30.48, respective PART). (Ord. 3219 § 4 (part), 5/2005; Ord. 3055 § 3 (part), 4/2004; Ord. 2832 § 3 (part), 12/2002)

30.40.210 Purpose of C-2, General Commercial District. This district is established to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The intent of the district is for sites which are typically greater than 10 acres. See Table 30.56-2 (Design Standards) for additional design standards. Additional restrictions and special design standards are required for properties within the CMA Area Design, Mixed Use, Red Rock Design, and Transition Corridor Overlay Districts (see Chapter 30.48, respective PART). (Ord. 3219 § 4 (part), 5/2005; Ord. 3055 § 3 (part), 4/2004; Ord. 2832 § 3 (part), 12/2002)

Table 30.40-4 Commercial Districts - Bulk, Yard and Space Regulations				
Property Development Standards	CRT¹	C-P¹	C-1^{1D}	C-2^{1D}
A. Architectural intrusions and enclosures may intrude into a required setback up to 3 feet, but shall not be less than 3 feet to a property line.				
B. No structure other than a permitted fence, wall or accessory structures per 30.56.040(f) shall be located within 10 feet of a street. See 30.56.040(d) for possible additional restrictions.				
C. Property located within an overlay district regulated by Chapter 30.48 is subject to the additional standards and restrictions specified therein.				
D. Mixed use development in C-1 and C-2 is subject to the additional requirements established in Table 30.44-1 and Section 30.48.770.				
E. Balconies extending 6 feet or greater above grade and clear windows above the first story must be approved through a public hearing when abutting a residential use.				
Lot Coverage	50%	60%	60%	60%
Yard Setback Setbacks are measured from property line or edge of private street, whichever is greater. In no case shall the minimum setback from a street be less than 10 feet. Also see Chapters 30.56, 30.44 (use-related), and Building Code for additional setbacks and separations.				
Front CRT and residential conversion to C-P only - per existing residence or vacant lots an average of nearest adjacent residence on each side (within 500 feet) or 20 feet, whichever is greater		15 feet	10 feet	10 feet ²
Interior Side Required when adjacent to residential use, otherwise no setback required. CRT and residential conversion to C-P only - per existing residence.	10 feet ³	15 feet ³	10 feet ³	10 feet ³
Side Street (corner) CRT and residential conversion to C-P only - per existing residence or vacant lots an average of nearest adjacent residences within 500 feet	10 feet	15 feet	10 feet	10 feet ²
Rear Required when adjacent to residential use or street, otherwise no setback required.		10 feet ³	10 feet ³	10 feet ³
<i>Principal Structure</i>	20 feet ³			
<i>Accessory Structure</i>	5 feet ³			
Height	35 feet ³	35 feet ³	35 feet ³	50 feet ^{2,3}

Table 30.40-4 Commercial Districts - Bulk, Yard and Space Regulations

Additional Requirements:

1. Location of buildings, fences, parking areas, signs, lighting and landscaping shall conform to the plans approved at the time of design review. New buildings must conform to the following:
 - A. For CRT and C-P within 200 feet of single family residential development, architectural style (materials and colors), including height and bulk, to be consistent with the traditional residential character of surrounding existing residences. An alternative design may also approved in a public hearing;
 - B. Accessory buildings subject to R-1 standards; and
 - C. Rear yard shall be fenced or screened from adjacent residential development.
 - D. For property located within the Transition Corridor Overlay, see Chapter 30.48, PART G, for special development standards.
2. A height setback ratio per Figure 30.56-4 (Setbacks From Streets - Buildings Over 35 Feet). Buildings may not encroach into any Airport Airspace Overlay District Boundary.
3. A height setback ratio per Section 30.56.070 (Height), Figure 30.56-10 (Height/Setback).

