30.60 Parking and Loading Regulations

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30.60 Parking and Loading Regulations

30.60.010 **Purpose.** The purpose of this Chapter is to establish regulations for the provision of on-site parking and loading facilities in a safe, efficient manner and in an amount that will meet the needs of the various land uses in the County.

30.60.020 **General Parking Regulations.**

a. These standards shall apply when a use is established, an existing building is altered or enlarged, a use is intensified by a change of occupancy, or by the addition of floor area or seating capacity, and will apply for as long as the use remains.

b. Clear visibility for all interior drive aisles should be maintained to avoid pedestrian/vehicular conflicts. Speed bumps and humps are discouraged and the parking design should be configured to reduce speed.

c. Except when provided by participation in a joint parking project or management program, property used for required parking shall be adjacent to and under the same ownership as the generating use. See also 30.60.040 (2) Alternative Parking Standards.

d. No motor vehicle repair work, other than emergency repairs, shall be permitted in required parking areas.

e. Parking must be paved and striped; however vehicle display areas need only be paved. Parking for single family developments must also be paved, except for rural residential development outside the PM-10 Non-Attainment Area. Parking within unimproved or landscaped areas is prohibited.

f. For temporary outdoor activities and seasonal outdoor sales, parking may be temporarily reduced. Paving is not required for seasonal outdoor sales, per Table 30.44-1, however dust mitigation is required.

g. The requirements of this Chapter are minimum requirements. The property owner shall be responsible for ensuring that adequate parking is provided for resident, guest, customer, employee, delivery vehicle parking, and/or company vehicle parking, even if spaces in excess of these requirements are necessary.

h. Paving is not required for residential and commercial horse boarding facilities, per Table 30.44-1, however, dust mitigation is required per Clark County Health District regulations.

i. Unless otherwise specified, any area subject to vehicular traffic shall be paved.

j. Parking lots for large scale retail businesses shall provide lighting for safety and to deter potential crime. Other uses are encouraged to provide such lighting. All lighting shall be shielded from adjacent properties (see Chapter 30.68). (Ord. 2510 § 13 (part), 2000)

30.60.030 Parking Requirements.

a. Parking shall be provided in accordance with Table 30.60-1, Schedule for Parking Requirements unless a program, incentive, or alternative is provided per Section 30.60.040.

b. The Zoning Administrator shall determine the number of spaces required for analogous uses, taking into consideration whether the use is similar to another use. Except for shopping centers, where there is a combination of uses on a lot, the minimum required number of on-site parking spaces shall be the sum of the requirements of the individual uses.

c. The storage of unlicenced and inoperable vehicles is prohibited within required spaces, public rights of way or within private streets or easements, and outside storage of such vehicles shall only be in conjunction with a licenced business for automobile repair or storage.

d. When measurements of the number of required spaces result in a fraction, the space requirements shall be rounded upward to the next whole space.

e. For the purpose of computing parking requirements based on the number of employees, calculations shall be for the largest number of persons working on any single shift.

f. Garages and covered parking shall not be converted to living space where such is used to meet the on-site parking requirements. Where the driveway is reduced and is being used to meet the required parking, the required parking shall be provided elsewhere on site. See Chapter 30.56 for garage and covered parking standards.

g. All parking must be provided on-site, unless permitted per Section 30.60.020(c).

TABLE 30.60-1: Schedule of Parking Requirements	
USES	**Parking spaces required per dwelling unit (unit), square footage (sq. ft.) of gross floor area, or as otherwise listed. (":" indicates "per")**
RESIDENTIAL USES	
Single and two-family residences	2 : Unit
Multi-Family Dwellings (for *time-share* apartments, see hotel or motel requirements):	
[~~Studio apartment~~]Single room occupancy unit or one bedroom unit (Ord. 2771 § 7, 7/2002)	1.25 : Unit
Two bedroom units	1.75 : Unit
Units with more than two bedrooms	2 : Unit
Visitor parking	1 : 5 Units
Senior housing	1 covered or enclosed space : Unit
Manufactured Home Parks:	
Dwellings	2 : Unit
Visitor parking	1 : 5 Units
Recreational vehicle or boat storage	1 : 6 Units
Recreational vehicle parks	1 : 5 spaces
Assisted or independent living facility	1 : 6 beds + 1 : employee
Bed and breakfast	1 : guest room + 2
Dormitory, Boarding House	0.5 : room or 120 sq. ft. of floor area, whichever is greater
Manager's residence	1 : unit
INSTITUTIONAL USES	
Church (see "Place of Worship")	
Congregate care facility	1: 3 beds + 1 : employee
Hospitals	1.5 : bed
Medical/dental offices and clinics	4 : 1.000

TABLE 30.60-1: Schedule of Parking Requirements	
USES	**Parking spaces required per dwelling unit (unit), square footage (sq. ft.) of gross floor area, or as otherwise listed. (":" indicates "per")**
Place of worship	10 : 1,000 sq. ft., except for living quarters, 0.5 : bedroom; however, facilities for the use of a cloistered religious community (monastery, etc) need only provide required bedroom parking
COMMERCIAL/RETAIL SERVICE USES	
Adult theaters	1 : 90 sq. ft. but not less than 15
Adult bookstores and sex novelty shops	3 : 1,000 sq. ft.
Adult entertainment cabarets	10 : 1,000 sq. ft. but not less than 15
Automobile sales/ Automobile auctions	2 : 1,000 sq. ft. + 1 : 20 vehicle display spaces provided
Automobile repair	5.5 : 1,000 sq. ft. office and repair, but not less than 5
Automotive maintenance/ service stations	3 : service bays + 4 : 1,000 sq. ft. accessory retail sales
Bar/Lounge/Tavern	10 : 1,000 sq. ft. + 2 : 1,000 sq. ft. outdoor uses (dining, cooking)
Car wash, automated (as a principal use) Self-serve or accessory, not applicable except stacking for accessory)	2, plus 1 : employee plus stacking spaces per Director of [~~Public Works~~] Development Services
Financial Services	4: 1,000 sq. ft.
Funeral home, mortuary	10 : 1,000 sq. ft.
Furniture and appliance stores	2 : 1,000 sq. ft. up to 15,000 sq. ft., then 1.25 : 1,000 sq. ft.
Grocery stores, convenience markets	4 : 1,000 sq. ft.
Hotels, motels (including office, lobby, and *time-share*, but not including resort hotels)	1 : guestroom up to 500 + 1 : 2 guestrooms over 500 up to 1,000 + 1 : 4 guestrooms over 1,000 + 10 : 1,000 sq. ft. for restaurants on the same premises
Office	4 : 1,000 sq. ft.

TABLE 30.60-1: Schedule of Parking Requirements	
USES	**Parking spaces required per dwelling unit (unit), square footage (sq. ft.) of gross floor area, or as otherwise listed. (":" indicates "per")**
Plant nurseries, building materials, equipment rental or sales yards, and similar uses	2 : 1,000 sq. ft., + 1 : 2,500 sq. ft. of outdoor display
Resort hotels, includes *time-share* and all accessory uses, including convention facilities (except for amusement parks and stadiums or arenas)	(Requirement includes areas accessing rooms) 1 : guestroom up to 500 + 1 : 2 guestrooms over 500 up to 1,000 + 1 : 4 guestrooms over 1,000 + 6 : 1,000 sq. ft. all ~~[other uses (except for access to the rooms)~~]areas accessible to the public except convention facilities 1:1000 sq. ft. for convention facilities and areas not accessible to the public (Ord. 2626 § 1, 2001)
Restaurants: freestanding restaurants not in a shopping center	10 : 1,000 sq. ft. + 2 : 1,000 sq. ft. outdoor public uses
Retail uses: such as shopping centers, freestanding restaurants or places of worship within a shopping center, personal services, auctions, showrooms in conjunction with retail uses, appliance repair shops, and amusement arcades	5: 1,000 for up to 75,000 sq. ft. 4 : 1,000 sq. ft. if over 75,000 sq. ft.(for entire complex)
EDUCATIONAL USES	
Child Care or Day Care	4 : 1,000 sq. ft. with designated drop-off + stacking space per the Director of [~~Public Works~~] Development Services
Major Schools:	
Elementary and middle schools	1 : classroom, + 4 : 1,000 sq. ft. of office
High schools	7 : classroom, + 4 : 1,000 sq. ft. of office Or 1: 90 sq. ft. of gymnasium/auditorium, whichever is greater

TABLE 30.60-1: Schedule of Parking Requirements	
USES	**Parking spaces required per dwelling unit (unit), square footage (sq. ft.) of gross floor area, or as otherwise listed. ("/" indicates "per")**
Other	2: 1,000 sq. ft. classroom area + 4 : 1,000 sq. ft. of office (Ord. 2741 § 11 (part), 5/2002)
Minor schools: vocational, trade, music, business, sports (karate)	2: 1,000 sq. ft. classroom area + 4 : 1,000 sq. ft. of office

TABLE 30.60-1: Schedule of Parking Requirements	
USES	Parking spaces required per dwelling unit (unit), square footage (sq. ft.) of gross floor area, or as otherwise listed. ("/" indicates "per")
CULTURAL/ENTERTAINMENT USES	
Billiard halls	1 : 90 sq. ft.
Bowling alleys	4.5 : lane
Club/Lodge	10 : 1000 sq. ft.
Amusement parks	1 : 600 sq. ft. of all acreage within the perimeter wall, or 3: hole for miniature golf
Community or recreation buildings not accessory to a residential use	4 : 1000 sq. ft..
Convention facilities (not in conjunction with a resort hotel)	2 : 1000 sq. ft.
Dance halls, skating rinks, and similar recreational uses	10 : 1000 sq. ft.
Golf course	2.5 :1,000 sq. ft. in main building+ 1: 2 tees in driving range+ 4: green in playing area
Health or fitness studio	5 : 1000 sq. ft.
Library	3.3 : 1000 sq. ft.
Museums	3.3 : 1000 sq. ft.
Stables, Horseback riding and boarding facilities (including residential boarding)	1 : 3 boarding stalls or corrals
Stadiums and arenas	1:4 seats, or 8' of bench length
Tennis clubs as a principal use	3 : court in addition to other uses
Theaters, Movie Theaters	1 : 4 seats, or 1 : 90 sq. ft. of the entire facility
TECHNICAL USES	
Distribution centers (any building within a complex not meeting the definition shall meet the parking requirements per the "manufacturing, industrial, warehousing" requirement)	1 : 1.000 sq. ft. for up to 125,000 sq. ft. 1 : 2,000 sq. ft. if over 125,000 sq. ft.

