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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), and 30.68 (Site Environmental Standards), unless modified by the restrictions of any of the overlay districts 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).

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, if a signed notarized letter of consent from the owner of any adjacent developed property is submitted with the application. Deviations shall be subject to the following limitations:

1. **Rural Residential, Single-Family Residential, and Multi-Family Residential Districts:** Deviations from density restrictions, ~~and~~ [and] the minimum required setback of 10 feet from any street, and minimum driveway requirements shall not be permitted. In addition, deviations from the height requirements may only be granted for architectural intrusions. Buildings may only intrude into a utility easement with permission from the respective utility company. Intrusions into private easements are not regulated by this Title.

2. **Commercial, Industrial and Special Districts:** Deviations from the minimum required setback from a street shall not be permitted. In addition, deviations from the height requirements may only be granted for architectural intrusions. Administrative minor deviations for structures over one hundred (100) feet in height are not permitted. Buildings may only intrude into a utility easement with permission from the respective utility company. Intrusions into private easements are not regulated by this Title. (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 one (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, including dwellings which do not conform to the design restrictions for single family dwellings. See Table 30.56-2 (Design Standards) for additional design standards.

30.40.050 Purpose of R-A, Residential Agricultural District. This district is established for areas particularly suited for agricultural uses, including residential uses which do not conform to the design restrictions for single family dwellings, in conjunction with the raising of crops and animals and other agricultural activities. See Table 30.56-2 (Design Standards) for additional design standards.

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 for noncommercial purposes. See Table 30.56-2 (Design Standards) for additional design standards.

1. **R-E** will be designated on the zoning map for developed residential lots, or developed or vacant areas under the following circumstances:

   A. Where according to the land use plan map an area is shown as RNP (Rural Neighborhood Preservation). This area may be adopted as an RNP-I overlay district per Section 30.48. resulting in a zoning map designation of RE-RNP-I; or

   B. Where regardless of the land use plan map designation, the area contains groups of existing residences and some vacant parcels to be preserved as residential according to NRS 278. This area may be adopted as an RNP-II overlay district per Section 30.48, resulting in a zoning map designation of RE-RNP-II.

2. RE-UUF, identifying property which is undeveloped, undetermined future, will be designated on the zoning map for vacant properties which are not subject to an RNP overlay and where the land use plan map shows higher density residential areas and/or non-residential designated areas which may be rezoned to a more intense use in the future. See Appendix H for illustration.

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 ten thousand (10,000) square feet or more in area. See Table 30.56-2 (Design Standards) for additional design standards.

Table 30.40-1 Rural Residential Districts - Property Development Standards Bulk Matrix				
Property Development Standards 1. Architectural intrusions and enclosures may intrude into a required setback up to three (3) feet, but shall not be less than three (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. Legal nonconforming R-U zoned lots containing a minimum of twenty thousand (20,000) square feet and less than eighty thousand (80,000) square feet shall conform to the development standards for the R-E district. 4. Property located within an overlay district regulated by Chapter 30.48 is subject to the additional standards and restrictions specified therein.	**R-U**[2]	**R-A**	**R-E**	**R-D**
Dwelling Unit Density (Per Gross Acre)	0.5	1	2	3
Lot Area: May be further restricted by the minimum per Clark County District Health Department requirements for individual water and sewage systems. Landscape and common area lots need not meet minimum area.	80,000 sq. ft.	40,000 sq. ft.	20,000 sq. ft.	10,000 sq. ft.
Lot Coverage	15%	25%	50%	50%
Yard Setback See Section 30.56.050 (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)				
Front[1] 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 fifty percent (50%) of the overall building width (furthest side to furthest side) if: i. Two (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 (subject to a third party inspection and certification of compliance). 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).	40 feet[2]	40 feet	40 feet	30 feet
Interior Side				
Principal Structure	15 feet[2]	15 feet	10 feet	10 feet
Accessory Structure[1]	5 feet	5 feet	5 feet	5 feet
Side Street (corner) A reduction of five (5) feet is permitted if a 3-foot wide landscape strip with shrubs is planted outside of the existing wall and in addition to any other required street landscape strip.				
Principal Structure	25 feet[2]	25 feet	15 feet	15 feet
Accessory Structure[1]	10 feet	10 feet	10 feet	10 feet

