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30.56 Site Development Standards

30.56.010 **Purpose.** This Chapter establishes requirements regarding lot development standards, including subdivision design, the location of yards, and setbacks related to certain roads which modify, or further restrict, the district regulations of this Title. Design standards are also included and summarized in Tables 30.56-2 and 30.56-3. Except as provided by the standards of a particular zoning district, each lot shall meet the following applicable design standards.

30.56.020 **Permitted Administrative Minor Deviations from the Standards of this Chapter.** Except for driveway length in Section 30.56.040 (b) (2), and required 10 foot setback from any street in Section 30.56.040 (d), the requirements of this Chapter may be administratively reduced by not more than ten percent (10%) in accordance with Table 30.16-8, providing notarized letters of consent are obtained from the property owners of adjacent developed property on all sides affected by the request, and the requirements of the Uniform Building Code are met. For any issue of subdivision layout or design, location or design an administrative minor deviation may be approved provided that an alternative design is shown to be equally serviceable in a particular instance, providing no subdivision design exception shall be granted under this Subsection which will allow residential lots to front upon a collector or arterial street, allow backing of vehicles onto a street, or to allow a double frontage lot access to an arterial street. (Ord 2573 § 12 (part), 2001)

PART A: LOT AREA, YARDS, AND SETBACKS

30.56.030 **Lot Area.**

a. Lot area shall not be reduced below the minimum required by this Title, unless reduced in accordance with Section 30.56.020 (Administrative Minor Deviations), providing that the overall gross density of the development is not increased more than what is permitted within the district.

b. Lots being served by both public utilities for water and sewer systems shall be permitted to subdivide to the minimum lot area required in Tables 30.40-1,-2 and -3. For a lot without public water and/or sewer, the minimum lot area shall not be less than the minimum required by the Clark County District Health Department for individual systems of water service and/or sewage disposal.

30.56.040 **Yards and Setbacks.**

a. **Yards.** (See Figures 30.56-5 and -6) Yards are the area contained between the building and the property lines. These are considered to be applicable for front, side, and rear areas of lots.

b. **Setbacks.** Required setbacks shall extend the entire width or depth of the lot, or future lot line after required street dedication, and shall be open from the ground to the sky except for required roadway improvements, utility equipment, accessory structures, such as mailboxes, light poles, or pedestrian over pass bridges, when required by any government entity or as needed by any public utility, and permitted architectural intrusions and enclosures. Parking may be located within required setbacks. These are applicable for front, side and rear setbacks of lots and establish the maximum buildable area of the lot. Setbacks are measured from future right of way line, the edge of any private street (except in rural residential districts), the back of sidewalk (except in rural residential districts), or the property line, whichever is greater, perpendicular for the depth of the required setback, except for single family residential development in the rural residential districts, which are measured exclusively from the property line or future right-of-way.

1. **Front Setback.** (See also 30.56-1 and 2) The minimum front setback, per Chapter 30.40, is measured as shown in Figures 30.56-1 and 30.56-2. Additional setbacks are required under 30.56.040 for buildings over specified heights. (See Figure 30.56-4)

2. **Single Family Garages and Covered Parking (Carports).** [~~Single family development within the RUD, and R-3 Districts may have 10 foot, or no less than 20 foot driveways. In all other residential districts driveways shall be at least twenty (20) feet. For cul-de-sac lots 18 feet or greater is permitted~~] Single family development within the RUD and R-3 Districts shall have a driveway length of either ten (10) feet or a minimum of twenty (20) feet. In all other residential districts, the minimum driveway length shall be twenty (20) feet. All cul-de-sac lots shall have a minimum driveway length of eighteen (18) feet. (See Figure 30.56-3) (Ord. 2741 § 10 (part), 5/2002)

3. **Multifamily Garages.** Garage openings onto a drive aisle or private street shall be setback a minimum of eight (8) feet.

4. **Collector Street Access.** Where an existing residential lot fronts a collector or arterial, access to the street shall include a driveway design with circle drives or on-site turnarounds to preclude the backing of vehicles onto the streets.

Figure 30.56-1 Setback Measurements

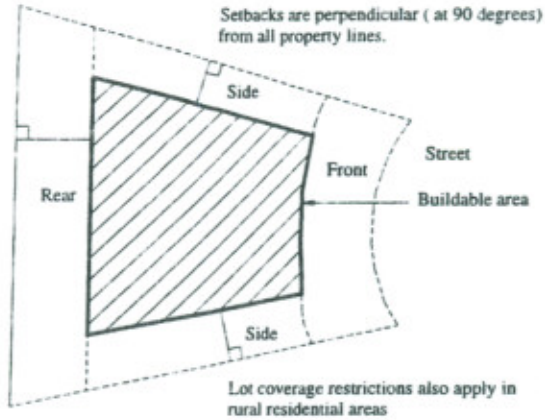


Figure 30.56-2 Setback Measurements

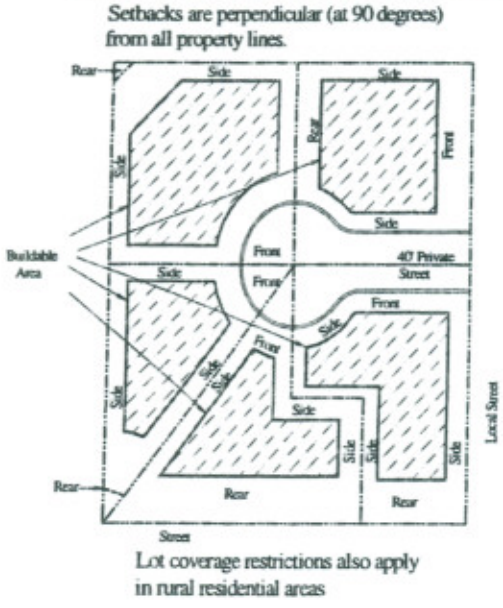
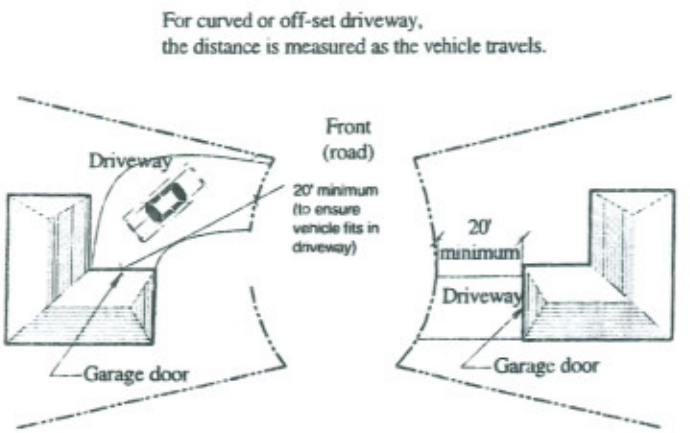


Figure 30.56-3 Garage/Carport Setback, Alternative Designs



5. **Side Setback.** (See Figures 30.56-1 and -2) The minimum side street setback, per Chapter 30.40, is measured as shown in Figures 30.56-1 and 30.56-2. Additional setbacks are required under 30.56.040 and 30.56.070 for buildings over specified heights. (See Figures 30.56-4 and 30.56-10)

6. **Rear Setback.** (See Figures 30.56-1 and -2) The minimum rear setback, per Chapter 30.40, is measured as shown in Figures 30.56-1 and 30.56-2. The additional setback required under 30.56.070 for building height shall apply only to portions of the building over fourteen (14) feet in height. (See Figure 30.56-10) In the case of an irregular, triangular or gore-shaped lot, a line ten (10) feet in length, within the lot, parallel to and at the maximum distance from the front lot line shall establish rear property line. (See Figures 30.56-5 and -6).

c. **Residential Buildings Along Railroad Line, Freeways or Drainage Channels.** A residential building shall not be erected within fifty (50) feet of the right-of-way of any railroad line, non-depressed freeway or drainage channel. The setback may be reduced to that which is required in the zoning district only when:

1. Adjacent to railroads and freeways, a landscape buffer as shown in Figure 30.64-4, with a noise attenuated wall is constructed, or a 25 decibel noise level reduction is incorporated in the construction of the dwelling.