TABLE 30.60-1: Schedule of Parking Requirements	
USES	**Parking spaces required per dwelling unit (unit), square footage (sq. ft.) of gross floor area, or as otherwise listed. (":" indicates "per")**
Manufacturing, industrial, warehousing, including showrooms in conjunction with industrial uses. See also "distribution center."	2 : 1000 sq. ft. (including incidental such as offices uses)
Outside storage, automobile dismantling, salvage yards	1 : 7,000 sq. ft. up to 42,000 sq. ft., + 1 : every 42,000 sq. ft. additional but no less than 3 spaces, in addition to spaces required for offices
Warehouses, mini	5 spaces in the vicinity of the leasing office and 27 foot minimum drive aisles adjacent to all storage unit doors
For all uses not listed, unless similar to uses listed above	1 : 1,000 sq. ft.

(Ord. 2769 § 104, 7/2002; Ord. 2582 § 4, 2001; Ord. 2573 § 13 (part), 2001; Ord. 2510 § 13 (part), 2000)

30.60.035 Mixed uses. Mixed uses which allow parking spaces to be "shared" by various land uses that operate at different times from one another throughout the day are permitted per Table 30.60-2 below. (Ord. 2510 § 13 (part), 2000)

30.60.040 Programs and Incentives to Reduce Parking Requirements. The following programs and incentives are provided where the basic parking requirements of this Title would be excessive or detrimental to the land use or transportation goals and policies of the County.

1. **Credit for Bicycle or Motorcycle Parking Facilities.** The Zoning Administrator may authorize credit towards on-site parking requirements for all uses, except residential uses, for the provision of bicycle or motorcycle facilities subject to the following guidelines:

   A. Credit may be granted at a rate of one (1) vehicular space per every four (4) spaces when the spaces are within a secured area.

   B. Wherever shower and changing facilities for bicyclists are provided, credit may be granted at the rate of two (2) vehicular spaces per one (1) shower in addition to the credit.

C. The number of vehicular spaces required shall not be reduced by more than five percent (5%) or ten (10) spaces, whichever is less.

D. If provided, the parking facility shall be a minimum of two (2) feet by six (6) feet in size, unless a pre-manufactured bicycle rack or locker differs from this dimension. in which case the dimension of the pre-manufactured rack or locker shall suffice.

E. The area designated for bicycles shall be striped and/ or signed.

2. Alternative Parking Standards.

A. An alternative quantity of required parking can only be considered with a waiver of standards application per Table 30.16-7. A traffic [~~study~~] analysis performed by a competent professional shall be submitted with the application which documents how any reductions were calculated and what assumptions such calculations were based upon and substantiates that the proposed use will require fewer spaces than required by Table 30.60-1. Upon approval of a waiver of parking standards, the traffic [~~study~~] analysis and any conditions of approval of the [~~study~~] analysis and waiver shall be recorded [~~by the owner~~] against the property by the owner and shall be disclosed to potential lessees of the property. Factors which may justify the approval of such a waiver are:

i. The adoption of Transportation Demand Management (TDM) techniques such as car pools, van pools, bicycles, employer transit subsidies, compressed work hours, and High Occupancy Vehicle (HOV) parking preferences.

ii. Appropriate site planning techniques to reduce environmental problems and to [~~further~~] facilitate the County's compliance with the Federal Clean Air Act Amendments of 1990 such as, but not limited to, pedestrian connections and reduced impervious surfaces.

iii. Available off-site parking which is determined to be available for the proposed use and may be accomplished by an off-site parking agreement or on-site reciprocal parking agreement.

iv. Evidence within a parking study that demonstrates, based on data and studies performed by organizations such as the Institute of Traffic Engineers and/or on the study of other similar uses within the community or within like communities, that the number of required spaces is not applicable to a particular situation [~~based on the study of other similar uses within the community, or like communities to be reviewed by the Director of Comprehensive Planning~~]. (Ord. 2741 § 11 (part), 5/2002)

Table 30.60-2 Schedule of Parking Calculations

General Land Use Classification	Weekdays			Weekends		
	Mid-7am	7am-6pm	6pm-Mid	Mid-7am	7 am-6pm	6pm-Mid.
Office & Industrial	5%	100%	5%	0%	60%	10%
Retail	0%	100%	80%	0%	100%	60%
Residential	100%	55%	85%	100%	65%	75%
Restaurant	50%	70%	100%	45%	70%	100%
Hotel	100%	65%	90%	100%	65%	80%
Cinema/Theater	0%	70%	100%	5%	70%	100%

How to use the Schedule of Shared Parking

Calculate the number of spaces required for each use if it were free-standing (refer to the Schedule of Minimum On-Site Parking Requirements). Applying the applicable general land use category to each proposed use, use the percentages to calculate the number of spaces required for each time period, (six (6) time periods per use). Add the number of spaces required for all applicable land uses to obtain a total parking requirement for each time period. Select the time period with the highest total parking requirement and use that total as your shared parking requirement. (Ord. 2510 § 13 (part), 2000)

30.60.050 Design and Layout of Parking.

a. Parking Space Dimension Minimums.

1. **Vehicular.** Parking spaces shall meet the following minimums, exclusive of drives, streets, alleys or aisles, giving ingress and egress:

   A. Automobile, other than accessible spaces, nine (9) feet wide by eighteen (18) feet long, except as noted in Table 30.64-14.

   B. Recreational vehicle spaces, ten (10) feet wide by twenty-two (22) feet long.

   C. Commercial vehicle spaces, ten (10) feet wide by twenty-five (25) feet long, with a minimum fourteen (14) feet of vertical clearance.

   D. Overhangs of up to one (1) foot into landscaped areas, or over private sidewalks five (5) feet or more in width, may be counted as part of the required stall length.

E. For parking garages, carports, or similar structure, the front or rear one-third (1/3) of the space may have a one (1) foot side intrusion for columns or similar structures.

b. **Vehicular Parking Layout.** Minimum layout dimensions are established in Table 30.60-3 which shall apply to all required on-site parking areas.

c. **Design and Improvement Standards.**

1. If provided, spaces designated for carpools, vanpools, and other high occupancy vehicles shall be located with priority over all other vehicular parking except for mobility impaired accessible parking.

2. All parking, drive aisle, areas subject to vehicular access shall be paved in accordance with plans approved to ensure proper drainage, except for:

A. Rural residential development outside the PM-10 Non-attainment Area, as shown on the map adopted by the Board on June 4, 1997, hereby incorporated by reference. (See appendix G)

B. All areas subject to automobile and construction equipment traffic within outside storage yards shall be paved. However, the storage area need only be treated with a lignosulfonate (organic substance made primarily from tree sap), synthetic polymers, recycled asphalt, compacted stone or gravel chips, Type II gravel, chipped asphalt shingles, equivalent or better.

C. Waivers to required on-site paving within the PM-10 Non-attainment Area shall only be approved if the applicant demonstrates to the satisfaction of the Clark County Air Quality Division that the area subject to vehicular access will be treated sufficient to prevent the long term emission of fugitive dust consistent with any Clark County State Implementation Plan for Air Quality.

3. Except for single-family dwellings exiting onto local or private streets, the parking space or lot shall be designed so that exiting vehicles will not be required to back out across any sidewalk and onto a street.

4. All on-site parking facilities shall have access to a street through a system of drive aisles and/or easements.

5. Required on-site parking shall not be located within a dedicated state right-of-way unless approved by the Nevada Department of Transportation.

6. No parking space shall be located so as to require the moving of any vehicle on the premises in order to enter or leave any other space, except in conjunction with single-family residences, and valet parking in conjunction with commercial uses, which can be approved if the development provides one hundred and fifty (150) or more parking spaces, no more than thirty percent (30%) of the total number of required spaces are designed as tandem spaces (end to end parking), and a valet parking attendant is on duty during business hours.

7. Except in single family residential development, whenever practical, parking in a drive aisle connecting the public right-of-way with a parking area or garage shall not be permitted on, or adjacent to, the drive aisle.

8. Parallel spaces are to be discouraged and are permitted only when another design is impractical due to the limited size and configuration of the lot as approved by the Commission or Board in conjunction with any land use application.

9. Walls, fences or landscaping provided shall be adequately protected from damage by vehicles using the parking lot and shall be kept in good repair at all times.

10. Landscaping shall be provided in accordance with Chapter 30.64.

11. Vehicular spaces shall be designed in accordance with Figure 30.60-3 below.

12. Dead end parking areas exceeding twenty (20) spaces (ten (10) per side of a drive aisle) shall provide a standard size parking space, striped and assigned "No Parking", for a turnaround or equivalent design.

13. A customer and/or employee entrance shall be provided for all building face(s) adjacent to a particular parking area.

