TITLE 30

CLARK COUNTY
UNIFIED DEVELOPMENT CODE

THIS IS NOT THE CODIFIED CODE

Adopted
June 21, 2000

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30.04 Administration and Enforcement

30.04.010 **Title.** This Title shall be known as the Clark County Unified Development Code (UDC) and is adopted under the authority of Chapter 278 (Planning and Zoning) of the Nevada Revised Statutes and all amendatory and supplementary acts, and shall include any future amendments. If the provisions of this Title are in conflict with the Nevada Revised Statutes, Nevada Revised Statutes will prevail.

30.04.020 **Purpose.** This Title is adopted to implement the Comprehensive Plan for Clark County in order to promote the general prosperity, health, safety, and welfare of the citizens of Clark County. It sets forth the regulations that govern the subdivision, use, and/or development of land, divides the County into Zoning Districts, and sets forth the regulations pertaining to such districts. This Title is designed to ensure that development will:

1. Preserve the quality of air and water resources.

2. Promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment, including the protection of endangered or threatened species.

3. Provide for recreational needs.

4. Protect life and property in areas subject to floods, landslides or other natural disasters.

5. Develop a timely, orderly and efficient arrangement of transportation, public facilities and improvements, and public services, including facilities and services for bicycles.

6. Correspond with the character and physical limitations of the land.

7. Take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development.

8. Provide for an adequate supply of housing affordable to the economic profile of various communities.

9. Conserve the value of buildings and encourage the most appropriate use of land throughout the County.

10. Protect existing neighborhoods and communities, including the protection of rural neighborhoods.

11. Provide for harmonious development compatible with surrounding development.

12. Attain optimum use and value of land and improvements.

13. Improve desirability of living conditions.

14. Encourage the preservation of historic and paleontological resources and sites.

15. Otherwise further the general prosperity, health, safety and welfare of the community. (Ord. 3804 § 1, 9/2009)

30.04.030 **Applicability.** The provisions of this Title shall apply to all use of property and all development in unincorporated Clark County. This Title is intended to supplement the provisions of: Title 6, Business Licenses; Title 7, Business Regulation; Title 8, Liquor and Gaming Licenses and Regulation; Title 9, Public Health and Sanitation; Title 10, Animals; Title 11, Abatement of Nuisances; Title 12 Public Peace, Safety and Morals, Title 13, Fire and Fire Prevention; Title 16, Roads and Highways; Title 19, Parks and Recreation; Title 20, Airports; Title 22, Buildings and Construction; and Title 24, Water, Sewage, and other Utilities. Applications or requests to waive any provision set forth in Chapter 30.04 shall not be accepted nor permitted. (Ord. 2857 § 1, 2/2003)

30.04.040 **Summary of Authority.** The County Officials and bodies listed below, in order from the entity with the most authority, have the responsibility for implementing and administering this Title in cooperation with all listed authorities:

1. Responsibilities of the Board of County Commissioners (Board).

A. Initiate, adopt, and amend a Comprehensive Plan as specified in Chapter 30.12 (Comprehensive Plan and Community Districts).

B. Approve, conditionally approve, or deny land use applications, major project applications and subdivisions as specified in Chapters 30.16 (Land Use Application Processing), 30.20 (Major Project Application Processing), and 30.28 (Subdivision Application Processing).

C. Hear appeals of decisions made by the Planning Commission, the Director of Public Works, Director of Development Services, or Zoning Administrator regarding any application for which they have final authority to act.

D. Take any other action not delegated to other bodies that may be desirable and necessary.

E. The Chair is authorized to sign land use applications for projects which have been initiated or otherwise approved by the Board.

2. Responsibilities of the Planning Commission (Commission).

A. Prepare and adopt the Clark County Comprehensive Plan, and elements thereof, or amendments thereto.

B. Approve, conditionally approve, or deny land use applications and subdivisions, and make recommendations for approval or denial to the Board as specified in Chapters 30.12 (Comprehensive Plan and Community Districts), 30.16 (Land Use Application Processing), and 30.28 (Subdivision Application Processing).

3. Responsibilities of Town Boards.

A. Receive community input and provide advice and recommendations to the entity responsible for approving any land use and subdivision application, except applications which have been administratively approved and have not been appealed to the Board.

B. Review land development studies or hold public meetings as requested by the Commission or Board.

4. Responsibilities of the Director of Building. The responsibilities of the Director of Building shall be to oversee the Department of Building. The Department of Building is responsible to:

A. Enforce the unified development code only during the construction of on-site buildings and structures.

B. Administer and enforce the provisions of Titles 22, 24 and 25 of this Code.

C. Interpret the requirements related to on-site accessible parking.

5. Responsibilities of the Zoning Administrator. The responsibilities of the Zoning Administrator are to:

A. Administer this Title, including the acceptance, review and processing of land use applications and subdivisions, the maintenance of all records in compliance with Nevada Open Meeting Law, and rendering interpretations of the provisions of this Title in cooperation with other government entities.