2. Adjacent to a drainage channel, the channel is improved and/or a protective wall is constructed per the requirements of the Department of Public Works.

d. **Additional Setbacks From Rights-of-Way.** A ten (10) foot setback shall be maintained between a structure and a street, or future right-of-way line, as required by Subsection 30.52.030(a), except for the following.

1. Architectural intrusions and enclosures, maximum three (3) foot intrusion is allowed.

2. Roadway improvements or equipment permitted by subsection 30.56.040(g).

3. Fences and walls permitted by Chapter 30.64.

4. Buildings which exceed 35 feet in height adjacent to streets shall be setback an additional one (1) foot of horizontal distance per three (3) feet of vertical height per Figure 30.56-4, but may not encroach into the Airport Airspace Overlay District Boundary.

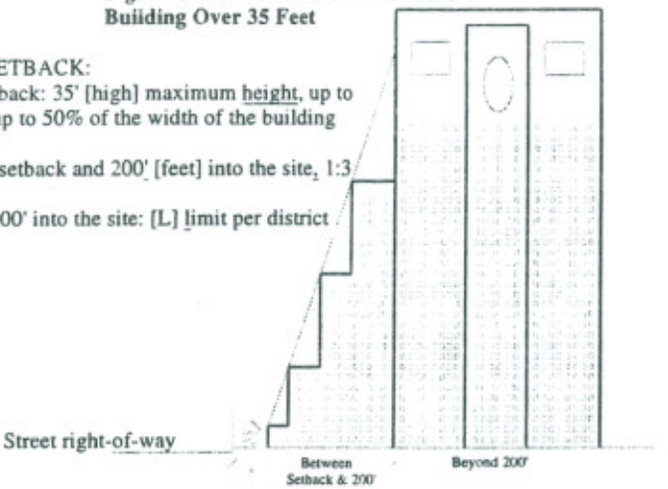
5. Monument signs (see Table 30.72-1 for setback).

e. **Setbacks From Township and Range Lines.** Structures shall not be erected within seventy-five (75) feet of a township or range line, except structures other than buildings shall be no less than ten (10) feet from the property line if a administrative minor deviation in accordance with the procedure established in Table 30.16-8 is approved by the Zoning Administrator and the Director of [~~Public Works~~] Development Services. (Ord. 2769 § 100, 7/2002)

(Ord. 2741 § 10 (part), 5/2002)

Figure 30.56-4 Setbacks From Streets-Building Over 35 Feet

HEIGHT SETBACK:
1. At [S]setback: 35' [high] maximum height, up to 50 feet for up to 50% of the width of the building face;
2. Between setback and 200' [feet] into the site, 1:3 ratio; then
3. Beyond 200' into the site: [L] limit per district



To Calculate: (maximum height minus 35') x 1/3 = A
Where: A = additional setback
B = existing building setback
C = total setback (A plus B)

Example: 71' (max height) minus 35' = 36'
36' x 1/3 = 12' (A)
12' (A) plus 10' (B)
Total setback = 22' (C)

(Note: all numbers shall be rounded to the nearest whole foot)

Figure 30.56-5 Yards, Lot Lines

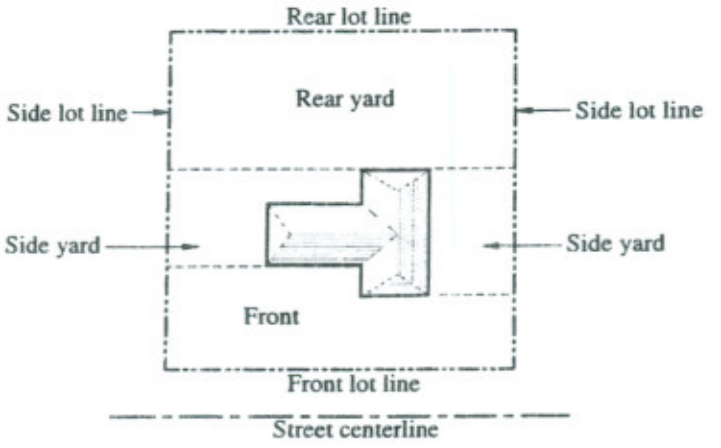
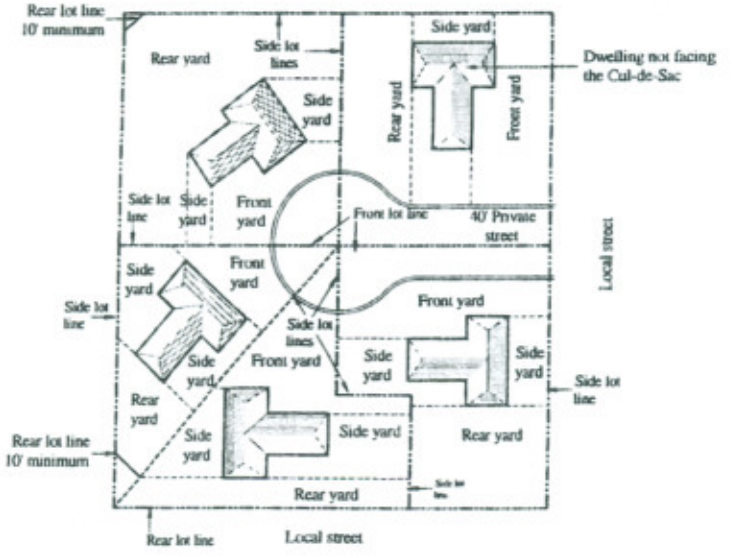


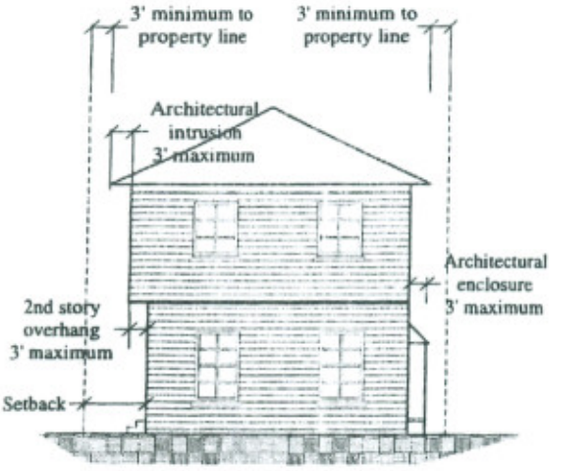
Figure 30.56-6 Yards, Lot Lines-Irregular Lots



f. **Permitted Intrusions into Required Setbacks.** The following may project into required setbacks.

1. **Architectural Intrusions.** Architectural features such as eaves, cornices, canopies, sills, belt courses, stairs (banisters, solid and finished or open), balconies, decks above the first floor level, patios, second story room overhangs, columns, and other similar architectural features and structures may project not more than three (3) feet into any required setback or space required between buildings on the same building site but not closer than three (3) feet to any property line.

Figure 30.56-7 Architectural Intrusions and Enclosures

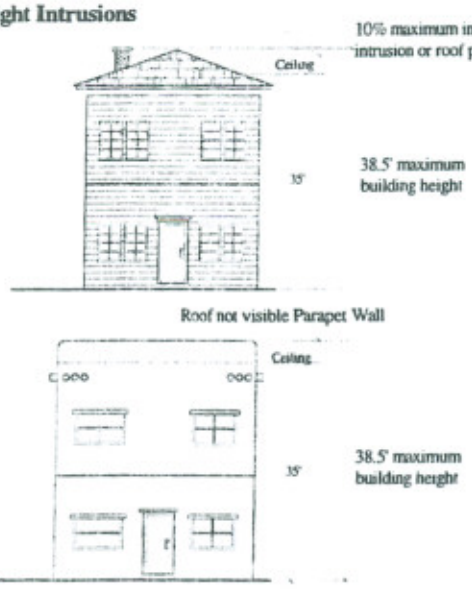


2. **Architectural Enclosures.** Architectural enclosures, such as fireplace structures, bay windows and entertainment niches, may project not more than three (3) feet into any required setback or separation between buildings on the same building site and not closer than three (3) feet to any property line. The combined maximum width of such an enclosure on the ground level shall be twelve (12) feet on any wall, measured in the general direction of the wall of which it is a part.