Table 30.40-1 Rural Residential Districts - Property Development Standards Bulk Matrix				
Rear Setback				
Principal Structure If the lot has access only from a collector or arterial street, a reduction of ten (10) feet is permitted.	50 feet[2]	50 feet	30 feet	25 feet
Patio Cover i. Setback shall be measured from the property line to the supporting post of the patio cover; architectural intrusions are permitted. ii. No balconies shall face the rear yard of an adjacent developed lot. iii. Setback may be reduced by 5 feet for properties not located within an RNP area or special overlay district (does not apply to Airport Environs Overlay).	20	20	20	15
Accessory Structure[1]	5 feet	5 feet	5 feet	5 feet
Height See Chapter 30.56 for height restrictions for hillside development.				
Principal Structure	35 feet	35 feet	35 feet	35 feet
Accessory Structure[1]	25 feet	25 feet	25 feet	14 feet

Additional Requirements

1. (a) Accessory buildings shall have a minimum separation of 6' 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, and (d) Balconies and/or decks for accessory structures shall meet the required setbacks for the principal structure unless an Administrative Minor Deviation is approved per Table 30.16-8, including letters of consent from the owners of developed property adjacent to the setback being reduced, or a Waiver of Development Standards is approved per Table 30.16-7, (e) Side and rear yard setbacks for a two-story accessory building or second-story guest house or accessory apartment (entire structure) shall be a minimum of 10'. Also see Tables 30.44-1 and 30.56-2 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' front setback, 5' side setback, 15' side street corner setback, and 10' 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).

(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 one (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 30.56-2 (Design Standards) for additional design standards.

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 dwellings which do not conform to the design restrictions for single-family dwellings, and manufactured home parks, and to prohibit the development of incompatible uses that are detrimental to the residential environment. See Table 30.56-2 (Design Standards) for additional design standards.

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 30.56-2 (Design Standards) for additional design standards.

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 30.56-2 (Design Standards) for additional design standards.

Table 30.40-2 Suburban and Compact Single-Family Residential Districts - Property Development Standards Bulk Matrix					
	R-1	R-T		R-2	RUD
		Subdivided Lots	Manufactured Home Parks		
Development Standards 1. Architectural intrusions and enclosures may intrude into a required setback up to three (3) feet, but shall not be less than three (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.					
Density (Unit Per Gross Acre)	5	5	8	8	14
Lot Area May be further restricted by the minimum per Clark County District Health Department requirements for individual water and sewage system. Does not include private streets. Landscape and common area lots need not meet minimum 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.
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 30.56.050 (Sight Zones) & Building Code for additional setbacks). Garage openings must be set back a minimum of 20 feet, or 18 feet when accessing a cul-de-sac, except for RUD which may be 10 feet. In no case shall the minimum setback from a street be less than 10 feet. (See 30.56.040 (d).					
Front [1] Front setback must be open to the sky, void of buildings and courtyards with alternatives as follows: A ten foot reduction, for a maximum fifty percent (50%) of the overall building width for R-1, R-T, and R-2 lots or the full building width (furthest side to furthest side) for RUD lots, may be permitted for any lot only if: i. Two (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 is added to the driveway other than a grey, broom finish (subject to a third party inspection and certification of compliance); and iii. Architectural enclosures setback reduction does not apply.	20 feet	20 feet	5 feet from drive aisle, 10 feet from any perimeter street	20 feet	20 feet [2]
% of Lot Area in Front Yard	10%	10%	5%	10%	10%
Interior Side					
Principal Structure	5 feet[1]	5 feet[1]	5 feet	3 feet[3]	3 feet[3]
Accessory Structure [1]	3 feet	3 feet	3 feet	3 feet	3 feet
Side Street (corner)					
Principal Structure	10 feet	10 feet	5 feet or 10 feet from perimeter street only	10 feet	10 feet
Accessory Structure [1]	10 feet	10 feet	10 feet	10 feet	10 feet