(Ord. 4623 § 4 (part), 9/2018; Ord. 4481 § 8 (part), 5/2017; Ord. 4200 § 3 (part), 5/2014; Ord. 3432 § 5 (part), 10/2006; Ord. 3354 § 5 (part), 2/2006; Ord. 3219 § 4 (part), 5/2005; Ord. 3160 § 4 (part), 1/2005; Ord. 3160 § 8 (part), 11/2004; Ord. 3055 § 3 (part), 4/2004; Ord 3008 § 5 (part), 12/2003; Ord. 2832 § 4, 12/2002; Ord. 2682 § 3, 11/2001; Ord. 2510 § 9 (part), 2000)

30.40.220 Manufacturing and Industrial Districts.

- a. General Purpose.** The manufacturing and industrial districts are intended to permit a broad range of industrial development necessary to serve the citizens of Clark County which shall be designed to ensure compatibility with surrounding uses, such as provision of compatible uses and structures, setbacks, screening, and/or natural or man-made buffers, which may include consideration to hours of operation.
- b. Standards Applicable to All Manufacturing and Industrial Districts.** All Manufacturing and Industrial Districts shall comply with the bulk and intensity standards listed in Table 30.40-5 and, when applicable, to the additional standards and restrictions required for properties located within any overlay district established in Chapter 30.48 (see respective PART).
- c. Uses Permitted.** The uses listed under the column of the respective industrial districts within Table 30.44-1 (see also Appendix F, *Uses Categorized By Zoning District*) shall establish the uses permitted within the districts, subject to the conditions listed and to all administrative and special use permit approvals as shown in the Table. (Ord. 3055 § 3 (part), 4/2004)

30.40.230 Purpose of the M-D Designed Manufacturing District. The M-D Designed Manufacturing District is established to provide area suitable for the development of light manufacturing establishments with limited outside uses and to prohibit the development of incompatible uses. See Table 30.56-2 for additional design standards. (Ord. 3055 § 3 (part), 4/2004)

30.40.240 Purpose of the M-1 Light Manufacturing District. The M-1 Light Manufacturing District is established to provide area suitable for the development of light manufacturing establishments and to prohibit the development of incompatible uses. This district is intended for areas which are typically 10 acres or more in size. See Chapter 30.56, Table 30.56-2, for additional design standards. For properties located within the Adult Use Overlay District, also see Chapters 30.44, Table 30.44-1; 30.48, Part H; and 30.76.080. (Ord. 3055 § 3 (part), 4/2004; Ord. 2899 § 3, 5/2003; Ord. 2741 § 6 (part), 5/2002)

30.40.250 Purpose of the M-2 Industrial District. The M-2 Industrial District is intended to provide areas suitable for the location and operation of the most intense manufacturing and industrial activities. See Table 30.56-2 (Design Standards) for additional design standards.

Table 30.40-5 Industrial Districts - Bulk, Yard and Space Regulations			
Property Development Standards	M-D	M-1	M-2
1. Architectural intrusions and enclosures may intrude into a required setback up to 3 feet, but shall not be less than 3 feet to a property line. 2. No structure other than a permitted fence, wall or accessory structures per 30.56.040(f) shall be located within 10 feet of a street. See 30.56.040(d) for possible additional restrictions. 3. Property located within an overlay district regulated by Chapter 30.48 is subject to the additional standards and restrictions specified therein.			
Lot Coverage	80%	80%	80%
Yard Setback Not including permitted or required fences and walls when set back for required landscaping. Setbacks are measured from property line or edge of private street, whichever is greater. In no case shall the minimum setback from a street be less than 10 feet. Also see Chapters 30.56, 30.44 (use-related), and Building Code for additional setbacks and separations.			
Front	20 feet ¹	20 feet ¹	20 feet ¹
Interior Side Only when adjacent to a non-industrial or non-commercial use; otherwise no setback required.	20 feet ²	20 feet ²	20 feet ²
Side Street (corner)	20 feet ¹	20 feet ¹	20 feet ¹
Rear Only when adjacent to a non-industrial or non-commercial use or street; otherwise no setback required.	20 feet ^{1,2}	20 feet ^{1,2}	20 feet ^{1,2}
Height	50 feet ^{1,2}	50 feet ^{1,2}	75 feet ^{1,2}
Additional Requirements			
1. A height setback ratio per Figure 30.56-4 (Setbacks From Streets - Buildings Over 35 Feet). Buildings may not encroach into any Airport Airspace Overlay District Boundary. 2. A height setback ratio per Section 30.56.070 (Height), Figure 30.56-10 (Height/Setback).			