B. In consultation and co-operation with other governmental entities, formulate recommendations for all applications to be considered by the Commission or the Board.

C. Approve, conditionally approve, or deny certain land use applications and subdivisions as specified in Chapters 30.16 (Land Use Application Processing) and 30.28 (Subdivision Application Processing) including verification of all zoning requirements and developability of lots.

D. Determine whether zone boundary amendment requests are conforming or nonconforming to the various adopted land use plans.

E. Administer specifications and procedures relating to this Title.

F. Accept an extension of time for any expired application when the extension is submitted within one year of the expiration of the application if the owner has been incorrectly notified of the status of an application about to expire by Clark County, or unless the owner has encountered extenuating circumstances, as determined by

the Zoning Administrator, which prevented the submission of the extension in a timely manner.

6. Responsibilities of the Director of Public Works.

A. Establish standards for approval of technical studies, off-site plans, permits and off-site improvements.

B. Prepare amendments to and render interpretations of the improvement standards of this Title.

C. Establish standard conditions for excavations in "No Cut" streets.

D. Approve all full street closures.

E. Review of off-site plans and technical studies on development projects affecting Public Works Capital Improvement Projects.

F. Establish criteria and standards for License and Maintenance Agreements.

G. Construct off-site improvements on defaulted bond projects.

H. Establish night work only streets.

I. Establish standards for Flood Plain Management.

J. Establish standards for and approve encroachments in the right-of-way for special event permits, coordinated through the Las Vegas Metropolitan Police Department, and oversized loads.

K. Conduct technical reviews of subdivision maps, permits, and land use applications to ensure compliance with this Title.

L. Approve amount of bonds or cash deposits related to construction and installation of required facilities and improvements.

M. Claim bonds on defaulted projects and deposit funds with Public Works.

N. Issue encroachment permits in "No Cut" streets in conformance with established standard conditions.

O. Coordinate all comments and issue approvals on off-site plans and technical studies affecting Public Works Capital Improvement Projects and issue right-of-way permits.

P. Issue encroachment permits

Q. Administer the FEMA Community Rating System.

R. Accept, process, and record any and all documents necessary to effect the dedication of real property of any interest therein to Clark County or the termination of temporary easements that are resulting from the general application of land use and development requirements, including applicable conditions of discretionary approvals there for the right-of-ways, easements, and public facilities.

S. Administer specifications and procedures relating to subdivision regulations and the technical data required.

T. Grant or deny certain administrative land use applications as specified in Chapter 30.16 (Land Use Application Processing) and 30.28 (Subdivision Application Processing).

U. Review and approve plans, technical studies and cost estimates for improvements, including private streets, in conformance with established standards.

V. Prepare and have executed License and Maintenance Agreements in accordance with established criteria and standards.

7. **Responsibilities of the Code Enforcement Manager.** Enforce the Unified Development Code.

8. **Responsibilities of the Director of Comprehensive Planning.**

A. Prepare amendments to the Comprehensive Plan and render interpretations of this Title relative to the master plan.

B. Administer and enforce this Title.

C. Conduct reviews of land use applications, and subdivision maps to ensure compliance with this Title.

D. Grant and deny certain administrative land use applications as specified in Chapters 30.16 (Land Use Application Processing) and 30.28 (Subdivision Application Processing).

9. **Responsibilities of the District Attorney.** Provide legal advice to County Officials and represent Clark County in the prosecution of any criminal or civil action necessary to enforce the provisions of this Title, including an action for injunctive relief, ensure compliance with Nevada Open Meeting Law, and provide legal advice to Director of Building, Director of Public Works, the Director of Comprehensive Planning, Zoning Administrator, Board, and Commission.

10. **Responsibilities of the County Surveyor.** The County Surveyor is responsible for complying with all the provisions of the Nevada Revised Statutes and Clark County Code concerning all matters relating to the Office of County Surveyor, professional land surveying and mapping, legal descriptions, mining claims and any duties assigned by the Board of Clark County Commissioners and, or the Director of Public Works.

11. **Responsibilities of the Major Projects Team.** Under the direction of the Director of the Department of Comprehensive Planning:

    A. Consult and cooperate with other governmental entities to formulate recommendations for all major project applications to be considered by the Commission or the Board.

    B. Conduct technical reviews of subdivision maps, permits and land use applications to ensure compliance with this Title.