3. **Architectural Height Intrusions.**

A. Roofs, chimneys, ~~[and]~~ elevator bulkheads, and other intrusions may extend beyond the maximum height by not more than ten percent (10%) of the total permitted height with a minor deviation and letters of consent from abutting property owners.

Figure 30.56-8 Height Intrusions



B. Flag poles may exceed the height of the district within commercial, industrial, and special developments if not higher than [~~75~~] one hundred (100) feet. Flag poles higher than [~~75~~] one hundred (100) feet shall only be approved with a special use permit. See Chapter 30.72 for temporary sign restriction on flags.

C. An antenna for only signal reception may be attached to an existing building provided[;] that the height does not exceed eight (8) feet for a building up to thirty-five (35) feet in height or twelve (12) feet for a building over thirty-five (35) feet in height. (Ord. 2741 § 10 (part), 5/2002)

4. **Porches (Decks) and Landings**. Porches (decks), landings, stairs, and platforms which do not extend above the floor level of the first floor (including open sided handrails (less than forty-two (42) inches high)), and which are not covered with a roof may project no more than five (5) feet into any required setback or building separation on the same building site. For intrusions greater than five (5) feet, the standards for patio covers/balconies shall apply.

5. **Structures in Easements.** Structures and foundations shall not be permitted within an easement unless the party holding interest in the easement certifies the intrusion is acceptable by letter and submitted with the request for permits.

g. **Accessory Structures, Roadway Improvements and Utility Equipment in Required Setbacks.** Fences, walls, mailboxes, light poles, required roadway improvements and utility equipment, power poles, and related structures may be permitted in any required setback provided that:

1. The diameter of the light pole does not exceed one (1) foot. The length, width or diameter of the base of the light pole may be a maximum of two (2) feet provided the base is not more than four (4) feet high.

2. The utility equipment is for a utility regulated by the Public Utilities Commission.

3. The roadway improvements including, but not limited to, street lights, street furniture, traffic control signs and devices, and pedestrian overpasses are required by Clark County and provided in accordance with County standards.

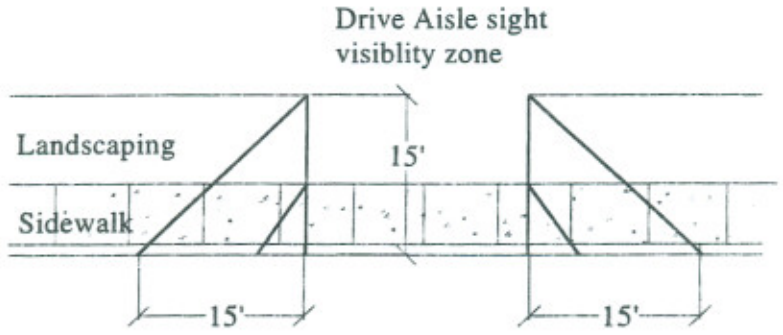
4. Street lights may exceed the maximum height permitted in a particular district provided they are required by, or in conformance with, Clark County standards.

5. Street lights for private streets may exceed the maximum height permitted in a particular district provided they do not exceed the maximum height per Clark County standards for street lights. In Community District 5, street lights on private property which are not required improvements may be permitted with an Administrative Minor Deviation per Table 30.16-8, with letters of consent from property owners of adjacent developed property.

h. **Setback Requirements for Consolidated Lots.** When a building spans the common property line separating two (2) contiguous lots, the lots shall constitute a single building site and the yard requirements shall not apply to the common property line. See Building Code for additional setbacks. (Ord 2573 § 12 (part), 2001; Ord. 2510 § 12 (part), 2000)

30.56.050 Sight Zones. Sight visibility zones as shown in Appendix B1, or alternatively B2 through B5 (whichever is applicable), and Figure 30.56-9 shall be established and maintained at all intersections of public and/or private streets, alleys and drive aisles. No structure, vegetation, or object of any kind is permitted over twenty-four (24) inches in height, measured from the top of the adjacent curb if a curb exists. If no curb exists, the measurement will be from the adjacent riding surface of the roadway. Traffic control devices, their related appurtenances and street lights illuminating public streets may be placed within the sight zones. The graphical depiction of a sight zone must contain adequate dimensions so that it can be established on the ground from the parcel's property line(s) and shown on subdivision maps and site plans. An exception shall be made for property for which any tentative map was accepted, a parcel map recorded or legal single family residential lot established, prior to December 5, 1996, where the standard shown in Appendix B6 shall apply at the applicant's option.

Figure 30.56-9 Drive Aisle Sight Zone



1. **Corner Lots.** The required sight visibility zone standards are shown in Appendix B. Alternative corner sight zones may only be considered [~~by the Director of Public Works~~] with an administrative minor deviation per Table 30.16-8 if there are constraints caused by existing lawfully permitted and inspected improvements. No other variances or waivers to these requirements are permitted.

2. **Drive aisles.** In addition to any required corner sight zone, except for single-family residential development with driveways accessing local streets, an additional sight zone shall be maintained within fifteen (15) feet of the point of intersection of any drive aisle curb cut (including any medians) and any public right-of-way, as shown in Figure 30.56-9. Driveway sight zones for single family residences are encouraged, except as otherwise required. Alternative drive aisle sight zones may only be considered [~~by the Director of Public Works~~] with an administrative minor deviation per Table 30.16-8 if drive aisles are designed for one way traffic only. No other variances or waivers to these requirements are permitted. (Ord 2769 § 101, 7/2002; Ord 2573 § 12 (part), 2001)

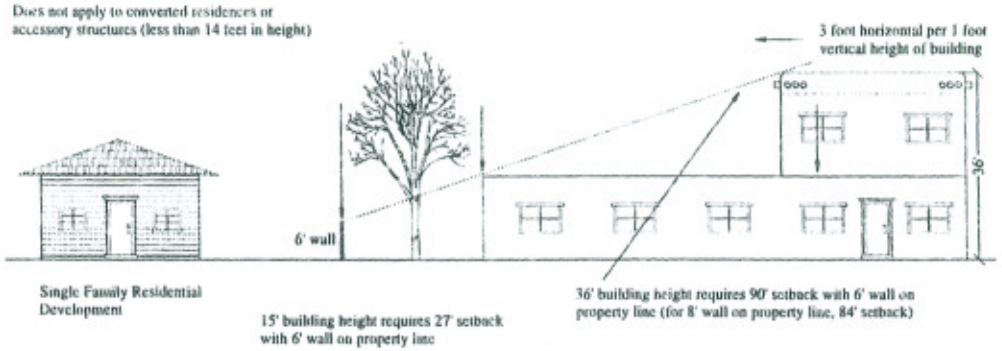
30.56.060 Special Setbacks Along Las Vegas Boulevard South. Due to the unique character and economic importance of the Las Vegas Strip, special setbacks shall apply along Las Vegas Boulevard South from the centerline of Sahara Avenue to the west section line of section 31, township 23 south, range 61 east, MDB&M, structures shall be setback a minimum of twenty-five (25) feet from the back of curb or ten (10) feet back of property line, whichever is greater.