(Ord. 4481 § 8 (part), 5/2017; Ord. 3354 § 5 (part), 2/2006; Ord. 3174 § 4 (part), 1/2005; Ord. 3055 § 3 (part), 4/2004; Ord 3008 § 5 (part), 12/2003; Ord. 2573 § 8 (part), 2001; Ord. 2510 § 9 (part), 2000)

30.40.260 Special Districts

- a. **General Purpose.** The special districts set forth herein, when taken together, are intended to permit a broad range of development necessary to serve the citizens of Clark County.
- b. **Standards Applying to All Special Districts.** All Special Districts shall comply with the bulk and intensity standards listed in Table 30.40-7, and, when applicable, with the additional standards and restrictions required for properties located within any overlay district established in Chapter 30.48 (see respective PART).
- c. **Dwelling Unit Density.**
 1. The number of dwelling units per gross acre shall not exceed limits as set forth for the various districts, or for any lot or parcel within the district.
 2. If a lot or parcel lies within more than 1 district, the density of that portion within each district shall not exceed the density allowed for the district.
 3. Variances and waivers of standards to density restrictions shall not be accepted by the Zoning Administrator.
- d. **Uses Permitted.** The uses listed under the column of the respective special districts within Table 30.44-1 (see also Appendix F, uses categorized by zoning district) shall establish the uses permitted within the districts, subject to the conditions listed and to all administrative and special use permits as shown in the table.
 1. Mixed use development may be established in the H-1 district, subject to approval of special use permit and design review (public hearing) applications in addition to any other required application, as follows:
 - A. Outside of the Mixed Use Overlay District in conformance with zoning base district standards and requirements, including density and height, and compliance with pedestrian realm requirements for the MUD-2 subdistrict established in Table 30.48-J2.
 - B. In the MUD-1, MUD-2, MUD-3 or MUD-4 subdistricts within the Overlay in conformance with subdistrict requirements and satisfaction of the evaluative criteria established in Section 30.48.770(A), (B) and (C) (3-9).
 2. U-V zoning is required for any mixed use development that exceeds H-1 zoning base district or applicable MUD subdistrict standards and requirements. Waiver of development standards or variance applications to deviate from zoning base district or applicable MUD subdistrict standards and requirements shall not be accepted for a mixed use development in the H-1 zoning district except as permitted by Chapter 30.48 Part J. Waiver of development standards and variance applications to deviate from standards not in conflict with Chapter 30.48 Part J may be submitted. (Note: any special use permit required by Section 30.48.770 shall require public hearings before the Commission and the Board).
 3. **Exception:** The H-1 district may be utilized in lieu of the U-V district if the H-1 district is located in the MUD-1 subdistrict within the Mixed Use Overlay District and the development conforms to Chapter 30.48, Part J. (Ord. 4839 § 8 (part), 1/2021; Ord. 3472 § 6, 1/2007; Ord. 3397 § 5 (part), 6/2006; Ord. 3354 § 4 (part), 2/2006; Ord. 3219 § 4 (part), 5/2005)

30.40.270 Purpose of the O-S Open Space District. The O-S Open Space District is intended to provide for permanent open space in the community, to prevent irreversible environmental damage to sensitive areas and to safeguard the general prosperity, health, safety and welfare of the public by limiting development in areas where police and fire protection, protection against flooding by storm water or other services cannot be provided without excessive cost to the community or to provide a buffer between incompatible uses. See Tables 30.56-2 and 30.56-2A (Design Standards) for additional design standards. (Ord. 4109 § 2 (part), 7/2013)

30.40.280 H-2 General Highway Frontage District.

a. Purpose. The H-2 General Highway Frontage District is established to provide for the establishment of a variety of residential, office, and commercial uses. See Tables 30.56-2 and 30.56-2A (Design Standards) for additional design standards.

b. Future Applications for H-2 Zoning Prohibited. Petitions for a zone boundary amendment to H-2 General Highway Frontage District shall not be accepted by the Zoning Administrator after September 30, 1990. (Ord. 4109 § 2 (part), 7/2013)

30.40.290 Purpose of the P-F Public Facility District. The P-F Public Facility District is established in order to provide for the location and development of sites suitable for necessary public buildings, structures and uses, and related private buildings, structures, and accessory uses. Uses developed within the P-F district are expected to conform to the development and design standards (for this and all Chapters of this Title) for such use. Except for regulations within Chapters 30.32 and 30.52, alternatives may be established per the approved plans on file. (Ord. 3848 § 6, 2/2010; Ord. 3635 § 5, 6/2008; Ord. 3549 § 6 (part), 9/2007)

30.40.300 Purpose of the R-V-P Recreational Vehicle Park District The R-V-P Recreational Vehicle Park District is established to provide for the location and development of sites suitable for temporary or transient lodging in recreational vehicles. See Table 30.56-2 (Design Standards) for additional design standards.