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

	R-1	R-T		R-2	RUD
		Subdivided Lots	Manufactured Homes		
Rear					
Principal Structure If the lot has access only from a collector or arterial street, the setback may be reduced to ten (10) feet (except for manufactured home parks).	20 feet[4]	10 feet[4]	5 feet or 25 feet from perimeter street only	15 feet[4]	15 feet[4]
Patio Cover i. Setback shall be measured from the property line to the supporting post of the patio cover; architectural intrusions are permitted. ii. Solid and/or opaque patio covers (less than 50 % open or transparent) shall require minimum provision of equivalent open space area within the side or rear yard.	5 feet	5 feet	5 feet or 25 feet from perimeter street only	5 feet	5 feet
Accessory Structure[1]	3 feet	3 feet	3 feet	3 feet	3 feet
Height					
Principal Structure	35 feet	35 feet	35 feet	35 feet	35 feet
Accessory Structure[1]	14 feet	14 feet	14 feet	14 feet	14 feet
Recreational Open Space Per Unit			350 sq. ft.		200 sq. ft.

Additional Requirements:

1. (a) Accessory buildings shall have a minimum separation of 6' 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, and (d) Balconies and/or decks for accessory structures shall meet the required setbacks for the principal structure unless an Administrative Minor Deviation is approved per Table 30.16-8, including letters of consent from the owners of developed property adjacent to the setback being reduced, or a Waiver of Development Standards is approved per Table 30.16-7. Also see Tables 30.44-1 and 30.56-2 for design/development standards for accessory uses and structures.
2. For garage setbacks see Chapter 30.56.
3. One (1) side yard may be eliminated when constructing the original dwelling if approved with a special use permit per Table 30.16-4. This exception does not apply to additions and/or expansions of the original dwelling.
4. Balconies and building additions may also encroach into the required setback, but no closer than 10 feet from the rear property line (no architectural intrusions or enclosures allowed), provided any portion of the addition intruding into the setback, or the balcony itself, does not exceed 50% of the overall building width (furthest side to furthest side). Second story additions and balconies shall provide a landscape buffer along the rear yard property lines with medium trees generally spaced 20 feet apart.

(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 one (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 Table 30.56-2 (Design Standards) for additional design standards.

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 (Design Standards) for additional design standards.

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 (Design Standards) for additional design standards.

Table 30.40-3 Multi-Family Residential Districts - Property Development Standards Bulk Matrix			
Property Development Standards 1. Architectural intrusions and enclosures may intrude into a required setback up to three (3) feet, but shall not be less than three (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. Multiple family buildings within a development or adjacent to a complex containing 4 units or less shall have a similar and compatible architectural appearance. 4. Property located within an overlay district regulated by Chapter 30.48 is subject to the additional standards and restrictions specified therein.	R-3[1]	R-4	R-5
Dwelling Unit Density (Per Gross Acre)	18	25	50
Lot Area: Does not include private streets. Landscape and common area lots need not meet minimum area.	7,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.
Height: A height setback ratio per Section 30.56.070 (Height), Figure 30.56-10 (Height/Setback)	35 feet	35 feet	50 feet[2]
Recreational Open Space Required for each Unit	200 sq ft	100 sq ft	100 sq ft
Yard Setback A. Setback measured from property line or edge of private street, which ever is greater. See Building Code for additional setbacks and separations. B. A height setback ratio per Section 30.56.070 (Height), Figure 30.56-10 (Height/Setback) and Section 30.56.050 (Sight Zones). C. Garage openings onto a drive aisle or private street shall be set back a minimum of eight (8) feet. D. In no case shall the minimum setback from a street be less than 10 feet. (See 30.56.040(d))			
Front	20 feet	20 feet	20 feet
Interior Side			
Principal Structure Or Accessory Structure over 14' in height[3]	5 feet; or 20 feet adjacent to single family development. See Figure 30.56-10	5 feet; or 20 feet adjacent to single family development. See Figure 30.56-10	5 feet; or 20 feet adjacent to single family development. See Figure 30.56-10
Accessory Structure (Structures 14' or less)[3]	3 feet	3 feet	3 feet
Side Street (corner)	20 feet	20 feet	20 feet
Rear[1]			
Principal Structure Or Accessory Structure over 14' in height[3]	20 feet See Figure 30.56-10	20 feet See Figure 30.56-10	20 feet See Figure 30.56-10
Accessory Structure (Structures 14' or less)[3]	3 feet	3 feet	3 feet
Building Separation	10 feet	10 feet	10 feet
Additional Requirements: 1. Single-family residential developments shall conform to Section 30.40.120 and the standards established in Table 30.40-2 for the RUD (Residential Urban Density) district, including patio cover setbacks, except that a density up to eighteen (18) dwelling units per acre with a minimum lot area one thousand-eight hundred (1,800) square feet and minimum open space one hundred and twenty (120) square feet per unit is allowed. 2. A height setback ratio per Figure 30.56-4 (Setbacks for Buildings Over 35 Feet In Height). Buildings up to one hundred (100) feet are permitted with a special use permit, but may not encroach into any Airport Airspace Overlay District Boundary. 3. (a) Accessory buildings shall have a minimum separation of 6' from any other building, (b) Maximum height of any community building shall be 35 feet, and (c) Balconies and/or decks for accessory structures shall meet the required setbacks for the principal structure unless an Administrative Minor Deviation is approved per Table 30.16-8, including letters of consent from the owners of developed property adjacent to the setback being reduced, or a Waiver of Development Standards is approved per Table 30.16-7. Also see Tables 30.44-1 and 30.56 for design/development standards for accessory uses and structures.			