30.56.070 Height.

a. Height shall be measured from the finished grade to the highest point of the structure.

b. Except for single family detached residences, [~~and~~]normal accessory structures, flagpoles, signs, and ornamental architectural features, all portions of structures over one (1) story or fourteen (14) feet shall be [~~setback~~] set back from any adjacent single[-]family residential development a distance of three hundred percent (300%) of the height of the building or structure, except as provided in Figure 30.56-10 below. (Ord. 2778 § 4, 7/2002)

Figure 30.56-10 Height/Setback



Setback Requirements:

1. 3:1 Setback Ratio: (building height X 3) - (wall height X 3) = setback
   OR (building height - wall height) X 3 = setback
   Example: With 6' wall, a 15' building height has 27' setback, and a 36' building height has 90' setback

2. 2:1 Setback Option requires Intense Buffer per Figure 30.64-12: (building height X 2) - (wall height X 2) = setback
   OR (building height - wall height) X 2 = setback
   Example: With 6' wall, a 36' building height has 60' setback

Note: In no case shall the setback requirement be smaller than the zoning district minimum unless approved with waiver of development standards

3. For building heights of 35' or less, the setback may be reduced to zoning district minimum with an Intense Buffer per Figure 30.64-12
4. The Commission or Board may approve a different buffer for reduced setback with a waiver of development standards
5. No Balconies to overlook single family residential development

(Ord. 2778 § 5, 7/2002)

PART B SUBDIVISION DESIGN

30.56.080 Lot Configuration.

a. All divisions of land shall result in the creation of lots which conform to lot requirements contained in this Title and are capable of being developed or built upon unless they are required for private streets, public or private utilities, for the provision of required landscaping, or other common area lots. Provisions must be made, by a recorded document, for the permanent maintenance of such street, utility and/or landscape lots. No remnants of land shall be left in the subdivision.

b. The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or approximately radial if the street is curved.

c. All lots, parks or public ground created shall have legal access in the form of easements, conditions, reciprocal ingress/egress or other similar agreements, to streets meeting the adopted street standards of Clark County for right-of-way widths and paving widths. Rights-of-way shall be improved in accordance with the standards for street improvements in accordance with Chapter 30.52 and as set forth in the adopted Street and Improvement Standards of Clark County.

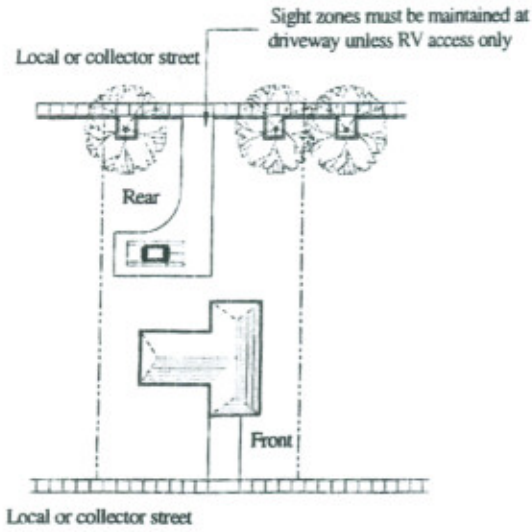
d. Double frontage lots shall be avoided wherever possible, except in hillside development where they may be appropriate and are encouraged to reduce the amount of site grading (see Chapter 30.56 Part C - Design Standards - Hillside Development).

e. Single family residential access to any arterial street is prohibited unless the arterial street is the only means of access to a residential lot created prior to the adoption of this Title. Through lots from a local or collector street are strongly discouraged. If secondary access is taken from a local or collector street, sight zone requirements shall be required, unless the access is for a recreational vehicle only. . (See Figure 30.56-11)

f. Single family residential lots shall face into a subdivision or local street and not a collector or arterial street, unless the lot with only access to a collector or arterial street was created prior to the adoption of this Title. If such a lot which has not been developed is subdivided, resulting lots shall be designed to have access from a private drive or local street.

g. Subdivisions should be planned to provide two (2) rows of lots, except where lots are planned to back upon a collector or arterial street, drainage channel, shopping center, etc. This shall not prevent the inclusion within any subdivision plan of streets of greater width or irregular outline. Such streets should be indented by cul-de-sacs, looped access roads, etc., to provide access to the central areas of the block.

Figure 30.56-11 Through Lot



h. Single family residential lots shall not be designed with the front facing upon a collector or arterial street. Residential subdivisions shall be designed with lots fronting on local streets exterior to the subdivision to the greatest extent possible. The number of lots which rear or side onto local streets exterior to the subdivision should be minimized. The number of lots which side onto collector or arterial streets should be minimized.

i. Corner lots shall have additional width wherever possible.

j. Residential lots cannot be divided by a city boundary, and should not be divided by a street (effectively creating two (2) remainder lots). A map shall not subdivide one lot over another which results in a remainder lot. In this case, all of the affected properties shall be mapped. In no case shall a lot be divided by a street or right-of-way greater than one hundred (100) feet in width.

k. Lot area may be affected by Clark County Health District regarding septic sewer service and well separations, regardless of the permitted lot size.

l. Driveways and drive aisles constructed across common property lines shall establish easements for common ingress/egress with the adjacent property.

m. Lots should be designed with driveways covering not more than 40% of the lot frontage. (Ord. 2573 § 12 (part), 2001)

30.56.085 Energy Efficient Lot configuration and building orientation. Energy efficient site layout is encouraged through the development of building sites which reflect the principles illustrated in Figures 30.56-12 and 30.56-13.

Figure 30.56-12

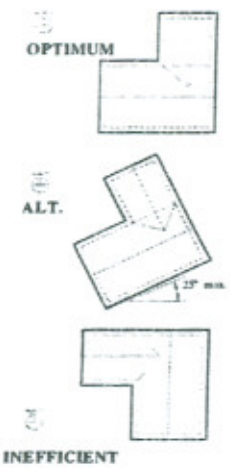
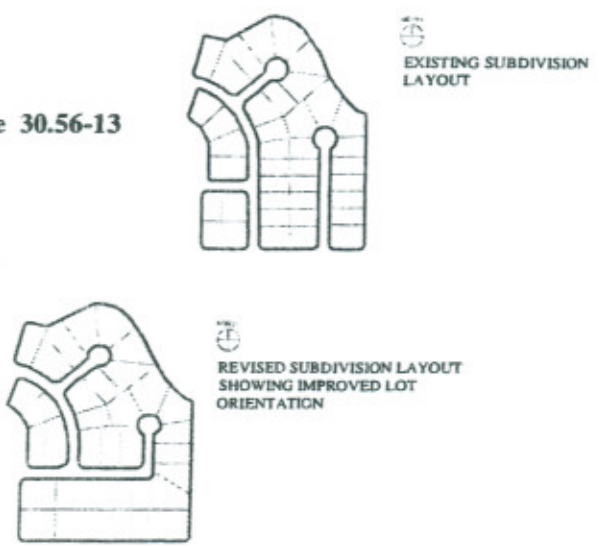


FIGURE A2
The illustration at left represents the optimum site orientation of the house. The long axis of the house is orientated along the East-west axis.
The use of glass along the North, East and West elevations along with this orientation represents the most efficient use of energy and the greatest cost savings.

FIGURE A3
This illustration represents an acceptable alternative to the optimum orientation shown in Figure A2. The rotation of the long axis of the house up to 25 % East of South will not significantly change the energy performance or the cost savings of the residence.

FIGURE A4
This illustration represents the orientation to try and avoid. The long axis of the residence is the most inefficient use of energy and probably higher than the average energy bills.