30.40.310 U-V Urban Village (Mixed Use) District.

a. Purpose. This district is intended to accommodate a mixture of residential, commercial/employment, and recreational uses typical of a high activity, urban center, as described below, and can only be approved for mixed use development projects in the Mixed Use Overlay District. An array of residential uses, employment centers, recreation and open space amenities, and community and cultural facilities should be elements included within this district. The design of the district and its uses anticipate interaction between different categories of land uses in an intensely developed setting. The vision for development within this district is to have a central core with high density development and building mass, stepping down to mid-densities and intensities of development, then to the least intense, typically calling for one and two story buildings and open space areas. This arrangement of densities is best utilized in close proximity to major transportation corridors and full interchanges (transportation nodes) and intermittently served by section line streets. However, different development patterns may be equally desirable for smaller acreages or within various urban settings. See Chapter 30.48, Part J, and Tables 30.56-2 and 30.56-2A for additional design and development standards.

b. Mixed Uses. Mixed use developments in the U-V district shall be designed only in conformance with the standards established in Chapter 30.48, Part J (Mixed Use Overlay District).

Table 30.40-6 Urban Village Land Use Proportions - Deleted
(Ord. 3174 § 4 (part), 1/2005; Ord. 3055 § 3 (part), 4/2004)

30.40.320 H-1 Limited Resort and Apartment District.

- a. Purpose.** The H-1 Limited Resort and Apartment District is established to provide for the development of gaming enterprises, compatible commercial, and mixed commercial and residential uses, and to prohibit the development of incompatible uses that are detrimental to gaming enterprises. See Table 30.56-2 and 30.56-2A (Design Standards) for additional design standards.
- b. Designation as Gaming Enterprise District.** The H-1 Limited Resort and Apartment District per Chapter 463 of the Nevada Revised Statutes, is designated as the Gaming Enterprise District as shown on the Gaming Enterprise Map in Appendix G. A special use permit for a resort hotel approved in accordance with Table 30.16-4 establishes the ability to have live gaming. Applications to expand the Gaming Enterprise District shall not be accepted for property within 500 feet of residential development or 1,500 feet of a school or church. (Ord. 4109 § 2 (part), 7/2013)

30.40.330 Alternative Development Standards. It is recognized that individual sites may present unique characteristics, including the shape and location of the site, and the design of existing and proposed structures, could be best developed through the application of alternative development standards which depart from the requirements of this Chapter. In certain circumstances such alternative standards may be considered beneficial by the Commission or Board as a tool to achieve the land development policies of the County. In such cases, the Board or Commission may approve alternative development standards through the granting of a waiver of standards, according to the procedures outlined in Table 30-16-7 of this Title subject to finding that the alternative standards will:

1. Result in development having a visual character which is as or more compatible with adjacent development than anticipated by the requirements of this Chapter.
2. Encourage a development trend or a visual character similar to that anticipated by the requirements of this Chapter.
3. Result in a development which meets or exceeds all other requirements of this Title.