Table 30.60-3: Automobile Parking Layout[1]							
Parking Angle	**Stall Width**	**Vehicle Projection (A)**	**Aisle (B) One way/ Two way**	**Typical Module (C) One way/ Two way**	**Overhang (D)**	**(E)**	**Curb Length (F)**
0° (parallel)	9'	9'	12'/20'	N/A	N/A	0	21'
45°	9'	19.09'	13'/20'	51.2'/58.2'	2.1'	9'	12.73'
50°	9'	19.57'	14'/20'	53.1'/59.1'	2.3'	7.55'	11.75'
55°	9'	19.91'	15'/20'	54.8'/59.8'	2.5'	6.30'	10.99'
60°	9'	20.09'	16'/ 20'	56.2'/60.2'	2.6'	5.20'	10.39'
65°	9'	20.12'	17'/ 20'	57.2/60.2'	2.8'	4.20'	9.93'
70°	9'	19.99'	18.5'/20'	58.5'/60'	2.8'	3.28'	9.58'
75°	9'	19.72'	20'/20'	59.5'/59.5'	2.9'	2.41'	9.32'
90°	9'	18'	24'/24'	60'/60'	0	0	9'

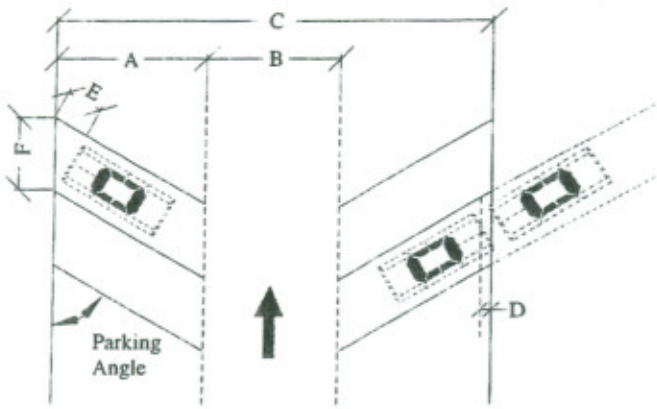
1.Overhangs of up to one (1) foot into landscaped areas, or over private sidewalks five (5) feet or more in width, may be counted as part of the required stall length. (Ord. 2741 § 11 (part), 5/2002)

30.60.060 Mobility Impaired Accessible Spaces.

a. **Required Spaces.** In order to provide accessibility to facilities for people with mobility impairments, accessible parking shall be provided as shown in Table 30.60-4 except for residential buildings with fewer than three (3) dwelling units and for the following uses which shall provide the specified percentage of accessible spaces of the total parking spaces provided:

1. Medical care occupancies specializing in the treatment of persons with mobility impairments: Twenty percent (20%).

Figure 30.60-1 Automobile Parking Layout



2. Occupancies providing outpatient medical care facilities: Ten percent (10%).

3. Apartment buildings containing accessible or adaptable dwelling units: Two percent (2%). Where parking is provided within or beneath a building, accessible spaces shall also be provided within or beneath the building.

Table 30.60-4: Schedule of Accessible Parking
Total Number of Spaces provided in the Parking Lot or Garage*
1 : 25 up to 100 spaces +
1 : 50 from 101 to 200 spaces +
1 : 100 from 201 to 500 spaces +
2 % of total spaces from 501 to 1,000
20 spaces + 1 : 100 spaces or fraction over 1,000

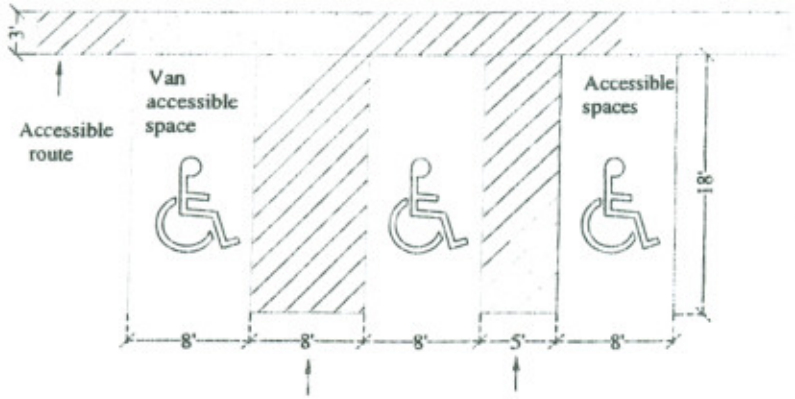
*One (1) van accessible space with a minimum vertical clearance of ninety-eight (98) inches shall be provided for every eight (8) accessible parking spaces, or fraction thereof.

b. Accessible Space and Access Design.

1. Accessible parking spaces shall be located on the shortest possible accessible route from adjacent parking to an accessible building entrance. In facilities with multiple accessible building entrances with adjacent parking, accessible spaces shall be generally dispersed and located near the accessible entrances. An exception is provided for van accessible spaces, which may be located on one (1) level of a multi-level parking structure. The minimum width of said accessible route shall be no less than three (3) feet.

2. Accessible exterior routes shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public sidewalks to the accessible building entrance they serve.

Figure 30.60-2
Accessible Space and Access Design



3. When more than one (1) building or facility is located on a site, at least one accessible route shall connect accessible elements, facilities, and buildings that are on the same site. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route.

4. Accessible spaces, van accessible spaces, access aisles, access routes, and passenger loading zones shall be paved, and designed and marked in

accordance with the most current adopted American National Standard published by the Council of American Building Officials. Figure 30.60-2 illustrates some of those requirements.

c. **Interpretation.** The Building Official shall interpret and enforce the above Sections (a) and (b) of the Unified Development Code. In the event of a conflict with Title 22 of the Clark County Code, Title 22 shall govern.

d. **Waivers.** No waivers or variances to this Section are permitted.

30.60.070. On-Site Loading Requirements.

a. **Spaces Required.** Every use involving the receipt or distribution by vehicle of material or merchandise shall provide adequate space for standing, loading and unloading in order to avoid undue interference with public use of streets in accordance with Table 30.60-5 below.

b. **Design and Improvement Standards.** Off-street loading areas shall be developed in accordance with the standards in Section 30.60.050.

1. The minimum size of a loading space shall be at least ten (10) feet in width, twenty-five (25) feet in length, with a fourteen (14) foot vertical clearance.

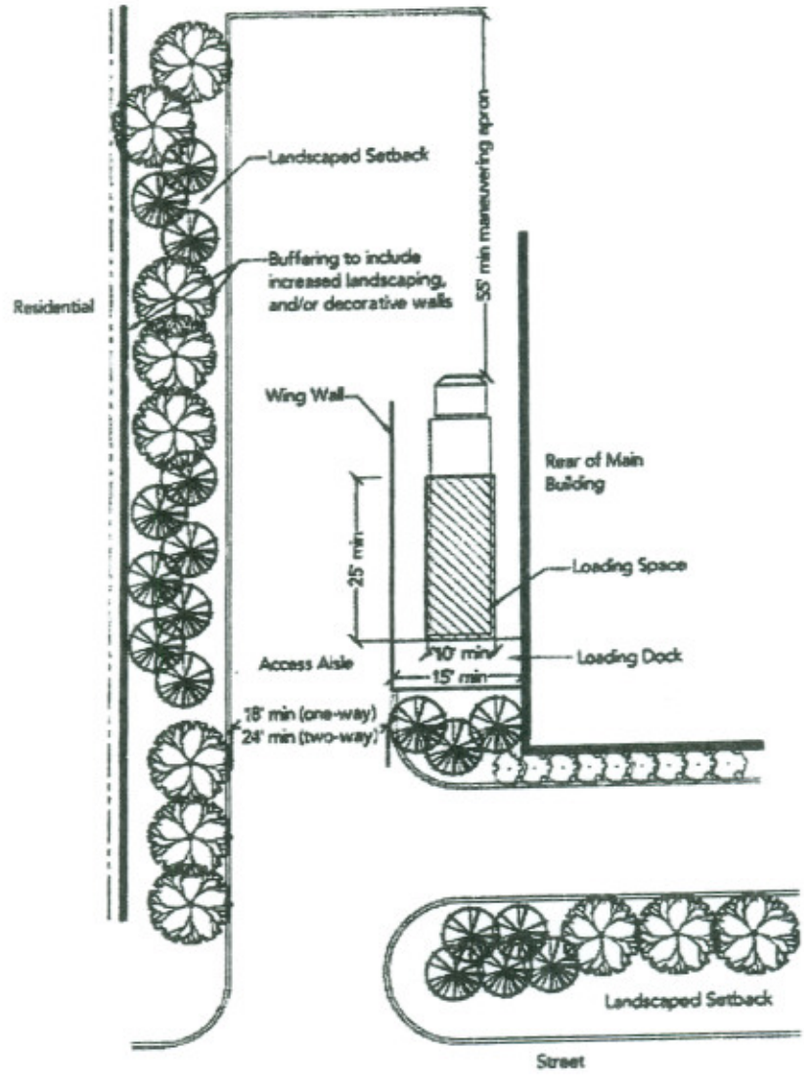
2. Loading spaces shall be designed with appropriate means of vehicular access to a street in a manner which does not require backing from or to the public right of way, will not interfere with on-site traffic movement and which will not restrict the access of surrounding uses. At a minimum, the following areas for access and maneuvering shall be provided:

A. Access Aisles. A width of at least eighteen (18) feet shall be provided for one way aisles and twenty-four (24) feet for two (2) way aisles.

B. The loading berth shall be located adjacent, or as close as possible, to the main structure.

C. Adjacent to residential uses, loading areas shall be designed in accordance with Figure 30.60-3. Loading docks shall be setback, screened and buffered to minimize noise and disruption to adjacent residential uses. Screening shall be of sufficient height and length to completely screen the vehicles, consisting of wing walls, depressed loading docks, increased landscaping, setback, walls, similar structures, or any combination.

Figure 30.60-3 Loading Space Design Adjacent to Residential Use



Loading Space Diagram

Table 30.60-5: Schedule of Loading Space Requirements	
USES	**LOADING SPACES REQUIRED PER SQUARE FOOTAGE OF GROSS FLOOR AREA**
Hotels, motels, hospitals, major schools, theaters.	Less than 12,000 : 0 1 : 12,000 up to 120,000 + 1 : 120,000 over 120,000
Assisted Living congregate care.	Less than 100,000 : 0 1 : 100,000 up to 200,000 + 1 : 200,000 over 200,000
Personal services.	Under 12,000 : 1 + 12,000 - 25,000 : 1
Restaurants.	Under 25,000 : 1 + 25,000 - 40,000 : 1 + 40,000 - 120,000 : 1 + 1 : each additional 200,000
Retail sales.	5,000 - 15,000 : 1 + 15,000 - 40,000 : 1 + 40,000 - 100,000 : 1 + 1 : each additional 50,000
Industrial, warehouse.	5,000 - 12,000 : 1 + 12,000 - 30,000 : 1 + 30,000 - 120,000 : 1 + 1 : each additional 120,000
Office.	30,000 - 120,000 : 1 + 1 : each additional 120,000

30.60.080 Motor Vehicle Access. Service stations, roadside stand, public parking lots, drive-in establishments and all other businesses requiring motor vehicle access shall meet the following access control requirements:

1. In all cases where there is an existing curb, gutter or sidewalk on the street, landscaping or a safety island shall be provided along the entire frontage of the property, except for the permitted roadways. On the two ends and street side of each such concrete curb island the Director of Public Works shall approve the maximum and minimum curb return radii and minimum roadway approach angles to the centerline of the street.