Figure 30.56-13



30.56.090 Street Configuration in Residential Subdivisions.

a. **Streets on the Interior of Subdivisions.** Streets shall not exceed one thousand (1,000) feet in length between intersections, except where topographical or other conditions require longer blocks, in which case the Fire Department shall be the approving authority. (See 30.56-15). Wherever blocks are longer than one thousand (1,000) feet, pedestrian crosswalks of not less than five (5) feet in width shall be required where deemed essential for circulation and access to schools, playgrounds, shopping centers and other community facilities.

b. **Dead End streets.** Streets without any other outlet to another street shall not exceed five-hundred (500) feet in length in which case the Fire Department shall be the approval authority. (See Figure 30.56-16)

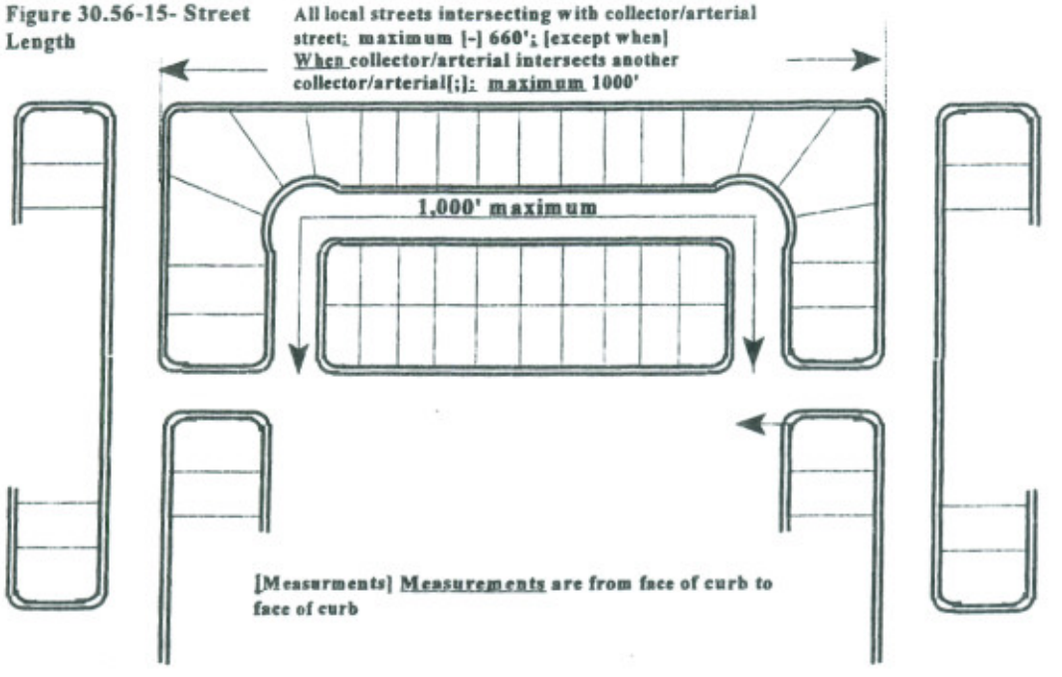
c. **Streets on the Exterior of Subdivisions.** The intersection of a local street with a collector and arterial street shall occur approximately six hundred sixty (660) feet apart, except near intersections of arterial and collector streets, where the length shall be no more than one thousand (1,000) feet. (See Figure 30.56-15)

d. **Pattern.** The street pattern shall be related to adjoining areas and the entire neighborhood, or district, shall conform to the natural contour of the land as much as possible, and incorporate slight amounts of curvature within level, or nearly level, areas. Curved streets are encouraged. (See Figure 30.56-14)

e. **Intersections**. Street intersections shall be off-set a minimum of 125 feet (measured from right-of-way line to right-of-way line). (Ord. 2573 § 12 (part), 2001)

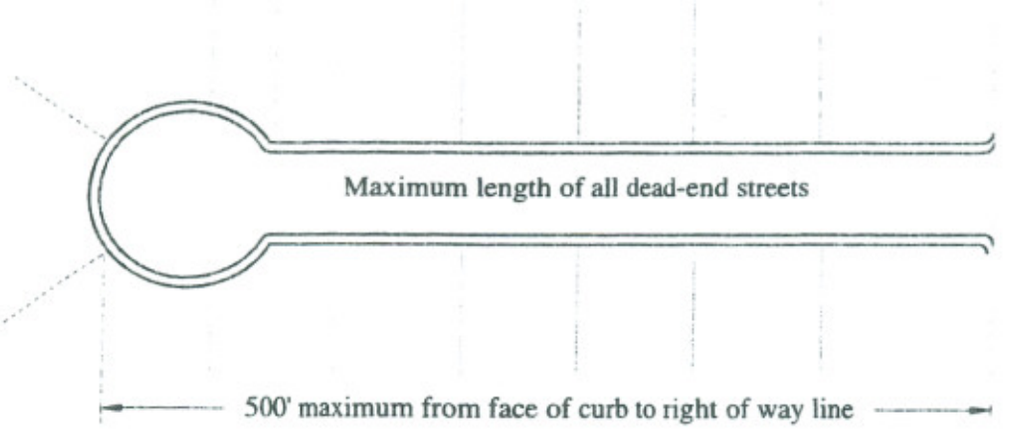
Figure 30.56-14 Curvilinear Streets

Figure 30.56-15- Street Length



(Ord. 2741 § 10 (part), 5/2002)

Figure 30.56-16 Cul-De-Sac Length



PART C HILLSIDE & FOOTHILLS TRANSITION BOUNDARY

30.56.100 Design Standards - Hillside & Foothills Development.

a. **Purpose.** The Las Vegas Valley is surrounded by several mountain ranges (Sheep to the north, Sunrise and Frenchman to the east, Black to the [S]south, and Spring Mountain Range to the west). Areas which can be described as foothills leading up these mountainous ranges[;] and designated national conservation and wilderness areas, properties intended to be held by the Bureau of Land Management long term, and other ranges within the County which may be affected by development, should be afforded special treatment to transition from an urban environment and development style to these natural areas. These restrictions provide for the reasonable, safe and aesthetic use of the steep and inconsistent topography of natural hillsides. For these purposes, hillside is defined as any slope in excess of twelve percent (12%), the contiguous extent of which exceeds two and one-half acres, and a transition area measured 660' from such slopes, as depicted on the Hillside/Slope Map described in Appendix G. These standards are established to:

1. Ensure stable slopes;

2. Reduce water runoff and control erosion by maintaining the natural features of the land to reduce erosion and minimize storm-water runoff;

3. Minimize grading and site disturbance to maximize compatibility with the natural terrain;

4. [~~To~~] [p]Preserve sensitive environments on the hillside;

5. Minimize the need for public services where the ability to provide services is limited by the terrain[-];

6. Encourage the conservation of these areas as visual resources, parks, open space, conservation areas, and other related land uses[-]; and

7. [~~To~~] [e]Establish a transition zone between hillside development and more intensive development.

b. **Development Standards.** [~~All~~] Except for single family dwellings on lots created prior to July 1, 2000, all hillside development shall comply with the development standards listed below, in addition to the development standards contained within this Title. However, alternatives to the development standards contained within Chapters 30.40 and 30.52 may be established with the approval of [~~the~~]a design review, in lieu of a waiver of development standards, for street[s] improvements and design, finished floor elevations, and setbacks, etc. The maximum recommended density within hillside development is two units per acre, and non-residential development as a principal use, other than public facilities, is strongly discouraged. Large lot development is encouraged.

Table 30.56-1 MAXIMUM SITE DISTURBANCE[1], NATURAL AREA		
Slope (%)	Maximum Site Disturbance (Approximate % net development)	Natural Area (Approximate % of net development undisturbed)
12 - <25	50	50
25+	35	65
1. Maximum site disturbance applies only to areas with specified slope percentages.		

c. **Grading.** In addition to all other restrictions related to grading, hillside development shall also meet the following criteria. Compliance [to] with these requirements shall be inspected and certified by a third party.

1. All portions of the site or lot to be left ungraded are to remain undisturbed areas and are not to be used for stockpiling of materials or excess fill.

2. Designated natural areas shall be temporarily fenced or a barrier placed where they abut construction areas in order to prevent encroachment into the natural areas.

3. The height of cuts shall be limited as shown in subsection 30.64.020 [~~(2)(b)~~] (1)(f) and Figure 30.64-1. The cut shall be backfilled and compacted, then either re-vegetated or varnished prior to final inspection in accordance with the following[:]:

   A. Seeds for trees, desert shrubs, and grasses shall be planted with a density adequate to control erosion.

   B. A temporary watering system shall be used until the re-vegetated materials are established.

   C. The disturbed area shall be restored as close to its[,] natural condition as possible by using eonite, permeon or a similar approved process (chemicals used to restore natural color to the landscape). (Ord. 2741 § 10 (part), 5/2002)

4. Excess soils shall be removed from the site to an appropriate off-site disposal or storage area.

5. All site re-vegetation/varnish shall be completed within ninety (90) days of completion of work or prior to issuance of certificate of occupancy, whichever occurs first.