Table 30.40-7 Special Districts - Property Development Standards Matrix					
Property Development Standards:	O-S	H-2¹	R-V-P	U-V²	H-1³
<ol style="list-style-type: none"> 1. Architectural intrusions and enclosures may intrude into a required setback up to 3 feet, but shall not be less than 3 feet to a property line. 2. No structure other than a permitted fence, wall or accessory structures per 30.56.040(f) shall be located within 10 feet of a street. See 30.56.040(d) for possible additional restrictions. 3. Property located within an overlay district regulated by Chapter 30.48 is subject to the additional standards and restrictions specified therein. 4. Mixed use development in H-1 is subject to the additional requirements established in Table 30.44-1 and Section 30.48.770. 					
Dwelling Unit Density (Per Gross Acre)	0.1	0.5, or 8	20		50 ³
Lot Area Landscape and common area lots need not meet minimum area.	10 acres				
Space size			800 sq. ft.		
Lot Coverage	5%	60%			
Yard Setback Not including permitted or required fences and walls when set back for required landscaping. Setbacks are measured from property line or edge of private street, which ever is greater. Also see Chapters 30.56, 30.44 (use-related), and Building Code for additional setbacks and separations.					
Front: See 30.56.060 for special setbacks along Las Vegas Boulevard	50 feet	10 feet	10 feet		10 feet ⁵
Interior Side	25 feet	10 feet ^{4,6}	10 feet ⁴		10 feet ^{4,6}
Side Street (corner)	50 feet	10 feet	10 feet		10 feet ⁵
Rear	75 feet	10 feet ^{4,6}	10 feet ⁴		10 feet ^{4,5,6}
Height:	35 feet	35 feet ⁶	35 feet		100 feet ^{5,6}
Building Separation	20 feet		10 feet		
Open Space			60 sq. ft. per space		

Table 30.40-7 Special Districts - Property Development Standards Matrix

Additional Requirements:

1. Residential development shall conform to all development standards of the R-U, Rural Open Land District, unless a special use permit is approved in accordance with Table 30.16-4 to allow residential development in accordance with the R-2, Medium Density Residential District; however planned unit developments are not permitted in the H-2 zone. The development standards otherwise listed in Table 30.40-7 apply to commercial development.
2. See Chapter 30.48, Part J, for mixed use design and development standards established for this district.
3. Residential uses within the H-1 district shall require special use permit approval and conformance to R-5 development standards except for condominiums in conjunction with or adjacent to a resort hotel which may be developed per the approved plan.
 - a. Density may be increased to a maximum 100 units per acre for residential projects or mixed use development located in the MUD-1 subdistrict of the Mixed Use Overlay District, subject to satisfying MUD-1 height, pedestrian realm, and open space requirements established in Chapter 30.48, Part J, with approval of the special use permit.
 - b. Mixed use development outside of the Mixed Use Overlay District is permitted in conformance with H-1 zoning base district standards and requirements, including density and height, and compliance with pedestrian realm requirements for the MUD-2 subdistrict established in Table 30.48-J2.
 - c. Recreational vehicle parks in conjunction with resort hotels shall comply with the development standards listed in the RVP district.
 - d. Where a subdivision for single-family dwellings was recorded prior to May of 1974, dwellings and accessory uses typically associated with single-family development (including guest houses or accessory apartments) may be expanded and modified in accordance with the provisions and development standards in the R-D district, provided the dwelling or accessory use is located on a parcel of land that contained a residential structure that was legally nonconforming on March 1, 1998.
4. Only when adjacent to a residential use, otherwise no setback required.
5. A height setback ratio per Figure 30.56-4 (Setbacks From Streets - Buildings Over 35 Feet).
 - A. Except for neighborhood casinos, buildings may not encroach into any Airport Airspace Overlay District Boundary.
 - B. The maximum height for a neighborhood casino located in the MUD-2, MUD-3, or MUD-4 subdistrict of the Mixed Use Overlay District may be permitted in conformance with Table 30.48-J1, provided no building or structure encroaches into any Airport Airspace Overlay District Boundary.
6. A height setback ratio per Section 30.56.070 (Height), Figure 30.56-10 (Height/Setback).

(Ord. 4481 § 8 (part), 5/2017; Ord. 3432 § 5 (part), 10/2006; Ord. 3357 § 3, 3/2006; Ord. 3355 § 4, 2/2006; Ord. 3354 § 5 (part), 2/2006; Ord. 3238 § 4(part), 7/2005; Ord. 3229 § 7 (part), 6/2005; Ord. 3219 § 4 (part), 5/2005; Ord. 3174 § 4 (part), 1/2005; Ord. 3055 § 3 (part), 4/2004; Ord 3008 § 5 (part), 12/2003; Ord. 2675 § 1, 2001; Ord. 2573 § 8 (part), 2001; Ord. 2510 § 9 (part), 2000)