

# CLARK COUNTY LAND USE POLICY GUIDE

## **Spring Valley** Residential Policy Review

Prepared for the  
Community Planning Working Group

By  
CLARK COUNTY DEPARTMENT OF COMPREHENSIVE PLANNING  
PO BOX 551741  
LAS VEGAS NV 89155-1741  
PHONE: (702) 455-4314 FAX: (702) 455-3271  
<http://www.ClarkCountyNV.gov>  
Email: [gtb@ClarkCountyNV.gov](mailto:gtb@ClarkCountyNV.gov)

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## ANALYSIS PROCESS

July 2014 ff

Clark County Comprehensive Planning Staff prepares a draft of the proposed policies for Spring Valley. This process includes:



- Organize policies by section
- Sort for:
  - **ADD** to the Comprehensive Plan
  - **DELETE** duplicates of Comp Plan, same plan, other plan, Code
  - **MOVE** to Land Use Policies.
  - **REFER** to other Agencies and/or further review

Action Column codes:

CP = Comprehensive Plan  
PFS = Public Facilities and Services Element  
Trans = Transportation Element  
CLU = Connecting Land Use  
LUE = Land Use Element  
GM = Growth Management  
MU = Mixed Use  
AE = Airport Environs  
Comm Des = Community Design  
Ent = Enterprise  
SV = Spring Valley  
SM = Sunrise Manor  
WP = Winchester Paradise  
LLR = Large Lot Residential  
SFR = Single Family Residential  
MFR = Multiple Family Residential

- Review this document with the Working Group
- Prepare and review sorted policy document lists with the Working Group

Section	Policy	Action
<p><b>Large Lot Residential</b></p>	<p>Policy 1 Maintain developed neighborhood integrity by discouraging reclassification of viable neighborhood areas for other uses.</p>	<p>Duplicate of CP p 10 /LUE /GM/Com Des #5</p>
	<p>Policy 2 Preserve existing large lot neighborhoods by encouraging vacant lots within these areas to develop at similar densities to existing homes.</p>	<p>Duplicate of CP p 10 /LUE /GM/Com Des #5</p>
	<p>Policy 3 Encourage new homes within large lot areas to access county roads classified as local streets. New homes should avoid direct access or fronting onto collector or arterial streets.</p>	<p>Duplicate of CP p 22 /Tran/OT/CLU #1</p>
	<p>Policy 4 Encourage the preservation of the rural character of the viable large lot areas by implementing the provision contained within the <u>Minimum Road Design Standards for Non-Urban Roadways</u> handbook, as adopted by Clark County – available at the Clark County Public Works Department. Those standards address issues such as design, right-of-way width, drainage, lighting and road surface for local streets within large lot areas.</p>	<p>Move to Land Use Policy Document</p>
	<p>Policy 5 Encourage retention of natural drainage systems and desert washes within these areas, when appropriate, to prevent flood hazards and to preserve the desert rural atmosphere.</p>	<p>Duplicate of CP p 4/Cons/LC #3</p>
	<p>Policy 6 Encourage the coordinated integration of large lot areas to existing and proposed equestrian and multiple use trails systems, open spaces and parks. Functional connectivity and accessibility should be a paramount design component in every site plan.</p>	<p>Duplicate of CP p 17/Rec OS/ Trails #5</p>
	<p>Policy 7 When residential developments are proposed adjacent to any RNP area, adjacent lots of 10,000 square feet or larger should be encouraged as a transition.</p>	<p>Duplicate Policy #8 below</p>
	<p>Policy 8 Encourage new residential development adjacent to existing large lot areas to transition at appropriate densities and lot sizes. Smaller lot sizes should be located beyond any appropriate transition area.</p>	<p>Add to CP p 9 LUE/GM/ Comm Des</p>

Section	Policy	Action
<p><b>Large Lot Residential</b></p>	<p>Policy 9 When any type of commercial development or residential development above two dwelling units per acre is proposed adjacent to large lot areas, discourage noise caused by incompatible uses, lighting, and signs that detract from and are not consistent with the existing rural atmosphere.</p>	<p>Move to Land Use Policy Document</p>
	<p>Policy 10 Encourage specific buffering in accordance with the Unified Development Code (Title 30), between existing large lot areas and higher density residential and commercial designations. Buffering should take place on the parcel with the higher density residential or commercial designations.</p>	<p>Move to Land Use Policy Document</p>
	<p>Policy 11 When development of higher residential density or commercial development are proposed next to large lot areas, encourage block walls abutting the large lot areas and provide an intense landscape buffer.</p>	<p>Move to Land Use Policy Document</p>
	<p>Policy 12 In order to help support a cohesive community, gated communities are discouraged in large lot areas.</p>	<p>Move to Land Use Policy Document</p>
	<p>Policy 13 Commercial developments adjacent to large lot areas should provide access points on arterials and/or collectors and not on local neighborhood streets.</p>	<p>Add to CP p 22 Trans/OT/CLU</p>
	<p>Policy 14 All exterior light sources should be shielded to direct light rays onto the subject parcel in accordance with Unified Development Code (Title 30).</p>	<p>Move to Land Use Policy Document</p>
	<p>Policy 15 When property is subdivided for residential purposes, the end parcels located at major intersections should be a part of the residential subdivision and be required to receive their access from within the subdivision. Corner parcels located at major intersections, having a residential land use designation, should not have access to collector or arterial streets. These parcels are designated for residential use and commercial uses are deemed as inappropriate.</p>	<p>Move to Land Use Policy Document</p>