6. Double fronted lots may be appropriate and are encouraged to reduce the amount of site grading.

d. **Slope Stabilization.** With the exception of retaining walls, all slopes steeper than thirty-three percent (33%), or as required by a geotechnical report, shall be stabilized with properly engineered stone riprapping or sculptured rock or other similar material as follows.

1. Stone riprapping shall be machine or hand-placed on the slope.

2. The stabilizing material used shall blend with the natural appearance of the site or lot and its surrounding terrain.

3. Unless otherwise approved by the Commission or Board, vegetation retention and re-vegetation shall be used in conjunction with riprapping.

e. **Natural Areas.**

1. Site disturbance other than hiking trails shall not be permitted within a natural area.

2. Any designated natural area shall be delineated on any subdivision map.

3. Natural areas should be immediately adjacent, or contiguous, to other land also designated as a natural area.

4. Natural areas may be designated as a deed-restricted portion of a privately owned lot, or as a separate parcel. If so designated, such parcel may be under the ownership of a property owners' association or deeded to any organization which accepts responsibility for the perpetual preservation and maintenance of the natural area, subject to approval and acceptance by the Zoning Administrator. To protect the natural areas of the separate parcel, covenants which run with the land shall be recorded in favor of Clark County and of all owners with record interest in the natural area.

f. **Building.** In addition to the design standards for single-family dwellings included in Table 30.56-2, dwellings within hillside development shall conform to the following.

1. All exterior walls and roofs of structures, except solar generating equipment, shall be colored to blend with the desert environment.

2. Reflective building materials (i.e. mirror finished glass and mirror finished doors, metal roof unless treated to eliminate glare and other polished materials that would increase the sun's reflective glare) shall not be permitted.

3. Limited slab on grade with staggered floor elevations shall be utilized to avoid massive building forms, excessive cuts and fill, and surfaces which contrast with the surrounding terrain.

4. All external mechanical equipment shall be screened. Additionally, required vents shall be architecturally compatible with the structure.

5. Architecture should have predominant horizontal features. Vertical features should be minimized and generally used to accentuate entryways, garages, main doors, or similar features.

6. Where private property abuts publicly held lands not intended for future development, increased rear yards, open fences (no solid wall), and minimal use of accessory structures is strongly encouraged.

7. The maximum height of all structures should be significantly lower than the elevation of a ridge line where there could be a negative visual impact. Such impacts will be analyzed as part of the design review application.

g. **Review Process.** A design review as a public hearing per Table 30.16-9 shall be required to review all hillside development. In order to address the sensitive nature of hillside development, a grading plan shall be submitted with the design review application, which shall be prior to or concurrent with any land use approvals (including maps) or permits. A preliminary grading plan may be accepted, clearly identifying the topography of the land and how it relates to the development; however, the final grading plan will be required to be reviewed as a subsequent design review as a public hearing. (Ord. 2573 § 12 (part), 2001)

PART D: DESIGN STANDARDS

30.56.110 Design Standards. Table 30.56-2 outlines the design standards for permanent development. The specific design standards which apply are indicated in the matrices with an "X". Following the Tables, Figures 30.56-17 through -20 illustrate the design concepts. The following general provisions and exceptions apply across several design standards as follows.

a. **Single-Family Dwellings not in Compliance with Table 30.56-2.** Single-family dwellings in Rural and Suburban Residential Districts which do not conform with the applicable standards in Table 30.56-2 shall only be permitted within the R-U Rural Open Space District if the lot consists of a minimum of eighty thousand (80,000) square feet in area, or R-A in Community District 5, or in the R-T, Manufactured Homes Residential District. In the Rural Residential Districts only, any other single-family dwellings not in compliance with Table 30.56-2 shall be subject to design review. See 30.76.040 (6) for additional information on non-conforming dwellings. See also NRS 278.0209 regarding design standards for manufactured homes. Those design standards can not be waived or varied when located within the R-U if lot is less than 80,000 square feet, R-A when not located within Community District 5, R-E, R-1, R-2, RUD and R-3.

b. **Design Standards Applicable to Mixed-Use Development.** Permitted mixed-use development in special districts shall comply with the applicable standards for both the residential and non-residential components, respectively.

c. **Standards Not Applicable to P-F District.** The standards outlined in Table 30.56-2 shall not apply to development in the P-F Public Facilities district, but shall instead be in accordance with the conditions imposed under the special use permit or design review as approved by the Commission or Board. (Ord. 2573 § 12 (part) 2001)

Table 30.56-2
DESIGN STANDARDS

Design Standards	SingleFamily Residential Development	MultipleFamily Residential Development	Commercial Development	Industrial Development	Special Development
Access. Developments~~[shall take access from an arterial or collector street;]~~ shall not access residential local streets or minor residential collector streets which serve single-family residential development unless one or more of the following conditions exist: A. a residential local street or minor residential collector street is the sole means of access; or B. a residential local street or minor residential collector street is the specified means of access per a Waiver of Development Standards or per the conditions of approval of a related land use application; or C. a residential local street or minor residential collector street accesses property that is master planned for non-residential uses. (Ord. 2764 § 4, 6/2002)		X	X	X	X
Age of Dwelling. 1. A dwelling shall be constructed or manufactured within five (5) years of the year on which it is affixed to the residential lot. 2. The relocation of any dwelling which is not a manufactured home (as defined by NRS 489.113) five (5) years or older shall be subject to design review as a public hearing. The architectural character of surrounding homes and the neighborhood shall be considered, along with any of the design standards contained in this Table.	X				
Architectural Features. 1. Dwellings within the urban area shall include architectural features such as covered entries, bay windows, porches, balconies, or walls off-set a minimum 3'. 2. Large scale retail business (See Figures 30.56-21-23) A. Building facades shall incorporate projections, recesses and/or other architectural features on building facades to break up large expanses of walls. No uninterrupted length of a building facade shall exceed 100 horizontal feet. B. Building(s) shall have entries to the building or establishment which are clearly defined or have a focal point featuring a mix of one or more of the following design elements: overhangs, recesses, canopies, porticos, projections, raised cornices or parapets, peaked roof forms, arches, awnings, pilasters, columns, arcades, colonnades, overhanging eaves, fenestration, and other such architectural features. C. Building entry elements must be roughly proportional in scale with the size of the building. D. Facades may include repeated patterns, but not less than three times per 100 feet of building fascia. E. Buildings with vertical elements such as towers and chimneys should balance the horizontal composition. F. The site shall include outdoor public plazas with benches (which may include eating areas), and one or more decorative light fixtures, fountains, enhanced vehicular entrances to the center or other similar architectural design features. G. Buildings are encouraged to have a variety of architectural styles and character with themes that are consistent within the same center. Examples include, but are not limited to, Southwestern/Mediterranean style architecture such as stucco with tile roofs, or alternative styles/designs may be considered, if compatible with adjacent buildings. H. The building(s) of single large scale retail use(s) facing streets and driveways are encouraged to incorporate recessed display windows, and multiple entry areas. I. Complimenting colors, texture and material are encouraged to be used as accents and trims on buildings	#1 only		#2 only	#2 only	#2 only