2. Where there is not an existing curb and gutter or sidewalk, the above mentioned safety island and curb shall be provided, or alternatively, a curb, fence or pipe rail, not exceeding two feet or less than eight inches in height shall be constructed along the entire length of the property line adjacent to the development, except in front of permitted roadways.

3. Any alternative standard to the above access control requirements may be permitted provided the standard is approved by Nevada Department of Transportation or the *Director of Public Works*. (Ord. 2537 §13, (part) 2001)

30.60.090 Alternative Loading Standards. An alternative layout and number of required loading facilities can only be considered with a Waiver of Standards application per Table 30.16-7. A site traffic operations study, performed by a registered civil engineer licensed to practice in the State of Nevada shall be submitted with the application which documents the basis of any suggested reduction in the number of loading facilities, and demonstrates how the alternative layout will meet the site access and site buffering requirements of this Chapter. Factors which may justify the approval of such a waiver are:

1. The ability of the proposed design to adequately buffer adjacent development and street views of the loading area.

2. The ability of the proposed design to accommodate anticipated loading requirements of the use.

3. Evidence which demonstrates that the number and layout of the loading area as required by this chapter is not applicable to this particular situation based upon the study of similar uses within the community or like communities to be reviewed by the Zoning Administrator.

4. Evidence of the unique characteristics of an individual site, including those created by the shape and location of property, design of existing or proposed structures, the operation of the uses proposed for the site or its ownership which require the application of alternative standards.

(Ord. 2545 § 3, 2000)

30.64 Site Landscape and Screening Standards

30.64.010 Purpose.
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30.64 Site Landscape and Screening Standards

30.64.010 Purpose. The purpose of requiring landscaping and screening is to:

1. Improve the quality of air and discourage plant material that is high in pollen production.

2. Promote the visual image desired by the community through the use of low water, climate adaptable plant materials.

3. Increase the compatibility of adjacent uses and minimize the harmful impacts of differing uses by providing alternative buffering standards which will act as a visual barrier. The buffering standards will also provide justification and mitigation for waivers to the design standards required elsewhere within this Title.

4. Reduce dust, noise, glare[;]and heat[,]; assist in wind control[,]; and minimize water runoff onto streets.

5. Conserve natural resources, including water, as encouraged by the Water Conservation Plan[~~,~~ ~~(D)~~] as developed by the Southern Nevada Water Authority.[;] (Ord. 2741 § 12 (part), 5/2002)

30.64.020 Fences and Walls. Perimeter fences and walls are permitted and/or required in accordance with the provisions of this section.

1. **When Permitted.** Fences not required but wanted shall comply with the following except per Tables 30.64-1 and 30.64-2. An additional one foot of decorative embellishment is permitted on each wall.

   A. **Single Family Residential Development and Multi-family Buildings not within a dwelling group.** Fences and walls may be up to six (6) feet in height except if within fifteen (15) feet of the front property line or private street/easement (see Table 30.64-1 for front yard restrictions). Fences or walls which meet the setbacks for accessory buildings shall conform to accessory building height restrictions.

   B. **Multiple Family Dwelling Group Development.** Fences and walls shall be a maximum of six (6) [~~,~~] feet high, shall be decorative if in the [~~Urban~~] urban area, and shall be [~~setback~~] set back for landscaping along streets as required in Table 30.64-2 below.

   C. **Commercial and Special Development.** Fences and walls over three feet in height are not permitted within required street setbacks (10 [~~feet~~] foot minimum)[;] unless required to buffer adjacent uses as approved by the Commission or Board. Any fence or wall within the street setback shall be decorative. Congregate care, independent and assisted living, major school, and recreational facilities[;] may have fences and walls within street setbacks subject to approval by the Commission or Board. Fences or walls within side and rear setbacks not adjacent to a street[~~,or~~] nor on the property line shall not exceed six (6) feet[~~,~~] in height.

D. **Industrial Development**. Fences and walls, including security fences and walls, are permitted at a ten (10)[‘] foot maximum height around the perimeter of the development within the required setback when fence or wall is [~~setback~~]set back for required landscaping along streets.

E. **Vacant Property.** Temporary fences may be constructed on vacant property, subject to the height restrictions above, in order to control access[~~;~~]and dust, and to prevent the dumping of refuse. Walls within subdivided lots may be constructed per the requirements for walls within the district.

F. **Hillside Walls.** Walls within hillside developments shall comply with the following.

i. Walls shall conform to the topography of the site.

ii. To the greatest extent practical, walls shall incorporate the use of graduating steps.

iii. Walls shall either incorporate the use of native materials or be earth tone colors to match the native soils and rocks.

iv. The use of decorative fences is encouraged around side and rear yards.

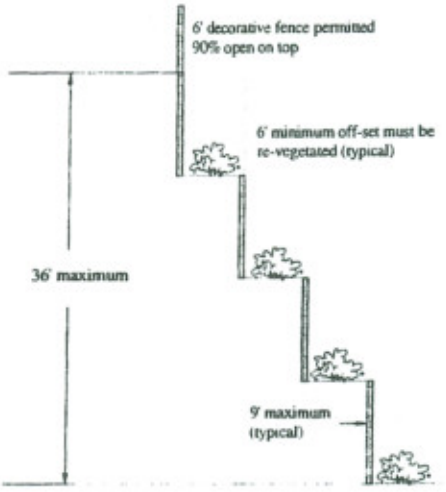
v. Decorative fences only shall be allowed around natural areas.

vi. The maximum cumulative height of a series of retaining walls is thirty-six (36) feet where for each nine (9) feet of vertical height, a six (6) foot horizontal offset shall be provided, and where anything over nine (9) feet must be a decorative fence.

2. **Required**. Fences and walls are only required when shown in Tables 30.64-1 and 30.64-2.

3. **Redundant Walls:** This section establishes the general policy of not requiring redundant walls [~~Walls~~] in close proximity to each other [~~can create gaps which tend to catch trash or trap animals, people, or other elements which may cause possible unsafe or unhealthful conditions. The intent of this section is to avoid gaps that may~~] that could cause unsafe or unhealthful conditions, such as gaps which collect trash and/or trap animals and/or people. A redundant wall is not required when the adjacent property owner agrees that [~~the redundant wall is not necessary and~~] the existing wall will serve as an adequate buffer, even if the existing wall is less than six (6) feet in height, subject to a notarized letter of consent. Otherwise, a six (6) foot high redundant wall [~~is required to~~] shall be constructed as a buffer when required. The separation between the walls shall be four (4) inches or less or at least thirty (30) inches wide. The gap at the end of [~~the wall;~~] any redundant walls shall be [~~gated. The gate shall be~~] secured with a see thru, locked gate[~~;~~] which allows for access, visibility, and maintenance. The area between the walls shall be kept free of debris and weeds. (Ord. 2741 § 12 (part), 5/2002)

Figure 30.64-1 Hillside Retaining Walls



4. **Measurement of Fence, Wall Height.** The actual height of fences or walls must meet the minimum height requirement but may exceed the minimum height by up to 1 foot. Where the finished grade line of a lot is above or below the finished grade line of an abutting lot or street, the finished grade shall be the point on the high side, except within the front yard of single-family residences, which shall be measured from the low side. An additional one (1) foot for lighting and/or decorative features is allowed on top of columns.

5. **Gated Communities.** Developments with interior private streets or drives may restrict access to the development subject to the following:

   A. Access gates shall be decorative and setback a minimum of 50 feet from the lip of gutter of the street intersecting the street or drive for stacking of vehicles.

   B. Egress gates shall be setback a minimum of 20 feet from the lip of gutter of the street intersecting the street or drive.

   C. Guard enclosures and/or related equipment shall be setback a minimum of 20 feet from the right-or-way line of the street intersecting the private street or drive, but need not conform to any other setback, and may be located within the private street.

D. Access codes to the gates shall be provided to the Metropolitan Police Department and the Clark County Fire Department.

E. Perimeter walls and gates enclosing the community are permitted up to eight feet in height, including within the front yards of lots facing the access control gates. (Ord. 2573 § 14, (part) 2001)

30.64.030 Landscaping.

a. **Landscaping Required.** Except for mines, gravel pits, temporary uses, public facilities without buildings, and the rear yards of single family dwellings, any disturbed area of a developed property not occupied by outside activity areas /storage areas, structures, parking, driveways, drive aisles, and sidewalks shall be landscaped and maintained in a clean condition. Disturbed areas designated for future development need not have live landscaping.

b. **Landscape Design Objectives.**

1. Landscape plans shall incorporate water conserving design which includes appropriate soil, soil amendments to absorb and retain water and encourage the formation of deep root systems, mulch, drainage, and microclimates, and includes groupings of plants with similar water requirements on an irrigation line. Grading and hydrology should whenever possible be designed to maximize the use of storm water for on-site irrigation.

2. The selection and orientation of plant material on the south and west sides of buildings is preferred to promote energy conservation and solar gains.

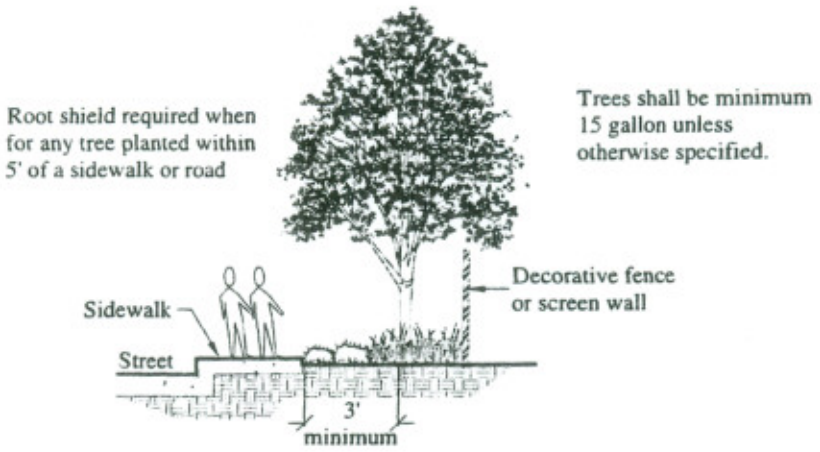
c. **Live Landscaping.**

1. All required landscaping shall be planted with live plants, except as provided in subsection (a) above. For property which has an elevation of 4,000 feet above sea level or more, natural and native landscaping is encouraged to be preserved and included into landscape area.