(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)

Table 30.40-3 Multi-Family Residential Districts - Property Development Standards Bulk Matrix			
Property Development Standards: 1. Architectural intrusions and enclosures may intrude into a required setback up to three (3) feet, but shall not be less than three (3) feet to a property line. 2. No structure other than a permitted fence, wall or accessory structures per 30.56.040(G) shall be located within 10 feet of a street. See 30.56.040(c) for possible additional restrictions. 3. Multiple family buildings within a development or adjacent to a complex containing 4 units or less shall have a similar and compatible architectural appearance.	**R-3**[1]	**R-4**	**R-5**
Dwelling Unit Density (Per Gross Acre)	18	25	50
Lot Area: Does not include private streets. Landscape and common area lots need not meet minimum area.	7,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.
Height: A height setback ratio per Section 30.56.070 (Height), Figure 30.56-10 (Height/Setback)	35 feet	35 feet	50 feet[2]
Recreational Open Space Required for each Unit	200 sq ft	100 sq ft	100 sq ft
Yard Setback A. Setback measured from property line or edge of private street, which ever is greater. See Building Code for additional setbacks and separations. B. A height setback ratio per Section 30.56.070 (Height), Figure 30.56-10 (Height/Setback) and Section 30.56.050 (Sight Zones) C. Garage openings onto a drive aisle or private street shall be setback a minimum of eight (8) feet. D. In no case shall the minimum setback from a street be less than 10 feet. (See 30.56.040 (d)			
Front	20 feet	20 feet	20 feet
Interior Side:			
Principal Structure Or Accessory Structure over 14' in height	5 feet, 20 feet adjacent to single family development See Figure 30.56-10	5 feet, 20 feet adjacent to single family development See Figure 30.56-10	5 feet, 20 feet adjacent to single family development See Figure 30.56-10
Accessory Structure (Structures 14' or less)	3 feet	3 feet	3 feet
Side Street (corner)	20 feet	20 feet	20 feet
Rear:			
Principal Structure Or Accessory Structure over 14' in height	20 feet See Figure 30.56-10	20 feet See Figure 30.56-10	20 feet See Figure 30.56-10

Table 30.40-3 Multi-Family Residential Districts - Property Development Standards Bulk Matrix			
Accessory Structure (Structures 14 feet or less)	3 feet	3 feet	3 feet
Building Separation	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 (RUD, residential urban density), except that a density up to eighteen (18) dwelling units per acre with a minimum lot area one thousand-eight hundred (1,800) square feet and minimum open space one hundred and twenty (120) square feet per unit is allowed.
2. A height setback ratio per Figure 30.56-4 (Setbacks for Buildings Over 35 Feet In Height). Buildings up to one hundred (100) feet are permitted with a special use permit, but may not encroach into any Airport Airspace Overlay District Boundary.