    C. Review and approve technical studies, plans and cost estimates for improvements, including private streets.

    D. Approve amount of bonds or cash deposits related to construction and installation of required facilities and improvements.

12. **Responsibilities of the Director of Business License**. Enforce this Title prior to the approval business licenses.

13. **Responsibilities of the Director of Air Quality.** Enforce this Title regarding public health. Further, the Director has all authority with respect to the regulation and control of odor, smoke, particulate emissions and dust.

14. **Responsibilities of the Sheriff**. Enforce this Title as directed by the Zoning Administrator.

15. **Responsibilities of the County Recorder**. Record all maps and required documents presented for recording, and enforce this Title with respect to the recording of documents. (Ord. 4036 § 4, 7/2012; Ord. 4008 § 20, 3/2012; Ord. 3859 § 1, 6/2010; Ord. 3848 § 1, 2/2010; Ord. 3826 § 4, 11/2009; Ord. 3688 § 1, 10/2008; Ord. 3373 § 1, 3/2006; Ord. 3229 § 1, 6/2005; Ord. 3160 § 2, 11/2004; Ord. 3085 § 36, 6/2004; Ord. 2769 § 39-47, 7/2002; Ord 2573 § 1 (part), 2001)

30.04.050 **Designees**. Whenever this Title refers to the Director of Building, Director of Comprehensive Planning, Zoning Administrator, Director of Public Works, Building Official, Code Enforcement Manager, County Surveyor, County Engineer, County Recorder, Director of Business License, Director of Air Quality, Sheriff, and/or District Attorney, it shall also include any person designated by that authority to act in his or her place. (Ord. 4036 § 5, 7/2012; Ord 4008 § 21, 3/2012; Ord. 3085 § 37, 6/2004; Ord. 2769 § 48, 7/2002)

30.04.060 All Development to be in Compliance with Clark County Code. No structure, use of any structure or land, and lot of record shall be established, enlarged, extended, altered, moved, divided or maintained except as authorized by and in compliance with the provisions of this Title. Following approval of all appropriate applications and maps, all proper licenses and permits are required, as indicated in the Clark County Code, in order to establish the use or structure. Nothing in this Title, including the approval of a land use application or subdivision, shall be interpreted to replace such requirements.

30.04.070 **Interpretation.** In their interpretation and application, the provisions of this Title shall be minimum requirements, adopted for the promotion of the general prosperity, health, safety, and welfare. More restrictive standards, or the provision of amenities in excess of required standards, shall be permitted.

30.04.075 **Commercial and Industrial Subdivisions to Comply with Building Code and Zoning Regulations.** The plans of and for the proposed erection, construction, reconstruction, alteration or use of any structure to be built on lots or parcels that are created by a subdivision of land pursuant to NRS 278.325 (commercial and industrial zoned parcels) shall conform to all building code and zoning regulations in effect at time of building permit issuance. (Ord. 3472 § 1 (part), 1/2007)

30.04.080 **Conflicts with Other Regulations or Agreements.** This Title is not intended to interfere with, abrogate or annul any easements, covenants, platted setback lines or other agreements between parties. Where the requirements of this Title conflict with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive, or those imposing higher standards, to the extent permitted by law, shall govern. Where the requirements of any imposed condition conflicts with any governmental regulation or law, compliance with the condition is not required. Where the requirements of imposed conditions conflict with conditions imposed by a separate land use or subdivision map application, any condition imposed or waived by the Board during a public hearing shall supercede the conflicting condition. The County does not enforce private agreements. (Ord 2573 § 1 (part), 2001)

30.04.090 **Unlawful Uses and Structures Not Validated.** These provisions shall not be interpreted to validate or make lawful any unlawful use or structure existing upon the effective date of the ordinances codified in this Title. Any such unlawful use or structure shall remain unlawful to the extent that the use or structure is in conflict with the provisions of this Title.

30.04.100 **Issuance of Permits or Licenses.** The adoption of this Title shall not affect the validity of any building permit or business license lawfully issued prior to the effective date of the Title or amendment, providing the permit or license is active or reinstated according to Titles 6, 7, 8 and 22. If the building permit or business license does lapse without benefit of any reinstatement, then the subsequent permit or license shall only be issued in conformance with the requirements, or amended requirements of this Title.

30.04.110 **Legal Effect.** This Title is predicated upon, and may only be enforced consistent with, the Constitutions of the United States of America and the State of Nevada. No provision or ordinance shall be enforced or mandated which would violate the Constitution of the United States or the State of Nevada.

30.04.120 **Severability.** Should any section, subsection, paragraph, clause, word or provision of these regulations be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the regulations as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

30.04.130 **Repeal of Pre-Existing Titles.** Upon this Title taking effect after publication, as required by law, the previous Titles relating to subdivision, land development, public improvement standards and zoning, as well as all amendments thereto, are repealed, provided that such repeal shall not affect

the liability of any person for a violation of those Titles, or amendments thereto, or the right of the County to prosecute for such violation.