2. Trees shall not be planted within three (3) feet of a dedicated right-of-way.

3. Any tree within 5' of a sidewalk or wall shall be planted with a root shield designed to direct root growth downward.

Figure 30.64-2 Planter Design



d. Maintenance.

1. Fences, walls and landscaped areas shall be maintained.

2. Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscaping; however, signs are permitted per Chapter 30.72.

3. Any required plant material that does not survive, or sustains severe damage, shall be replaced within ninety (90) days.

4. Landscaping required outside decorative fences and walls shall be maintained by a maintenance agreement, and shall be designated by notation, easement, or common lot on any major or minor subdivision map.

5. If a sidewalk is established behind landscaping, or if the sidewalk meanders, a public access easement must be granted and the sidewalk and any landscaping shall be subject to the provision of a maintenance association and a license and maintenance agreement approved by the Department of Public Works.

e. Plant Materials.

1. Except for single family residential development, all required [planting] plants shall [be] consist of materials selected from the plant list in Appendix C, Plant Materials, and/or as recommended for local use by the Las Vegas Valley Water District's *Desert Demonstration Gardens Self-Guided Tour & Southern*

Nevada Plant List, except that all cactus, and annual and perennial flowers, are permitted. If the genus is listed, all varieties of that genus are permitted, even if all common names are not listed, except where specifically prohibited. All stock shall conform to the standards listed in the "American Standards for Nursery Stock" as required by section 555.200 (Standards for Nursery Stock) of the Nevada Administrative Code. The use of plants listed in Appendix C, part 7, Allergenic Potential List, are discouraged. The following plants are expressly prohibited in all developments:

A. European Olive trees, all fruiting varieties;

B. Fruitless Mulberry trees; and

C. Any plant listed on the Nevada State Department of Agriculture's noxious weed list. As shown in Appendix C, part 8.

2. An oasis is an area where non-drought tolerant landscaping designs are permitted. Plants not listed in Appendix C, Plant Materials, and/or not recommended for local use by the Las Vegas Valley Water District's *Desert Demonstration Gardens Self-Guided Tour & Southern Nevada Plant List*, may be used in an oasis if they are grouped in separately programmed irrigation areas according to their water requirements providing that:

   A. The area of the oasis shall not exceed one percent (1%) of the net area of the development; (Ord. 2741 § 12 (part), 5/2002)

   B. The oasis is not located within the required street frontage landscaping.

3. Alternative plant materials may be approved by the Zoning Administrator by an administrative minor deviation per Table 30.16-8, where documentation is provided by the applicant from the State Department of Agriculture, the Las Vegas Valley Water District or a publication equal and acceptable to the Zoning Administrator indicating that the plant is drought tolerant and is not an invasive or noxious plant.

f. **Irrigation.** A water conserving irrigation system is required for all landscaping. Drip or similar systems with no over spray shall be used when irrigating non-turf vegetation. Irrigation systems shall be maintained in good operating condition. The use of irrigation systems which utilize reclaimed wastewater is preferred, and required for golf courses as soon as a source of reclaimed wastewater is available. Restrictions for over spray shall not apply when water used will be provided by one or more of the following methods:

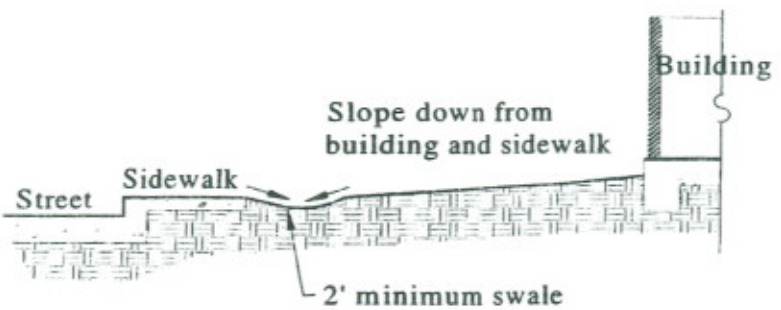
1. Water is provided for the applicant's own wells or appurtenant or transferred water right which can be legally used to irrigate the property on which a golf course is developed;

2. Water is provided by the water purveyor; however, the applicant must contribute to an exterior water efficiency retrofit program approved by the water purveyor to offset the impacts on water resources and system delivery capacity in an amount equivalent to two (2) times the amount of water used to irrigate turf.

3. Groundwater provided from the shallow aquifer. Applicant may develop and provide the groundwater at his/her sole cost, or may compensate the appropriate water district to develop ground water pursuant to an agreement with the district. The agreement mus have been executed by both parties at the time of the application.

g. **Swales.** Within landscape areas greater than six (6) feet in depth, a two (2) foot wide minimum swale shall be provided adjacent to sidewalks unless a perimeter fence or wall is constructed within two (2) feet of the sidewalk.

Figure 30.64-3 Swale Design



h. **Storm Water Detention/Retention Basins.** When provided, private on-site detention/retention basins which are not paved or riprapped shall be landscaped if in non-single family residential development to enhance the natural configuration of the basin. Grading, hydrology and landscape plans should be integrated to make maximum use of site storm water runoff for supplemental on-site irrigation purposes.

i. **Ground Cover.** Any portion of a landscape area not planted shall be covered with decorative rock, bark, mulch or other material suitable for reducing dust and evaporation, and improving the aesthetic appearance of the area. Non-porous materials should not be placed under the mulch where plants exist.

j. **Turf.** Turf limitations apply as follows:

1. Development within subdivisions approved after July 1, 1992 shall not impose restrictions which require the use of turf in landscaping or which prevent the use of xeriscaping as an alternative to turf;

2. The maximum slope of a turf area shall not exceed thirty-three percent (33%);

3. Turf areas within non-residential developments shall not be located within six (6) feet of a sidewalk, curb or building wall;

4. Except within single family residential development, no area of turf shall have a width or depth less than ten (10) feet. This area may be less than ten (10) feet wide if adjacent to a planter bed or other landscape area which will catch overspray;

5. The area of turf within multiple family dwelling groups and non-residential development, except for parks, cemeteries, and schools, shall not exceed 30% of the landscaped area within the development; and

6. The area of turf within the front yard of single-family residential lots shall not exceed fifty percent (50%) of the net area of the front yard; and

7. Golf courses, shall be limited to a maximum of 90 acres for 18 holes and 10 acres for a driving range;

   A. The turf limitation of golf courses may be exceeded if the applicant demonstrates to the satisfaction of the water purveyor that irrigated turf, in excess of the amount specified, will have no significant impact on water resources or water peak demand delivery capacity, because water used for the additional turf will be provided by one or more of the following methods:

      i. Water provided from applicant's own wells or appurtenant or transferred water rights which can be legally used to irrigate the property on which the golf course is developed;

      ii. Water provided from the water purveyor. However, the applicant must contribute to an exterior water efficiency retrofit program approved by the water purveyor to offset the impacts on water resources and system delivery capacity, in an amount equivalent to two (2) times the amount of water used by the turf grass;

      iii. Groundwater provided from the shallow groundwater aquifer. Applicant may develop and provide the ground water at his sole cost or may compensate the appropriate water district to develop ground water pursuant to an agreement with the district. The agreement must have been executed by both parties at the time of the application;

   B. The restrictions for turf area shall not apply to any property that is the subject of a development agreement between the county and the owner or former owner of the property; provided, the development agreement is in effect as of April 5, 2000 and at the time of commencement of construction of the golf course.

k. Required Trees. Trees shall be planted as required in Tables 30.64-1 and 30.64-2, as shown in Figures 30.64-4 through 30.64-14 if large fifteen (15) gallon trees are being planted. Unless otherwise specified by the Commission or Board, trees and alternative distances can be provided as follows:

1. One large tree (at maturity will be 40 feet or higher and have a minimum 20 foot spread) shall be required for each twenty linear feet of street or property line frontage;

2. One medium tree (at maturity will have a minimum 20 foot spread) shall be required for each fifteen linear feet of street or property line frontage;

3. One small tree (at maturity will have a less than a 20 foot spread) shall be required for each ten linear feet of street or property line frontage;

4. These distances may be increased by ten (10) feet if twenty-four (24) inch box trees are planted instead of fifteen (15) gallon trees;

5. In addition to street landscaping requirements, two (2) small trees of the following selection shall be required adjacent to bus stops: Vitex (Chaste Tree), Ligustrum or thornless Honeylocust.

l. Landscape Strip.

1. Sidewalks, drive aisles, and driveways providing access from the street to and within the development are permitted within a landscape area or strip.

2. Meandering sidewalks encroaching into landscaped areas may be provided subject to the following:

   i. A meandering sidewalk may be located anywhere within the area between the curb and the front or street side setback;

   ii. Areas between the sidewalk and the curb shall be landscaped;

   iii. A landscape area equal to six (6) feet multiplied by the width of the lot shall be provided within the distance between the curb and the front setback, shall contain the quantity of plant materials as established within Figures 30.64-8, 9, 10 and 13, which shall abut the sidewalk;

   iv. The tree spacing may be increased by ten (10) feet;

   v. If a sidewalk is established behind landscaping, or if the sidewalk meanders, a public access easement must be granted.

m. Certificate of Compliance. A certificate of compliance stating that landscape materials have been installed per this title shall be signed by the property owner or contractor and submitted to the Clark County Building Department prior to occupancy of any structure or prior to release of improvement bonds for residential development.

1. Single family residences may be occupied prior to the landscaping being installed if the developer or property owner demonstrates the existence of a landscape installation contract for scheduled landscape work.

2. Buildings other than single family residences may be occupied prior to the landscaping being installed; however, the required landscaping shall be installed prior to final certificate of occupancy.

30.64.040 **Screening and Buffering Requirements.** Tables 30.64-1 and 30.64-2 establish the minimum screening buffering requirements for development as depicted in Figures 30.64-4 through 30.64-14.