Table 30.56-2
DESIGN STANDARDS

Design Standards	SingleFamily Residential Development	MultipleFamily Residential Development	Commercial Development	Industrial Development	Special Development
Dimensions. Dwellings shall have a minimum width and depth of twenty (20) feet	X	X			
Drive-Thru Service. Where drive-thru windows are adjacent to residential development, the talk boxes shall be setback behind the building or face to minimize noise, away from adjacent homes. The drive aisle length from the window, or talk box if provided, shall be long enough to accommodate on-site stacking of vehicles [~~as approved by the Director of Public Works~~], which may require a queuing analysis prior to permit approval. Access controls shall separate drive-thru from drive aisles.			X	X	X
Exterior Materials. Exterior siding must consist, or give the appearance, of the following building materials and decorative style: 1. Stucco, masonry, wood. Commercial and industrial development may have a finished concrete appearance. 2. Metal, provided any metal building material is horizontal lap only within the urban area. 3. Any exterior siding affixed to give the appearance of a continuous horizontal or vertical pattern (not metal if vertical) shall include decorative features. 4. Non-reflective glass is permitted as a principal building material within commercial, industrial, and special development, except in the CRT district. 5. All building faces and roof coverings of non-residential development, shall be similar in appearance as the front facade of the building, when adjacent to residential development. The buildings and parking structures of all large scale retail businesses must be decoratively finished on all sides. 6. Exterior colors should be of a subdued tone and not display "vivid" colors of the spectrum. 7. All buildings within a shopping center and large scale retail businesses should have compatible architecture or architectural elements, enough to give the appearance of being an integral part of the center.	X	X	X , if architectural materials are not considered compatible, then an alternative design must be approved through a public hearing.	X, in M-1 within the urban area vertical metal is permitted. If architectural materials are not considered compatible, then an alternative design must be approved through a public hearing	X, if architectural materials are not considered compatible, then an alternative design must be approved through a public hearing
Foundation. Dwellings shall be permanently affixed to the residential lot	X	X			
Living Area. Any manufactured home not located within R-U, R-T, or R-A if within Community District 5, shall contain a minimum of 1,200 square feet of habitable area, not including garages, courtyards, patios, etc.	X				
Masking. Foundation or anchoring system shall be architecturally masked with same exterior siding as on building, or with masonry building material with a decorative finish. Masking shall be extended to within six (6) inches of grade.	X	X	X	X	X
Mechanical Equipment. Except for solar power generating equipment, all rooftop mounted mechanical equipment shall be screened. Screening shall be the height of the units to be screened, where visible from eye level within 500 feet of the building and consist of architectural features integrated into the design of the building and constructed of similar or compatible materials as the building.	only RUD district	X	X	X	X

Table 30.56-2
DESIGN STANDARDS

Design Standards	SingleFamily Residential Development	MultipleFamily Residential Development	Commercial Development	Industrial Development	Special Development
Orientation. 1. Corner lots shall have addresses assigned to the identifiable front of the building for rapid identification by emergency services. 2. Garages should be designed to minimize visual dominance by varying the orientation, design, and/or setback. 3. Buildings and structures shall be designed around courtyards and open spaces, and shall be offset to provide adequate privacy for balconies, patios, and windows. 4. No clear windows or balconies shall overlook a single family residential yard. 5. Entrances shall be designed in close proximity to parking areas.	1 and 2	1 through 3	1, 4, and 5 only	1, 4, and 5 only	1, 4, and 5 only
Roofing 1. Pitched Roof A. Minimum pitch of 3:12. When a roof consists of multiple pitches, a lesser pitch may be permitted provided: i. No pitch is less than pitch of 2:12 ii. Majority of roof must be covered by a minimum roof pitch of 3:12 B. Must consist, or give the appearance, of tile or asphalt shingle. Building materials may be used to give the appearance of wood shake, however wood may not be used for any roofing. A raised metal roof may be used at elevations over 4,000 feet. C. The roof shall be constructed or manufactured of a different material than the exterior siding of the home, or give the appearance of a different building material, to create a contrast between the roof and siding. 2. Flat Roof - i.e. - "Pueblo", "Santa Fe" or "Spanish Colonial" architectural style: A. Roof must be screened by parapet walls. B. Wood is not a permitted building material for roofing. C. Must meet minimum pitch for drainage purposes. 3. Mansard roofs are permitted only for multi-family, commercial, industrial, and special developments. 4. For large scale retail businesses, the roof line must be peaked, pitched or hipped, or may have facades.	X	X	X See also Table 30.40-4 for standards	X 1 and 2 do not apply to metal buildings within M-1.	X
Security and Defensible Space. Design concepts for additional safety and security are encouraged. Play areas and swimming pools in multiple family developments shall be enclosed by buildings, walls, or fences at least five (5) feet in height.	X	X	X	X	X
X- standard applies to development category					

(Ord. 2769 § 102, 7/2002; Ord. 2592 § 1, 2001)

