

MODIFIED DEVELOPMENT STANDARDS

UC-1518-97 APPROVED 10/9/97

F-341
 P.02/03
 T-743
 FROM-
 JAN-28-98 17:18

DISTRICT	MAXIMUM DENSITY PER GROSS ACRE	MINIMUM SET BACKS	MAXIMUM HEIGHT	ADDITIONAL STANDARDS
R-1 SINGLE FAMILY RESIDENTIAL DISTRICT	4 DU/AC (5)	FRONT - SEE NOTE (1) SIDE 5' REAR 20' ****CORNER 10' ****	45' NO LIMIT OF STORIES MAXIMUM WALL HEIGHT 9' MAXIMUM PILASTER HEIGHT 10'	(3) (4) (5) (7) ZERO SIDE LOT LINE PERMISSIBLE WITH 10' SETBACK ON OPPOSITE SIDE YARD, COVERED PATIOS ALLOWED 10' FROM REAR PROPERTY LINE
R1-A MEDIUM DENSITY RESIDENTIAL DISTRICT	6 DU/AC (5)	FRONT = SEE NOTE (1) SIDE = 5' REAR = 15' ****CORNER 10' ****	45' NO LIMIT OF STORIES MAXIMUM WALL HEIGHT 9' MAXIMUM PILASTER HEIGHT 10'	(3) (4) (7) ZERO SIDE LOT LINE SETBACK PERMISSIBLE WITH 10' SETBACK ON OPPOSITE SIDE YARD COVERED PATIO ALLOWED 7-1/2' FROM REAR PROPERTY LINE
R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT	10 DU/AC (5)	FRONT = SEE NOTES (1) & (2) SIDE = 5' REAR 15' ****CORNER 10' **** SIDE YARD MAY BE ELIMINATED FOR TOWNHOME AND CONDOMINIUM PRODUCTS, FOR MULTI-FAMILY DWELLING GROUPS FRONT 16' SIDE 16' REAR 16' 10' MINIMUM BETWEEN BUILDINGS	45' NO LIMIT OF STORIES MAXIMUM WALL HEIGHT 9' MAXIMUM PILASTER HEIGHT 10'	(3) (4) ZERO SIDE LOT LINE SETBACK PERMISSIBLE WITH 10' SETBACK ON OPPOSITE SIDE YARD COVERED PATIOS ALLOWED 7-1/2' FROM REAR PROPERTY LINE PERMIT MULTI-FAMILY DWELLINGS IN R-2 ZONE
R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT MEDIUM DENSITY	18 DU/AC (5)	FOR SINGLE FAMILY DETACHED & ATTACHED FRONT = SEE NOTES (1) & (2) SIDE = 5' REAR = 15' CORNER = 15' SIDE YARD MAY BE ELIMINATED FOR TOWNHOME AND CONDOMINIUM PRODUCTS, FOR MULTI-FAMILY DWELLING GROUPS FRONT 16' SIDE 16' REAR 16' 10' MINIMUM BETWEEN BUILDINGS	45' NO LIMIT OF STORIES MAXIMUM WALL HEIGHT 9' MAXIMUM PILASTER HEIGHT 10'	(3) (4) (8) ZERO SIDE LOT LINE SETBACK PERMISSIBLE WITH 10' SETBACK ON OPPOSITE SIDE YARD FOR SINGLE FAMILY DETACHED AND DUPLEXES, COVERED PATIOS ALLOWED 7-1/2' FROM REAR PROPERTY LINES FOR SINGLE FAMILY DETACHED, DUPLEXES, AND ATTACHED RESIDENCES
R-4 MULTIPLE FAMILY RESIDENTIAL DISTRICT HIGH DENSITY	32 DU/AC (5)	FRONT 20' SIDE 20' REAR 10' 10' MINIMUM BETWEEN BUILDINGS	80' NO LIMIT OF STORIES MAXIMUM WALL HEIGHT 9' MAXIMUM PILASTER HEIGHT 10'	(3) (4) (8)

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R-5 APARTMENT RESIDENTIAL DISTRICT	50 DU/AC (5)	FRONT 25' SIDE 25' REAR 25' 10' MINIMUM BETWEEN BUILDINGS	NO LIMIT OF HEIGHT OR STORIES MAXIMUM WALL HEIGHT 9' MAXIMUM PILASTER HEIGHT 10'	(3), (4) (8)
****C-2****				****NO BOUNDARY WALLS REQUIRED BETWEEN RESIDENTIAL & COMMERCIAL DISTRICTS WITHIN THE GOLFCOURSE COMMUNITY****