Table 30.64-1 Single-Family Residential Screening and Landscape Buffer Requirements [1]			
	Rural Residential Development	**Suburban Residential Development**	**Compact Residential and Multi-Family Building (not within a dwelling group) Development**
Perimeter on Private or Local Streets	Figure 30.64-5[2] OR Figure 30.64-6[2]	Figure 30.64-5 OR Figure 30.64-6	Figure 30.64-7 OR Figure 30.64-8
Side or Rear on Collector/ Arterial	Figure 30.64-5[2] OR Figure 30.64-6[2]	Figure 30.64-7 OR Figure 30.64-8	Figure 30.64-9 OR Figure 30.64-10
Adjacent to Freeway	Figure 30.64-4 No wall required in Community District 5.	Figure 30.64-4 Noise attenuating wall required per NDOT[3] standards.	Figure 30.64-4 Noise attenuating wall required per NDOT[3] standards.
Adjacent to a Less Intensive Use [4]		When adjacent to rural residential use: Six (6) foot minimum/maximum decorative wall. Wall may be eliminated by an administrative minor deviation in the rural area.	When adjacent to suburban or rural residential use: Figure 30.64-11 with one tree per thirty (30) feet may be eliminated by an administrative minor deviation in the rural area.
Front Yards (within 15' of front property line)	Figure 30.64-8 when fronting on a collector or arterial street, but no wall higher than 6'. If a wall is not required but wanted, then a six foot maximum decorative fence is permitted (fence need not be decorative in rural areas).	If a wall or fence is not required but wanted, then a five foot maximum decorative fence is permitted (fence need not be decorative in rural areas). (Ord. 2741 § 12 (part), 5/2002)	If a wall or fence is not required but wanted, then a five foot maximum decorative fence is permitted.
Retaining Walls	When wall is on side or rear yard, see 30.64.050 (a)(4) and Figure 30.64-15.	When wall is on side or rear yard, see 30.64.050 (a)(4) and Figure 30.64-15.	When wall is on side or rear yard, see 30.64.050 (a)(4) and Figure 30.64-15.

Additional Requirements:

1. These requirements are minimum standards. More intensive landscaping shown in other figures is also permitted. If full off-site improvements are deferred, the required landscaping and irrigation system need not be provided until the off-site improvements are installed, unless rural street standards apply.
2. The requirement does not apply to lots which are 40,000 square feet or larger; however, if provided, must follow regulations within table.
3. Nevada Department of Transportation.
4. The Zoning Administrator may allow breaches in the wall for pedestrian access and trails by an administrative minor deviation and letters of consent from adjacent property owners.

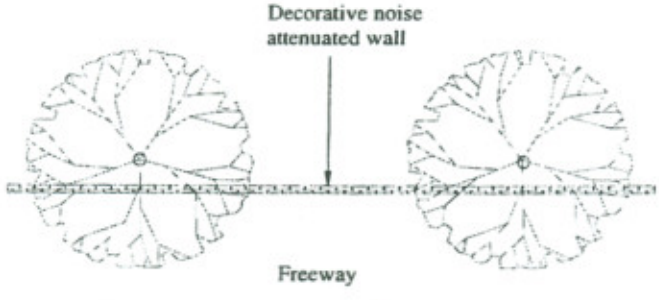
Table 30.64-2 Non-Single-Family Residential Screening and Landscape Buffer Requirements[1]				
	Multi-Family Dwelling Group Development	**Commercial and Mixed Use Development**	**Industrial Development**	**Special Development**
Adjacent to any Street	Figure 30.64-9 OR Figure 30.64-10	Figure 30.64-13	Figure 30.64-13	Figure 30.64-13 (except as permitted by 30.64.020 (1)(C))
Adjacent to Freeway	Figure 30.64-4 In the rural area, only the noise attenuating wall per NDOT[2] standard is required.	Figure 30.64-4 Noise attenuated wall not required. In rural area, landscaping not required.	Figure 30.64-4 ~~[Noise attenuated wall not required.]~~ Decorative wall required, need not be noise attenuated. In rural area, landscaping not required.	Figure 30.64-4 ~~[Noise attenuated wall not required.]~~ Decorative wall required, need not be noise attenuated. In rural area, landscaping not required.
Adjacent to a Less Intensive Use[3]	When adjacent to rural residential: Figure 30.64-11 with one tree per twenty (20) feet. When adjacent to suburban or compact residential per Figure 30.64-11 with one tree per 30 feet. Wall may be eliminated by an administrative minor deviation in the rural area.	When adjacent to any residential[4] use: Figure 30.64-11 with one tree per twenty (20) feet. Wall may be eliminated by an administrative minor deviation in the rural area.	When adjacent to any residential[4] use: Figure 30.64-11 with one tree per twenty (20) feet. Wall may be increased to ten (10) feet. Wall may be eliminated by an administrative minor deviation in the rural area.	When adjacent to any residential[4] use: Figure 30.64-11 with one tree per twenty (20) feet. Wall may be eliminated by an administrative minor deviation in the rural area.
Retaining Walls	When wall is on the side or rear yard not adjacent to a street, see 30.64.050 (a)(4) and Figure 30.64-15. If adjacent to a street, figures 30.64-9 or 10.	When wall is on side or rear yard not adjacent to a street, see 30.64.050 (a)(4) and Figure 30.64-15. If adjacent to a street the height of any retaining wall shall not exceed thirty-six (36) inches.	When wall is on side or rear yard not adjacent to a street, see 30.64.050 (a)(4) and Figure 30.64-15. If adjacent to a street the height of any retaining wall shall not exceed thirty-six (36) inches, except when screening outside storage (see outside storage below).	When wall is on side or rear yard not adjacent to a street, see 30.64.050 (a)(4) and Figure 30.64-15. If adjacent to a street the height of any retaining wall shall not exceed thirty-six (36) inches.
Outside Storage	Not applicable.	Per Table 30.44-1	~~Eight (8)~~] Ten (10) foot maximum height. When adjacent to non-industrial uses, eight (8) foot minimum screened fence or wall required. When adjacent to street, must comply with Figure 30.64-8, except screened fence or wall may be increased to ten (10) feet without additional landscaping. [~~In the rural area, an opaque fence may be substituted for a wall~~]. (Ord. 2741 § 12 (part), 5/2002)	Per Table 30.44-1: Walls cannot be located within the setback
Security Fencing			Walls/fences permitted above may be security walls.	See Table 30.44-1 for special uses and airports within the P-F District which permit security walls.
Parking Lot Landscaping		Figure 30.64-14	Figure 30.64-14	Figure 30.64-14

Table 30.64-2 Non-Single-Family Residential Screening and Landscape Buffer Requirements[1]				
	Multi-Family Dwelling Group Development	**Commercial and Mixed Use Development**	**Industrial Development**	**Special Development**
Other Wall		A decorative fence enclosing outdoor space adjacent to not more than fifty percent (50%) of a commercial building is permitted if no closer than three (3) feet to the sidewalk.		

Additional Requirements:

1. Exceptions to required landscaping are as follows:
   - **A.** If the property is outside of the service area of the nearest water purveyor, live landscaping need not be planted until water service is extended to the site, providing an irrigation system is installed for the future planting and rockscaping is provided in the interim, except that development within the rural area need not provide the future irrigation system.
   - **B.** If full off-site improvements are deferred, the required landscaping and irrigation system need not be provided until the off-site improvements are installed.
2. Nevada Department of Transportation.
3. The Zoning Administrator may allow breaches in the wall for pedestrian access and trails by an administrative minor deviation with letters of consent from adjacent property owners.
4. Including uses such as, but not limited to, schools, places of worship, libraries, museums, cemeteries, day care, child care, congregate care, assisted/independent living facilities, or hospitals.

Figure 30.64-4 Freeway Buffer



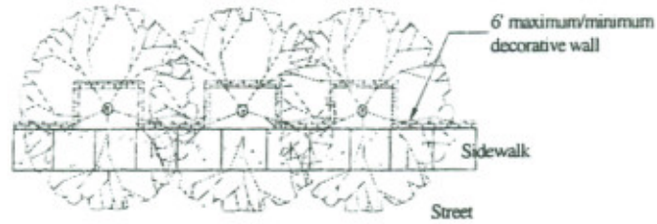
One large tree (15 gallon) required every 50 linear feet, generally spaced 50 feet apart; or

One tree for every 100 feet if 24" box trees, generally spaced 100 feet apart; or

Plants, such as shrubs, vines, or ground cover which when full grown will cover 50% of the wall surface facing the freeway

Rural areas: Wall need not be decorative

Figure 30.64-5 Street Buffer-Wall Off-Sets



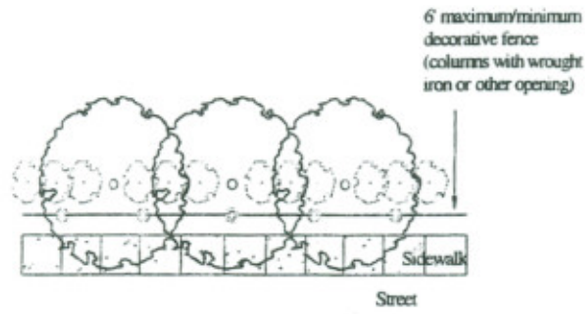
Number of trees required: 1 per 20 linear feet of street frontage, (excluding driveways) generally spaced 20 feet apart

One large tree required in each 6' x 10' wall off-set.

Tree wells are encouraged to be located on common property lines

Rural areas: Wall need not be decorative

Figure 30.64-6 Fence with Landscape Screen

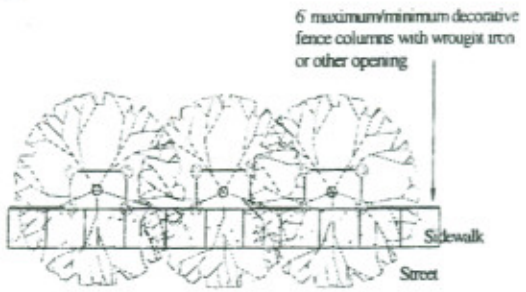


Number of trees required: 1 per 20 linear feet of street frontage, (excluding driveways) generally spaced 20 feet apart behind the fence, and

Shrubs sufficient to screen rear yards, generally spaced 5' apart.