(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.

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 permits as shown in the Table.

30.40.180 Purpose of CRT, Commercial Residential Transitional District.

a. 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. No balconies shall overlook adjacent single family residential properties (see Table 30.56-2 for design standards). 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. [~~See Table 30.56-2 (Design Standards) for additional design standards.~~] Additional restrictions and special design standards are required for properties within the Transition Corridor Overlay (see Chapter 30.48, Part G).

~~b. Due to the residential character of the neighborhood, in addition to the standards listed in this title, special development standards are hereby established for commercial development, including residential conversions or reconstructions of demolished dwellings, adjacent to or within two hundred feet of Russell Road, from Eastern Avenue to Mountain Vista Street as follows:~~

~~1. Unless remodeling an existing two story dwelling, the commercial development shall be limited to a maximum height of 21 feet, including architectural intrusions.~~

~~2. The existing height of building shall be retained, with no future additions to the overall height.~~

~~3. The existing facade shall be retained or remodeled to conform to the consistent or predominate residential architecture of the surrounding area (including elements such as architectural design and features, color schemes, roofing materials, pitch and design).~~

~~4. Driveways shall be circular or combined with adjacent lots when feasible through the recording of a perpetual cross access ingress/egress and parking agreement.~~

~~5. "Intense landscape buffer" per Figure 30.64-12 is required adjacent to residential uses.~~

~~6. Conversions shall be made on an assemblage of lots whenever feasible.~~

~~7. For new construction only, parking shall be located at the sides or rear of buildings and shall be gated and secured after non-business hours.~~

~~8. For property four or more acres in size located on the corner of two arterial streets, the Board may consider with a public hearing a maximum 35 foot high building with a 3:1 height setback ratio from residential uses and a 1:3 height setback ratio from the street frontage.~~ (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). ~~[See Table 30.56-2 (Design Standards) for additional design standards. If commercial development is approved adjacent to Russell Road from Eastern Avenue to Mountain Vista Street, see the development standards listed in Section 30.40.180 (b) above.]~~ Additional restrictions and special design standards are required for properties within the Transition Corridor Overlay (see Chapter 30.48, Part G). (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 ten (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 Transition Corridor Overlay (see Chapter 30.48, Part G). (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 ten (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 Transition Corridor Overlay (see Chapter 30.48, Part G). (Ord. 2832 § 3 (part), 12/2002)

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

Property Development Standards 1. Architectural intrusions and enclosures may intrude into a required setback up to three (3) feet, but shall not be less than three (3) feet to a property line. 2. No structure other than a permitted fence, wall or accessory structures per 30.56.040(G) shall be located within 10 feet of a street. See 30.56.040(c) for possible additional restrictions.	**CRT**[1]	**C-P**[1]	**C-1**[1][2]	**C-2**[1][2]
Lot Coverage	50%	60%	60%	60%
Yard Setback See Sections Table 30.44-1 (Global Use Table) for additional requirements for structures. Setback measured from property line or edge of private street, which ever is greater. See Building Code for additional setbacks and separations. In no case shall the minimum setback from a street be less than 10 feet. (See 30.56.040 (d)				
Front: CRT 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 development, otherwise no setback required. **CRT** only - per existing residence.	10 feet[3]	15 feet[3]	10 feet[3]	10 feet[3]
Side Street (corner): CRT 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 development or street, otherwise no setback required. **Principal Structure.** **Accessory Structure**	20 feet[3] 5 feet[3]	10 feet[3]	10 feet[3]	10 feet[3]
Height:	35 feet[3]	35 feet[3]	35 feet[3]	50 feet[2,3]

Additional Requirements:

1. **CRT & CP** - 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 including elements of roof pitch or roof design. 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 ~~[adjacent to Russell Road, from Eastern Avenue to Mountain Vista Street, see Section 30.40.180 (b) for additional development standards]~~ 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 up to one hundred (100) feet are permitted with a special use permit, but 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. 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.