T-749

NOTE 1
 NR-1, R-1A, R-2, AND R-3 DISTRICTS A MAXIMUM OF FIFTY PERCENT (50%) OF THE HOMES IN EACH BLOCK MAY HAVE A FRONT SETBACK OF FOURTEEN FEET (14') FROM BACK OF SIDEWALK OR IF NO SIDEWALK EXISTS FROM BACK OF CURB, PROVIDED HOWEVER, IN NO CASE SHALL MORE THAN FIFTY PERCENT (50%) OF THE WIDTH OF EACH LOT HAVE A FRONT SETBACK OF LESS THAN EIGHTEEN FEET (18'), SIDE LOADED GARAGES MAY BE SET BACK FOURTEEN FEET (14') FROM BACK OF SIDEWALK OR IF NO SIDEWALK EXISTS FROM BACK OF CURB, FRONT LOADING GARAGES MAY NOT BE SET BACK LESS THAN NINETEEN FEET (19') IN R-1 & R-1A DISTRICTS.

NOTE 2
 NR-2 AND R-3 DISTRICTS, THE FACE OF A GARAGE DOOR IN A FRONT LOADED GARAGE MAY HAVE A FRONT SETBACK OF BETWEEN FIVE FEET (5') AND TEN FEET (10') FROM BACK OF SIDEWALK OR IF NO SIDEWALK EXISTS FROM BACK OF CURB, OR NINETEEN FEET (19') AND NINETEEN FEET (19')

NOTE 3
 THERE ARE NO REQUIREMENTS FOR MINIMUM LOT SIZE.

NOTE 4
 THERE ARE NO REQUIREMENTS FOR MINIMUM LOT DIMENSIONS

NOTE 5
 THERE ARE NO REQUIREMENTS FOR MAXIMUM LOT COVERAGE.

NOTE 6
 ACCESSORY STRUCTURES SHALL HAVE A MINIMUM SETBACK OF FIVE FEET (5') FROM ANY PROPERTY LINE, HOWEVER, ACCESSORY STRUCTURES ARE NOT PERMITTED WITHIN THE SIDE YARD SETBACK OR THE FRONT YARD SETBACK, EXCEPT AS PERMITTED IN NOTE 7

NOTE 7
 NR-1 & R-1A DISTRICTS, ACCESSORY BUILDINGS MAY BE LOCATED IN FRONT OF PRINCIPLE UNIT, A MAXIMUM OF 50% OF THE HOMES IN EACH BLOCK MAY HAVE A FRONT SETBACK OF TEN FEET (10') TO THE ACCESSORY BUILDING FROM BACK OF SIDEWALK, IF NO SIDEWALK EXISTS FROM BACK OF CURB, PROVIDED HOWEVER, IN NO CASE SHALL MORE THAN 50% OF THE WIDTH OF EACH LOT HAVE A FRONT SETBACK OF LESS THAN EIGHTEEN FEET (18') SIDE LOADED GARAGES MAY BE SET BACK FOURTEEN FEET (14') FROM BACK OF SIDEWALK OR IF NO SIDEWALK EXISTS FROM BACK OF CURB ACCESSORY BUILDINGS MAY HAVE SECOND KITCHEN

NOTE 8
 NR-3, R-4, R-5, ACCESSORY STRUCTURES (IE CARPORTS & TRASH ENCLOSURES) MAY BE LOCATED 5' FROM FRONT, SIDE, CORNER, & REAR PROPERTY LINES.

FROM-

****DENOTES ADDITIONS TO MODIFIED STANDARDS

JAN-28-00 17:10

RHODES RANCH CPC
COMMON OPEN SPACE STANDARDS

Common lots are required for privately maintained community facilities in the Rhodes Ranch Comprehensive Planned Community (CPC). The dimensions and configuration and use of these common lots are unique to their specific use and are not anticipated in Title 29 of The Clark County Code. Rhodes Design and Development Corporation requests the following conditions for the 1375 acre CPC:

- 1) Common lots may be allowed in any district classification in the Rhodes Ranch.
- 2) The uses accommodated on the common lots are permissible within any district classification in Rhodes Ranch subject to development plan and tentative map review and approval. The uses proposed include, but are not limited to landscape and hardscape areas, recreation and community facilities, community monumentation and entry features, including amphitheatres and classrooms, trails, paseos, walkways, and guardhouses.
- 3) No minimum lot areas or dimensions apply to common area lots.

11/22/96

REV. 12/9/96
1000-01