Rural areas: Fence need not be decorative

Figure 30.64-7 Fence Off-Sets

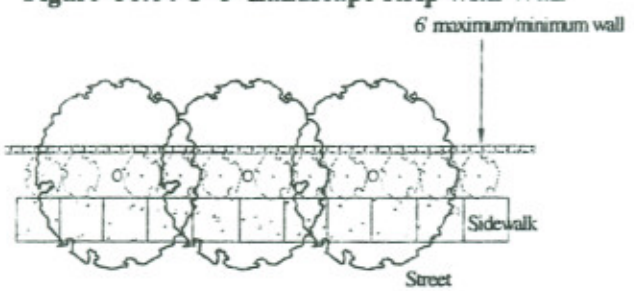


Number of trees required: 1 per 20 linear feet of street frontage (excluding driveways), generally spaced 20 feet apart

One large tree required in each 6' x 10' fence off-set.

Rural areas: Fences need not be decorative

Figure 30.64-8 6' Landscape strip with Wall



Number of trees required: 1 per 20 linear feet of street frontage (excluding driveways), generally spaced 20 feet apart.

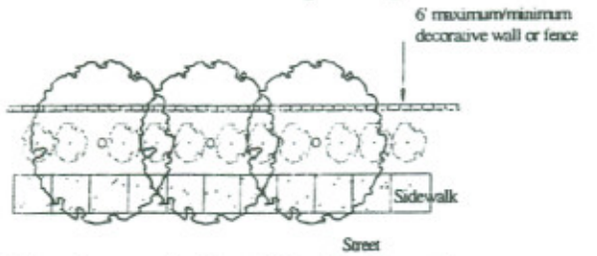
Landscape strip must be 3' minimum/6' average, with 6' minimum adjacent to trees.

Wall can be increased to 8' if average landscaping is increased to 10'.

Shrubs shall be designed to cover more than fifty (50) percent of the landscaped area when mature, and may be grouped if distributed along entire strip.

Rural areas: Walls need not be decorative.

Figure 30.64-9 10' Landscape strip with Wall/Fence



Number of trees required: 1 per 20 linear feet of street frontage, (excluding driveways) generally spaced 20 feet apart

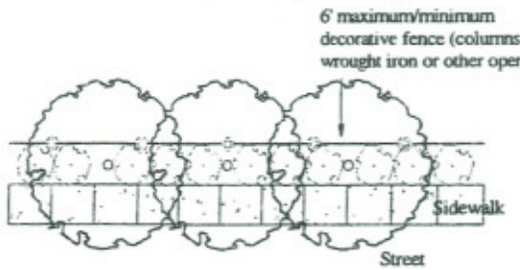
Landscape strip must be 6' minimum/10' average

Wall/fence can be increased to 8' if average landscaping is increased to 15'

Shrubs shall be designed to cover more than fifty (50) percent of the landscaped area when mature, and may be grouped if distributed along entire strip

Rural areas: Fences/walls need not be decorative

Figure 30.64-10 6' Landscape strip with Fence



Number of trees required: 1 per 20 linear feet of street frontage, generally spaced 20 feet apart

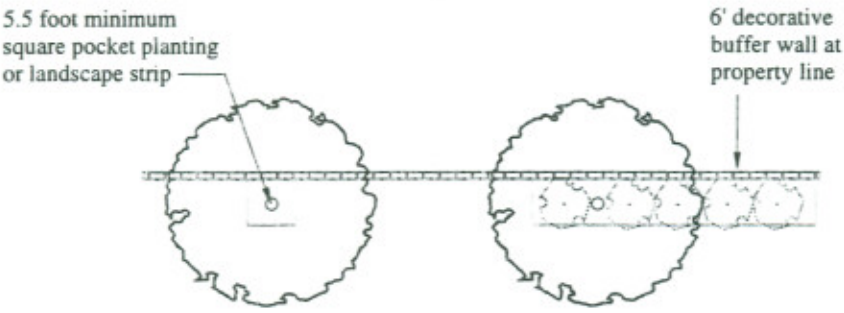
Landscape strip must be 3' minimum/6' average/6' minimum adjacent to trees

Fence can be increased to 8' if average landscaping is increased to 10'

Shrubs shall be located to cover more than fifty (50) percent of the landscaped area when mature, and may be grouped if distributed along entire strip.

Rural areas: Fence need not be decorative

Figure 30.64-11 Buffer Adjacent to a Less Intensive Use

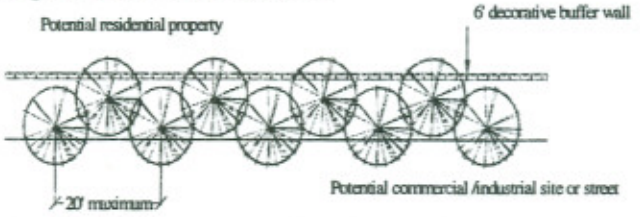


Where adjacent property is developed, trees shall be 24" box large evergreen trees to quickly mature and cover the distance between trees.

Quantity of trees per Tables 30.64-1 and 2

Rural area: Wall need not be decorative

Figure 30.64-12 Intense Buffer



Trees shall be 24" box large evergreen trees designed to expand and screen the distance between trees and planted in off-set rows.

Where intense landscape buffering is required along a street, the landscaping shall be installed on the street side of the wall.

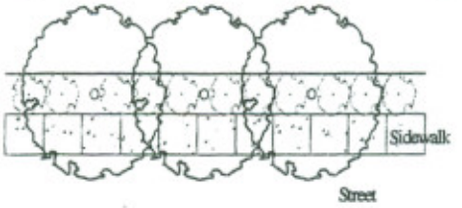
When adjacent to street, shrubs shall be located to cover more than fifty (50) percent of the landscaped area and may be grouped if distributed along entire strip.

5.5 foot minimum square pocket planting or 10' landscape strip.

Rural area: Wall need not be decorative.

(Ord. 2778 § 3, 7/2002; Ord. 2764 § 5, 6/2002)

Figure 30.64-13 Street Landscaping



Number of trees required: 1 per 20 linear feet of street frontage (excluding driveways), generally spaced 20 feet apart

Landscape strip must be 3' minimum/6' average landscape strip, 6' minimum adjacent to trees

Shrubs shall be designed to cover more than fifty (50) percent of the landscaped area, and may be grouped if distributed along entire strip.

Fences and walls are not permitted within a required setback, except when required by the Commission, or Board or to screen outside uses (See Table 30.64-2).

Figure 30.64-14 Parking Lot Landscaping

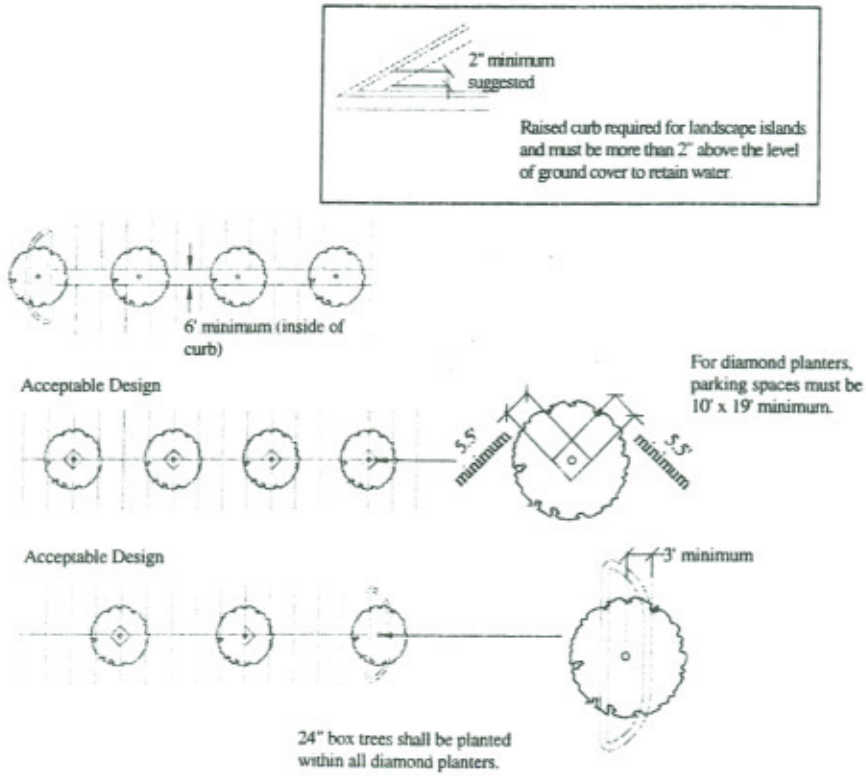
(Not required within parking garages)
Islands can be designed at the end of rows, between rows, or both.

One large tree shall be provided for every 8 parking spaces, or one medium tree may be substituted for every 6 spaces, with trees generally distributed throughout the parking lot.

Parking adjacent to other trees need not be included.

The total number of trees may be reduced by 20% if 10% or more of the parking lot is landscaped, xeriscaped, or finished with a permeable surface or pavers.

Parking lots which exist or were approved prior to March 2000 can be retrofitted, resulting in a 10% parking reduction.



(Ord. 2573 § 14 (part), 2001; Ord. 2510 § 14 (part), 2000)

30.64.050 Alternative Standards.

a. **Fences and Walls.** Except for fences and walls within the front yards of single family residences, fences, walls and hedges over six (6) feet in height are permitted within required setbacks when:

1. The Commission or Board determines that a fence or wall over six (6) feet is required to mitigate the effect of a use on an adjacent use with the approval of a related land use application.

2. The Zoning Administrator determines that additional height, up to eight (8) feet in overall height, is appropriate with an administrative minor deviation with notarized letters of consent from adjacent developed property owners.

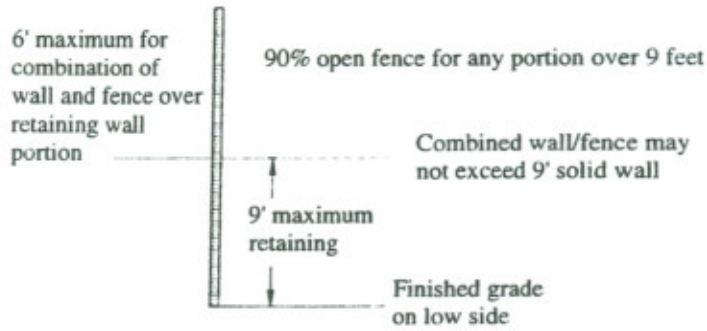
3. The Zoning Administrator determines that additional height, up to the height permitted for accessory structures, is appropriate for a open decorative or chain link fence and/or lighting enclosing a game area with a minor deviation with notarized letters of consent from adjacent property owners.