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 permits as shown in the Table.

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 (Design Standards) for additional design standards.

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. See Table 30.56-2 (Design Standards) for additional design standards. (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 1. Architectural intrusions and enclosures may intrude into a required setback up to three (3) feet, but shall not be less than three (3) feet to a property line. 2. No structure other than a permitted fence, wall or accessory structures per 30.56.040(G) shall be located within 10 feet of a street. See 30.56.040(c) for possible additional restrictions.	**M-D**	**M-1**	**M-2**
Lot Coverage	80%	80%	80%
Yard Setback : Not including permitted or required fences and walls when setback for required landscaping. Setback measured from property line or edge of private street, which ever is greater. See Building Code for additional setbacks and separations. In no case shall the minimum setback from a street be less than 10 feet. (See 30.56.040 (d)			
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 up to one hundred (100) feet are permitted with a special use permit, but 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. 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.

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 one (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.

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 Table 30.56-2 (Design Standards) for additional design standards.

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 Table 30.56-2 (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.

30.40.290 Purpose of 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. The development standards shall be specified in the special use permit or design review process.

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. 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 1 and 2 stories and open space areas. This arrangement of densities is best utilized in close proximity to major transportation corridors and full interchanges and intermittently served by section line streets. The opposite development pattern may be equally desirable given a smaller acreage and within other urban settings. See Table 30.56-2 (Design Standards) for additional design standards.

b. **Mixed-Uses.** Mixed-use developments shall be designed using all categories and proportions shown in Table 30.40-6 and development standards in Table 30.40-7, and shall incorporate pedestrian walkways to integrate the development.

Table 30.40-6 Village Land Use Proportions

Categories	Proportions
Residential - including assisted living	Shall contain the largest percentage of floor area of these four categories
Commercial - including schools, churches, child care, emergency care	Minimum of 10% of the gross building floor area
Recreational - including but not limited to all recreational facilities, movie theaters, health club, indoor/outdoor pools and game areas	Minimum of 10% of the gross building floor area
Open Space, Courtyard and/or Atrium	An additional area shall be provided for open space, etc which is equal to 5% of the residential floor area- must be located in close proximity to residential uses

c. **Expectation.**

1. The expectation is that the development shall comply with this Title with respect to most site development standards, parking, landscaping and screening, environmental standards, and signs, and adequate open space and recreational open space shall be provided.

2. Vehicular transportation systems should be designed and included to effectively disperse traffic and to promote high occupancy or mass transit systems and effectively integrate with internal pedestrian and bicycle facilities. Elements may include, but are not limited to, such facilities as, park and ride, bus transit stations, rail or monorail linkages, or other similar facilities. High density/high intensity uses and high density housing should generally be located within 2,000 feet of a mass transit facility (such as a bus stop). Mid density housing and low intensity uses should generally be located within one mile of a mass transit facility.

3. Dense building mass should be located where multiple uses are clustered and generally close to freeways where the taller buildings will act as a buffer to less intense uses and open space areas. Festive retailing is encouraged to enhance the pedestrian experience. Less dense buildings and masses should be used where a special relationship to the pedestrian scale is most warranted for example, near public open areas, sidewalk retailing and outdoor eating and drinking. Ground floor facades shall be designed to have transparency (openness and windows) and relate to the human scale including the size and quantity of signage and the level of detail devoted to the architecture. The overall project design and concept must address security and public safety concerns enhanced through design of visible, defensible spaces and places. High rise structures shall be constructed with limited glazed glass or use of non-glare glass to minimize reflection and excessive heat onto adjacent properties and landscape areas.

4. Buildings are strongly encouraged to locate toward the street, with parking to the rear, or centrally located with buildings radially located around the parking. Where parking garages are used, location should be in close proximity to employment and high activity settings; architecturally finished to match or assimilate a building style and have high occupancy vehicle designated parking areas.

5. Central people gathering places are encouraged in the form of plazas, courtyards or parks. Such places should be of a walkable scale and organized around an internal pedestrian system. Linkages to public transit and/or park and ride is strongly encouraged.