Section	Policy	Action
<p><b>Single Family Residential</b></p>	<p><b>Policy 1</b>  Maintain the integrity of single family residential neighborhoods by not allowing zoning reclassification for non-residential uses inconsistent with the land use plan map.</p> <p><b>Policy 2</b>  Discourage residential development adjacent to industrial or hazardous uses. Examples include wastewater treatment facilities, power plants, landfills, mainline railways and other similar uses. In the event that a residential use is approved adjacent to an industrial or hazardous use, a separate disclosure statement should be issued to residents.</p> <p><b>Policy 3</b>  When property is subdivided for residential purposes, the end parcels located at major intersections should be a part of the residential subdivision and be required to receive their access from within the subdivision. Corner parcels located at major intersections, having a residential land use designation, should not have access to collector or arterial streets. These parcels are designated for residential use and commercial uses are deemed as inappropriate.</p> <p><b>Policy 4</b>  Encourage specific buffering in accordance with the Unified Development Code (Title 30), between existing single family areas and higher density residential and commercial designations. Buffering should take place on the parcel with the higher density residential or commercial designations if the project does not conform to the land use plan.</p> <p><b>Policy 5</b>  Developers of low density single family projects developed within areas designated for commercial or higher density residential areas should be responsible for providing any required or desired buffers from adjoining higher density/intensity projects.</p>	<p>Duplicate of CP p 10 /LUE /GM/Com Des #5</p> <p>Duplicate of CP p 10 /LUE /GM/Com Des #5</p> <p>Duplicate (see Large Lot Residential Policy 15 above )</p> <p>Move to Land Use Policy Document</p> <p>Move to Land Use Policy Document</p>

Section	Policy	Action
<p><b>Single Family Residential</b></p>	<p><b>Policy 6</b> When any type of commercial development, or higher density residential development is proposed adjacent to single family residential areas, discourage nuisances caused by incompatible uses, noise, lighting, and signs that detract from and are not consistent with the existing residential development.</p> <p><b>Policy 7</b> Promote projects that provide varied neighborhood design and/or innovative architecture. For example, projects should include a combination of the following: varied setbacks from residences to front property lines, reduced visual dominance of garages from the street, varied rooflines, and/or varied architectural elements on all sides.</p> <p><b>Policy 8</b> In higher density developments, single family housing may be arranged in clusters or enclaves around courtyards, providing residential courts and other opportunities for increased useable open space and recreation facilities without compromising densities. Appropriate buffers, setbacks, landscaping, building height and materials, lighting, signage, on-site and off-site circulation should be included in single family residential developments.</p> <p><b>Policy 9</b> Single family residential lots should not have direct access to arterial and collector streets.</p> <p><b>Policy 10</b> In order to provide safety and comfort to pedestrians, detached sidewalks should be used whenever possible, especially along collector and arterial streets.</p> <p><b>Policy 11</b> Encourage pedestrian-oriented front yard setbacks such that the garage is not the dominant feature. Minimum and maximum setbacks should be encouraged to establish and reflect the desired character of an area and ensure that residences face streets and sidewalks.</p>	<p>Duplicate of CP p 10 /LUE /GM/Com Des #5</p> <p>Move to Land Use Policy Document</p> <p>Move to Land Use Policy Document</p> <p>Duplicate of CP p 22 Trans/OT/CLU #1</p> <p>Duplicate of CP p 22 Trans/OT/A &amp; S #2</p> <p>Move to Land Use Policy Document</p>

Section	Policy	Action
<b>Single Family Residential</b>	<p>Policy 12 Encourage residential garages to be positioned to reduce their visual impact on the streets. This will allow the visually interesting feature of the house to dominate the streetscape. At a minimum, encourage the garage to be located behind the front façade of the residential building. In single family areas, garages may be sited in several ways: in the rear accessed by drive aisles, in the rear accessed by a side drive, or to the side recessed behind the front façade.</p>	<p>Move to Land Use Policy Document</p>
	<p>Policy 13 Encourage articulated facades to provide visual interest. Building entries and windows should face the street. Front porches, bays and balconies are highly encouraged.</p>	<p>Move to Land Use Policy Document</p>
	<p>Policy 14 Encourage single family developments to incorporate pedestrian and bicycle circulation systems that connect to schools, commercial and recreation areas. Single family developments should also connect with existing and planned transit routes, trail systems, parks, and open space.</p>	<p>Duplicate of CP p 22 Trans/OT/CLU #2</p>
	<p>Policy 15 Encourage the use of xeriscape landscaping in all new developments and in retrofitting older areas. Landscaping should comply with the Drought Ordinance and other screening and landscaping standards outlined in the Unified Development Code (Title 30).</p>	<p>Move to Land Use Policy Document</p>
	<p>Policy 16 Encourage the use of xeriscape landscaping treatments between the rights-of-way and any decorative block wall surrounding a residential development.</p>	<p>Move to Land Use Policy Document</p>
	<p>Policy 17 Encourage the varying or articulation of block wall faces along the street, especially collectors and arterials, to avoid a monotonous, continuous line. Incorporate elements to discourage graffiti: inclined grades, landscaping, terracing, and graffiti-resistant wall treatments. Block walls should meet Clark County codes for sight zones.</p>	<p>Move to Land Use Policy Document</p>