4. Retaining walls up to a 9' maximum height are permitted. Six foot maximum height is permitted over the retaining portion of the wall if a 90% open decorative fence is provided for any part of the wall/fence over 9 feet. (see Figure 30.64-15). Alternatively, a retaining wall system may be permitted per Figure 30-64-1.

5. Retaining walls shall not exceed three (3) feet in height within a street setback.

6. The Director of Public Works and/or the ~~[Building Official]~~ Director of Development Services determines that a wall is required to protect property or public safety. The height and design of such a wall, including those within flood control facilities, shall be as required. (Ord. 2769 § 105, 7/2002)

Figure 30.64-15 Retaining Walls



b. Adjustments to site landscape and screening standards. Proposals to utilize standards different from those provided elsewhere in this chapter may be considered in light of the unique characteristics of an individual site, including those created by the shape and location of property, design of existing or proposed structures, and the operation of the uses proposed for the site. Adjustments to site landscape standards include those related to screening and buffering, placement and amount of site landscape materials, parking lot landscaping, amount of turf, and the location of fences and walls. The determination of the acceptability of such adjustments shall be based upon consideration of the following:

1. The provision of landscape proposals to reduce environmental problems and to further the County's compliance with the Federal Clean Air Act Amendments of 1990 such as, but not limited to, increased use of allowable landscape species which increase the absorption of carbon dioxide and production of oxygen, and produce low amounts of pollen.

2. The ability of the proposed standards to result in the same or improved screening and buffering function as results from the standards of Table 30.64-1

3. The ability of the proposed standards to provide the same or enhanced visual character to the site as would result from the application of the landscape requirements for which alternative standards are being offered.

4. The ability of the proposed standards to maintain water demand equal to or less than that anticipated to be required by the installation and maintenance of the

landscape plan and materials for which the alternative standards are being offered.

5. The ability of the proposed standards to result in site landscaping that maintains or increases the site development compatibility with that of adjacent sites in the manner anticipated through the application of the landscape requirements for which alternative standards are offered.

c. The Commission or Board may approve modified standards, including reduced or additional landscaping or fence height, as a condition imposed in conjunction with the approval of a land use application or by a waiver of standards application per Table 30.16-7, which, in their estimation, will better accomplish the purposes of this Chapter. In addition, the specialized requirements within Table 30.44-1 shall supercede the requirements of this Chapter. (Ord. 2573 § 14 (part), 2001)

30.64.060 Water Features. Variances or waivers to the use and size restrictions within this Section shall not be permitted and the Zoning Administrator shall not accept such an application. As the conservation of water resources is vital to the general prosperity, health, safety and welfare of the County, the development of water features for recreational, scenic and landscape purposes shall be severely limited. Any water feature permitted under this Section shall only be permitted if the system is designed to re-circulate water within the feature.

1. **Swimming Pools.** Swimming pools are considered to be accessory uses in all districts when not a principal use of the property. All pools (above ground and below grade) shall comply with the following. Swimming pools which exceed the permitted area shall only be permitted in accordance with subsection (2) below (Manmade Lakes).

   A. Pool water line must be a minimum five (5) feet away from the required front yard and shall not be constructed across a property line.

   B. All pools must be enclosed by a minimum five (5) foot high fence or wall (which may be a building wall) with self-closing and self-latching gates or doors, the latching device being located on the inside and not less than four (4) feet above the ground designed to prevent access to the pool without going through the gate. If visible from the street then the pool must be surrounded by a decorative wall.

   C. As a further precaution, it is suggested all doors and windows shall be self-closing and self-latching, and a non-climbable five-foot fence be constructed to separate the pool/spa from the residence (see Figure 30.64-16).

D. Waterfalls or other decorative features associated with a pool may encroach into a yard setback, must conform to maximum wall height, and may not cross a property line.

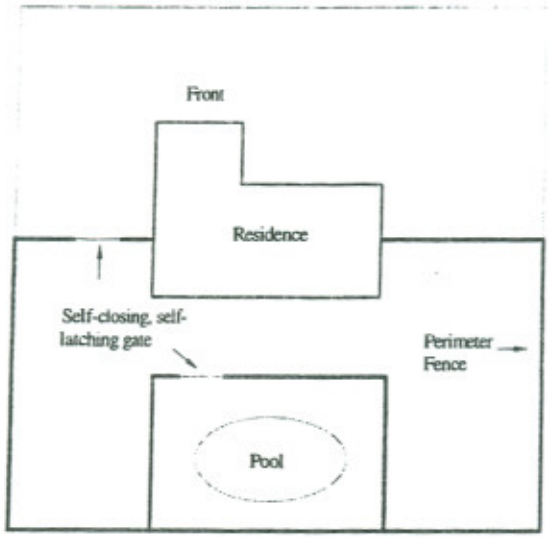
E. Within developments other than single-family residences, the water surface area of outdoor swimming pools for a development shall not exceed the following.

i. Four percent (4%) for the first ten (10) acres or less and four-tenths percent (0.4%) for the additional total development area that exceeds ten (10) acres.

iii. For a resort hotel, an additional five (5) square feet will be allowed for each guest room.

iv. Area in addition to that permitted in subsections (i) and (ii) above may be permitted if in conformance with the provisions Subsection (2) below.

Figure 30-64-16 Suggested Swimming Pool Precautions



2. **Manmade Lakes.** Manmade lakes are prohibited, except for the following.

A. A body of water constituting a wetlands project or located in a recreational facility which is owned or operated by a political subdivision of this State and that utilizes nonpotable water.

B. A body of water which is located in a recreational facility that is open to the public and owned or operated by the United States of America or the State of Nevada.

C. A body of water which stores water for use in flood control, in meeting peak water demands or for purposes relating to the treatment of sewage by a political subdivision of this State.

D. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS Chapter 318.

E. Bodies of water located on a golf course which are used for the purpose of storing golf course irrigation water and which combined have an aggregate surface area less than five and one-half percent (5.5%) of the total golf course area.

F. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS Chapter 539.

G. A body of water which stores water used in a mining reclamation project.

H. A body of water which is located or is proposed to be created within a nonprofit youth camp for the benefit of youth in learning and experiencing watercraft activities and water safety.

I. A body of water, with no limitations on its area, which may include decorative, recreational and/or entertainment features, located at a resort hotel, provided it is subject to the following.

i. The resort hotel demonstrates that the resort hotel benefits the community and is in the public interest as evidenced by the approval of the resort hotel under this Title, provided, that the bodies of water or features are shown on the plans and advertised in the notice of public hearing.

ii. The applicant demonstrates to the satisfaction of the water purveyor that the proposed body of water will have no significant impact on water resources or water peak demand delivery capacity, because of the use of one (1) or more of the following methods. The method or methods used shall be the highest priority method or methods feasible, as reasonably determined by the appropriate water district, as listed in the following priority order. The applicant shall submit a Water Efficiency Plan to the water purveyor, which must be approved by the water purveyor prior to the issuance of permits.

(a) Use of well water if the property upon which the body of water is located is part of a single development that has appurtenant non-revocable water rights existing on or before July 1, 1995.

(b) Use of groundwater from the shallow groundwater aquifer.

(c) Use of reclaimed wastewater from a municipal system or the subject property. If the applicant contributes to an exterior water efficiency retrofit program approved by the water purveyor to offset the water resources used, in an amount equivalent to the amount of water used by the body of water.

(d) Use of water from the water purveyor. However, the applicant must contribute to an exterior water efficiency retrofit program approved by the water purveyor to offset the impacts on water resources and system delivery capacity, in an amount equivalent to two (2) times the amount of water used by the body of water.

iii. The applicant must submit an efficient water use plan for the entire resort hotel to the water purveyor. The applicant must receive plan approval from the appropriate water district before issuance of any building permits for the body of water.

iv. If reclaimed wastewater or water from a shallow aquifer will be used, the property may be subject to the approval of an effluent management plan and/or an appropriate sewer surcharge fee for discharging excess conventional pollutants from either process into the municipal sewer system. If excess Total Dissolved Solids (TDS) is discharged, the property must fund salinity reduction programs through the Clark County Sanitation District for reducing the total TDS use equivalent by the amount of the excess TDS contributed.

3. **Manmade Decorative Water Features.** The water surface area of outdoor manmade decorative water features for a single development shall be limited as follows. Decorative water features which exceed the permitted area shall only be permitted in accordance with subsection (2) above (Manmade Lakes).

A. Two percent (2%) for the first ten (10) acres or less and two-tenths percent (0.2%) for the additional total development area that exceeds ten (10) acres.

B. For a resort hotel, an additional two and one-half (2 1/2) square feet for each room used for sleeping accommodations.

C. For a resort hotel, additional area shall be allowed where:

i. The water is from a shallow groundwater aquifer system, which may be operated in conjunction with a system using reclaimed wastewater resulting from the use of potable water and the subsequent on-site treatment of the used water, on the single development. However, any such reclaimed wastewater may be used only to the extent that shallow groundwater is unavailable.

ii. Any additional water features using shallow groundwater or reclaimed wastewater generated on the site, as provided above, do not, in aggregate, exceed an additional square footage increment equal to the amount of outdoor manmade decorative water features calculated under subsections (A) and (B) above.

iii. The necessary groundwater permit and water treatment process approvals have been obtained from the appropriate agencies having or asserting jurisdiction.

iv. A deed restriction has been recorded stating that the continuing operation of outdoor manmade decorative water features may require the continuing operation of systems to provide water from a shallow groundwater aquifer or from reclaimed wastewater generated on the single development as provided above.

4. **Manmade Recreational Water Theme Park**. The water surface area of manmade recreational water theme park for a single development is limited to twenty percent (20%) for the first twenty (20) acres or less and two percent (2%) for the additional total development area that exceeds twenty (20) acres.