6. Private and common open spaces are to be provided which should be designed in such quantities and shapes to generally be accessible, visible (defensible space concepts) and usable by occupants of the development and may contain such elements as: pools, recreation buildings, tennis courts, ball fields, etc. Functional open space enhances circulation within a site and contributes to the sites' aesthetic qualities. A mix of active and passive activity areas should be provided. Common areas shall be accessible from all buildings an connected by a comprehensive on-site pedestrian circulation system. Public open space, recreation areas, plazas and courtyards should be located and landscaped to take advantage of solar orientation, provide protection from prevailing wind and to afford summer shade and winter sunshine. Further, where ever possible, on-site recreation areas should be linked with the Regional Transportation Commission Bicycle Route Map (adopted by Clark County) and the County Parks and Recreation Plan / Trails System Map System (See Appendix G). Private usable space (can be fenced) should be directly accessible from the individual dwelling and be of such size as to offer reasonable outdoor uses and afford a minimal level of privacy (partially open fences and walls).

7. Natural Features should be utilized wherever possible. For example, terraced grading could be used for outdoor eating, art shows, entertainment or passive retreats. Terraces could also be used to screen parking garages.

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 (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 1500 feet of a school or church.

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 1. Architectural intrusions and enclosures may intrude into a required setback up to three (3) feet, but shall not be less than three (3) feet to a property line. 2. No structure other than a permitted fence, wall or accessory structures per 30.56.040(G) shall be located within 10 feet of a street. See 30.56.040(c) for possible additional restrictions.	**O-S**	**H-2[1]**	**R-V-P**	**U-V[2]**	**H-1[3]**
Dwelling Unit Density (Per Gross Acre)	0.2	0.5, or 8	20		50
Lot Area. Landscape and common area lots need not meet minimum area.	5 acres				
Space size			800 sq. ft .		
Lot Coverage	5%	60%			
Yard Setback : See Table 30.44-1 (Global Use Table) for additional requirements. Setback measured from property line or edge of private street, which ever is greater. See Building Code for additional setbacks.					
Front: See 30.56.060 for special setbacks along Las Vegas Boulevard	50 feet	10 feet	10 feet	10 feet[5]	10 feet[5]
Interior Side	25 feet	10 feet[4,6]	10 feet[4]	10 feet[4,6]	10 feet[4,6]
Side Street (corner)	50 feet	10 feet	10 feet	10 feet[5]	10 feet[5]
Rear	75 feet	10 feet[4,6]	10 feet[4]	10 feet[4,5,6]	10 feet[4,5,6]
Height:	35 feet	35 feet[6]	35 feet	100 feet[5,6]	100 feet[5,6]
Building Separation	20 feet		10 feet		
Open Space			60 sq. ft. per space	See Table 30.40-6	

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. The development standards otherwise listed in Table 30.40-7 apply to commercial development.
2. See Table 30.40-6 for proportional requirements for mixed-uses.
3. For residential uses within H-1, a special use permit shall be approved and the development shall conform to development standards for R-5, Apartment Residential District except for condominiums in conjunction with or adjacent to a resort hotel which may be developed per the approved plan. For mixed residential and commercial uses within H-1, the development standards approved with a special use permit for a planned unit development shall apply. For all other commercial development, the standards listed in Table 30.40-7 shall apply. Recreational vehicle parks in conjunction with resort hotels shall comply with the development standards listed in the RVP district. Where a subdivision for single-family dwellings was recorded prior to May of 1974, dwellings and accessory uses typically associated with single-family development may be expanded and modified in accordance with the provisions and development standards in the R-D district so long as 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). Buildings over one hundred (100) feet are permitted with a special use permit, but may not encroach into any Airport Airspace Overlay District Boundary.
6. A height setback ratio per Section 30.56.070 (Height), Figure 30.56-10 (Height/Setback).
7. Density may be increased subject to the approval of a special use permit to not more than 100 units per acre in conjunction with or adjacent to a resort hotel within Community District 1 inside the BLM disposal boundary.

(Ord. 2675 § 1, 2001; Ord. 2573 § 8 (part), 2001; Ord. 2510 § 9 (part), 2000)