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<p><b>Single Family Residential</b></p>	<p>Policy 18 Encourage building designs that de-emphasize the garage façade, without sacrificing parking. This may be accomplished by garages having access off a private common street, usually located at the rear of the lot or by having a greater setback to the garage than the main building. Other innovative building designs may be employed.</p> <p>Policy 19 Encourage a variety of building design alternatives to be used in new single family development. Varied elevations, roof forms, building and garage setbacks and three-dimensional details between surface planes are several approaches that can be used to enrich the residential environment.</p> <p>Policy 20 Encourage recreation areas and useable open space (defined by Title 30) within single family developments to be located away from arterial and collector streets.</p> <p>Policy 21 All exterior light sources should be shielded to direct light rays onto the subject parcel in accordance with Unified Development Code (Title 30).</p> <p>Policy 22 Developers of new higher density residential developments adjacent to lesser density developments should be encouraged to transition from the lesser density to the new greater density development through similar lot sizes adjacent to the lower density.</p>	<p>Move to Land Use Policy Document</p> <p>Move to Land Use Policy Document</p> <p>Duplicate of CP p 16 OR #2 &amp; 3</p> <p>Move to Land Use Policy Document</p> <p>Duplicate (see Large Lot Residential Policy #8 above)</p>

Section	Policy	Action
<p><b>Multiple Family Residential</b></p>	<p>Policy 1 Encourage multiple family developments to be located where transit, pedestrian, and road networks can accommodate the higher residential density.</p>	<p>Duplicate of CP p 10 /LUE /GM/Com Des #1 and TOD #11 ff</p>
	<p>Policy 2 Encourage multiple family developments located adjacent to arterial or collector streets to incorporate local supporting commercial development designed to be functionally and visually integrated within the project.</p>	<p>Duplicate of CP p 10 /LUE /GM/Neo Trad #18</p>
	<p>Policy 3 Ensure that multiple family developments are compatible with adjoining land uses and densities through site planning and building design. Appropriate buffers, setbacks, xeriscape landscaping, building height and materials, lighting, signage, on-site and off-site circulation should be included in multiple family developments.</p>	<p>Move to Land Use Policy Document</p>
	<p>Policy 4 When a non-multiple family development is approved in an area designated for multiple family development on the Land Use Plan Map, required buffering should occur on the parcel with the non-multiple family development.</p>	<p>Move to Land Use Policy Document</p>
	<p>Policy 5 In order to minimize impacts on surrounding single family neighborhoods and necessary public services and facilities, encourage multiple family developments to be dispersed or combined with other uses.</p>	<p>Duplicate (see General Policy #1 above)</p>
	<p>Policy 6 Encourage multiple family developments to incorporate pedestrian and bicycle circulation systems that connect schools and recreation areas. Multiple family developments should also connect with existing and planned transit routes, trail systems, parks, and open space.</p>	<p>Add/combine with CP p 9 LUE /GM/Com Des #2</p>
	<p>Policy 7 Encourage the use of xeriscape landscape design techniques in new developments and in retrofitting older areas. Landscaping should comply with the Drought Ordinance and other screening and landscaping standards outlined in the Unified Development Code (Title 30).</p>	<p>Move to Land Use Policy Document</p>

Section	Policy	Action
<p><b>Multiple Family Residential</b></p>	<p>Policy 8 Encourage the separation of parking areas, garages, and/or covered parking into courts to avoid creating long corridors of parking areas.</p> <p>Policy 9 Encourage the layout and design of multiple family buildings to be oriented in varying directions relative to each other, to avoid the monotony of a linear pattern.</p> <p>Policy 10 Encourage design alternatives and spatial distribution rather than the massing of buildings (massing refers to the bulk of a building). Design alternatives for massing include varied elevations, roof forms, and surface planes. Building heights should vary with a multiple family development with lower buildings adjacent to streets and surrounding residential uses.</p> <p>Policy 11 All signage should be integrated and compatible with building styles both on-site and with surrounding development. Illuminated signs should be oriented away from residential uses.</p> <p>Policy 12 All exterior light sources should be shielded to direct light rays onto the subject parcel in accordance with Unified Development Code (Title 30). Lighting design should be sensitive to on-site residential uses.</p> <p>Policy 13 Encourage recreation areas and usable open space (as defined by Title 30) within multiple family developments to be located away from arterial and collector streets.</p>	<p>Move to Land Use Policy Document</p> <p>Duplicate of CP p 16 OR #2 &amp; 3</p>