Figure 30.56-17 Design Standards - Single Family Residential

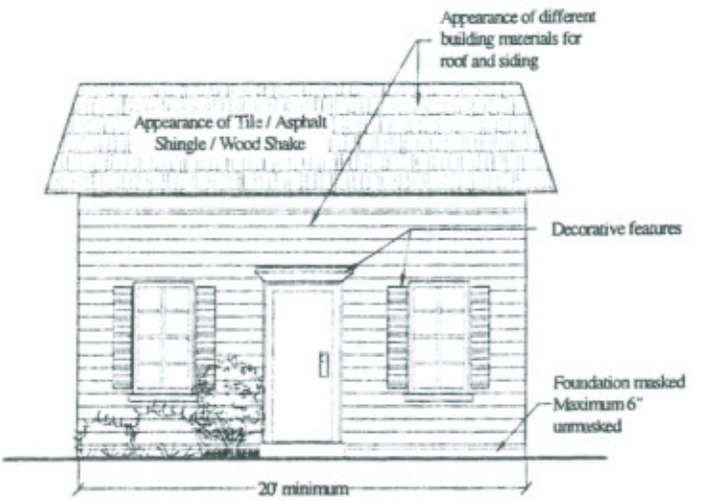


Figure 30.56-18

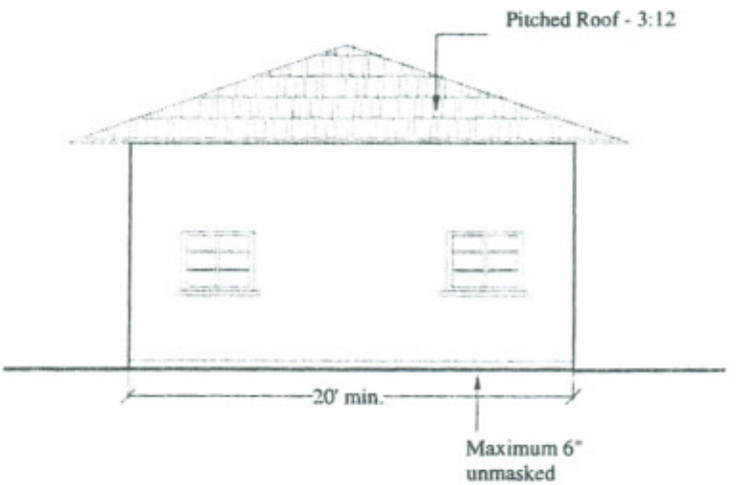


Figure 30.56-19

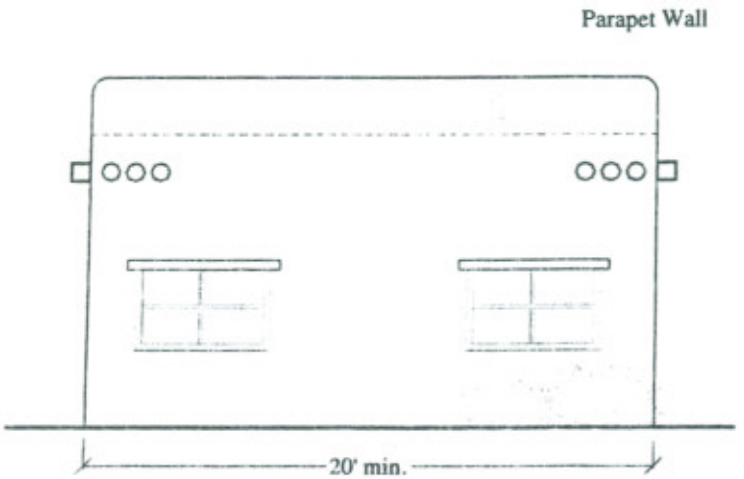


Figure 30.56-20 Roof Pitch

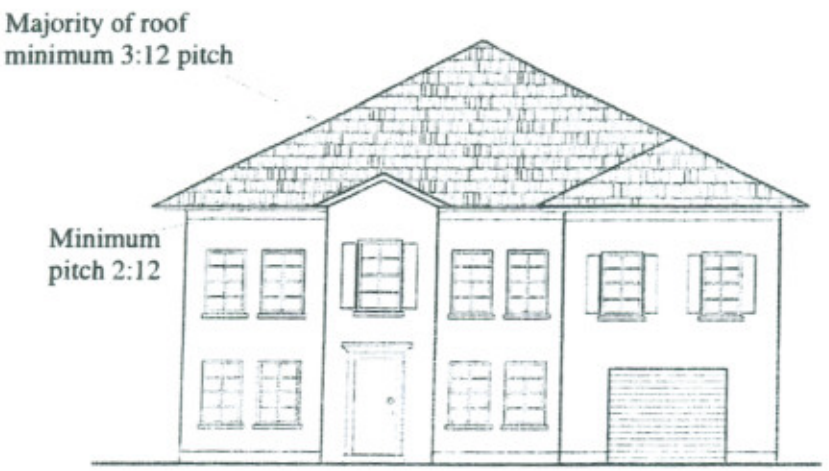


Figure 30.56-21

Figure 30.56-22

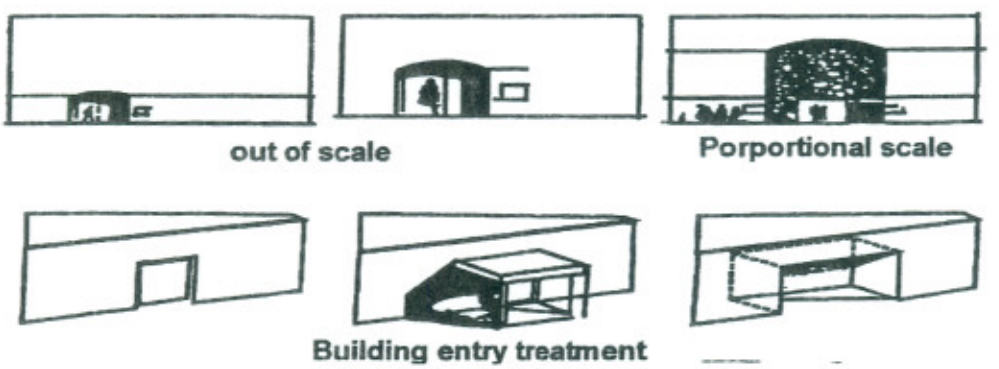
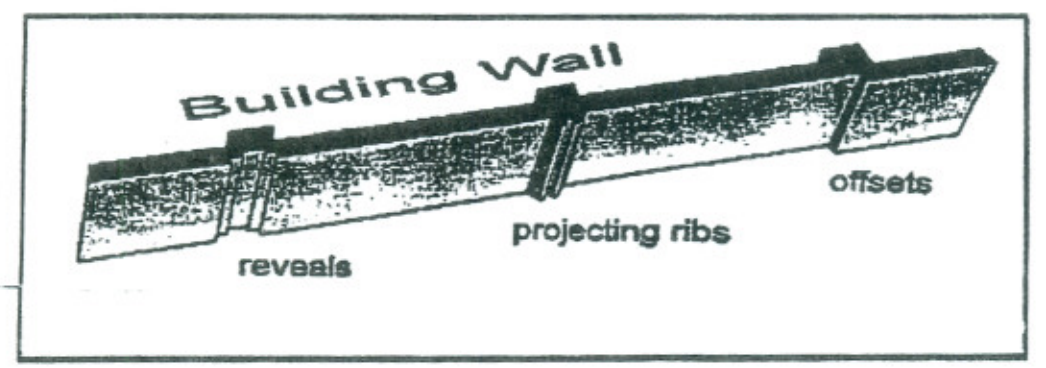


Figure 30.56-23



30.56.120 Trash Enclosures.

a. All development, except for single-family residential development, shall provide interior or exterior enclosures for all refuse containers, [~~including recyclable~~] recycling containers [~~if provided~~], compactors, and refuse collection areas per the standard of the local trash service provider[;] unless [~~the trash service~~] this provider certifies that refuse is not generated at the site. The Commission or Board may [~~also~~] waive any of the following requirements[,] or may approve an alternative design which will adequately screen and buffer the collection and/or compaction of refuse with the approval of any land use application.

b. Exterior trash enclosures shall conform to the following:

1. Walls shall be six (6) feet high (plus or minus eight (8) inches), constructed of masonry[,] or concrete block, and shall have screened gates. The height may be waived with the approval of an administrative minor deviation as listed in Table 30.16-8, provided letters of consent from adjacent property owners are obtained and the owner demonstrates that the height of the trash enclosure will completely screen the trash receptacles.

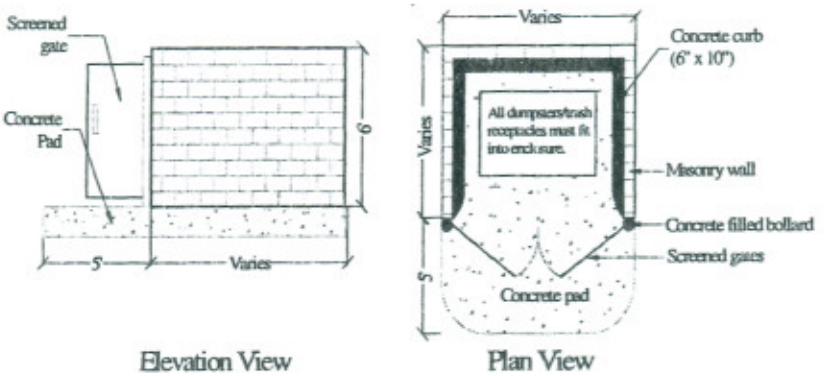
2. The floor of the trash enclosure shall be concrete.

3. The enclosure shall be [~~setback~~] set back at least fifty (50) feet from any residential development on an adjacent parcel. This requirement may be waived with the approval of an administrative minor deviation as listed in Table 30.16-8, provided letters of consent from adjacent property owners and the trash service provider are obtained.

4. A[n] trash enclosure shall be located within two hundred (200) feet of each multi-family residential building within a development.

5. Trash enclosure doors shall not open into the right-of-way[,] or be located within any required yard. (Ord. 2764 § 2 6/ 2002; Ord. 2573 § 12 (part) 2001)

Figure 30.56-24 Trash Enclosures



(Ord. 2764 § 3, 6/2002)

PART E OCCUPANCY STANDARDS

30.56.130 Occupancy Standards for Dwellings.

a. With respect to the occupancy standards listed in this part, adult means an individual eighteen years of age or older, excluding persons related by blood or marriage. The maximum number of adults living within a dwelling shall not exceed the following:

1. For the first bedroom, a maximum of two adults. In all cases, the largest bedroom will be considered the first bedroom.

2. For each bedroom thereafter:

A. Bedrooms less than 100 square feet in area, a maximum of one adult.
B. Bedrooms 100 square feet in area or greater, a maximum of two adults.

3. In no case shall more than six adults occupy a dwelling.

b. The Commission or Board may consider increasing the occupancy standards for handicapped adults with the approval of a special use permit, subject to the standards listed in Table 30.44-1 for group homes. (Ord. 2771 § 5, 7/2002)

PART F ALTERNATIVE STANDARDS

[~~30.56.130~~] 30.56.140 Alternative Site Development Standards. (Ord. 2771 § 6, 7/2002; Ord. 2741 § 10 (part), 5/2002)

a. It is recognized that individual sites may present unique characteristics, including the shape and location of the site, the design of existing and proposed structures, the operation and location of site uses that could be best developed through the application of alternative site 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 alternatives site 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 a development which is as or more compatible with adjacent development than anticipated by the requirements of this Chapter.

2. Recognize and encourage a development trend similar or superior to that anticipated by the requirements of this Chapter.

3. The alternative standards will result in a development which meets or exceeds all other requirements of this Title.

4. Where appropriate, apply energy efficient design guidelines as specified in Section 30.56.085

b. Waivers shall not be accepted for sight zone requirements in Section 30.56.050, and the required driveway length in Section 30.56.040 (b) (2) except for the drive aisle sight zone requirements when it is [~~the Director of Public Works~~] determine[s]d that an alternative design will allow for adequate visibility. (Ord. 2769 § 103, 7/2002)