30.04.140 **Penalties.** Any person violating any provision of this Title is guilty of a misdemeanor and is subject to the applicable penalties as provided under NRS 193.150 (Punishment of Misdemeanors). Any act that is prohibited, or the failure to perform required acts, shall constitute a violation of this Title. Any person is guilty of a separate offense for each and every day during any portion of which any violation of this Title is committed or continued.

30.04.145 **Enforcement Procedure.** If the property owner has submitted an appropriate land use application to legalize the use and/or structure which is the subject of an enforcement proceeding, the Code Enforcement Manager may suspend enforcement pending consideration of the land use application by the approval authority. (Ord. 2961 § 1, 10/2003)

30.04.150 **Abatement Proceedings.** Any use of property, or the establishment of a building or structure contrary to the provisions of this Title or in violation of any condition attached to the granting of any land use application is unlawful and a public nuisance. Upon discovery of such a violation, the County may commence proceedings for the abatement thereof in accordance with applicable provisions of the Clark County Code, or may pursue other remedies as provided by law. (Ord. 3209 § 1 (part), 3/2005)

30.04.160 **Grounds for Revocation of Land Use Applications.** Failure to abide by and faithfully comply with 1) the provisions of this Title with respect to use, development standards, or maintenance requirements, 2) with any other requirement of the Clark County Code, 3) with any applicable requirement of the Nevada Revised Statutes or Nevada Administrative Code, or 4) with any and all conditions attached to the granting of any land use application is unlawful and a public nuisance, and shall constitute grounds for the revocation of the same, or any permit or license issued in conjunction with the application.

1. Upon discovery of such a violation, the County may commence proceedings for the revocation thereof in accordance with applicable provisions of the Clark County Code or may pursue other remedies as provided by law. If the Board determines that there is sufficient cause to revoke the application or permit, a public hearing shall be scheduled before the Board, at which time the property owner or other interested party may show cause as to why the permit should or should not be revoked. The hearing shall be noticed in accordance with the requirements for the original application type, or at a minimum, notice is required consistent with that of a design review as a public hearing with a five hundred foot radius as listed in 30.16-9(g). The Board shall issue findings of fact based on the evidence presented to it as part of its decision. If the Board revokes the permit, it shall specify for the record the reasons for its action.

2. The revocation of a business license, or the revocation of permits, which are no longer appealable, required by the Southern Nevada Health District, to conduct a use shall cause any underlying land use application permitting the specified use to become invalid without the hearing specified in subsection (1) above. (Ord. 3472 § 1 (part), 1/2007; Ord. 3423 § 1, 8/2006; Ord. 3257 § 1, 7/2005; Ord. 3209 § 1 (part), 3/2005; Ord. 2890 § 1, 4/2003)

30.04.170 Cumulative Remedies All remedies provided herein shall be cumulative and not exclusive.

30.04.180 Transitional Provisions.

a. Any violation of the regulations previously set forth in Titles 24, 26, 27, 28 and 29 of the Clark County Code shall continue to be a violation under this Title and shall be subject to

applicable penalties and enforcement as provided under NRS 193.150 (Punishment of Misdemeanors) unless it is no longer a violation under this Title.

b. Any legal nonconformity existing on the effective date of this Title shall remain a legal nonconformity under this Title, as long as the situation that resulted in the nonconforming status continues to exist. (See Chapter 30.76)

c. Land use and subdivision requests approved prior to July 1, 2000 may develop per standards in effect at the time of approval, if a permit or license application has been submitted prior to July 1, 2002. Permits for construction which commence prior to July 1, 2002 may be extended to completion of construction subject to the development standards in effect at the time of approval, under the prior provisions of Titles 24, 26, 27, 28, 29 and Chapter 7.52, providing permits or licenses are issued by January 1, 2003, and construction is diligently prosecuted to completion.

d. Any re-application for an expired project approval shall meet the standards in effect at the time of re-application.

e. Complete applications for land use approvals, submitted before the effective date of this Title, and pending approval at the time of adoption of the ordinances codified in this Title, may, at the applicant's option, be reviewed wholly under the terms of the regulations in effect at the time of application. Any re-application for an expired permit, or other land use approval, shall meet the standards in effect at the time of re-application.

f. Properties located in zoning districts which no longer exist by virtue of the adoption of this Title shall continue to be governed by the regulations in effect prior to the adoption of this Title until such time that the property has been rezoned and placed within one of the districts within this Title. Regardless of the designation shown on the adopted land use plan, an application initiated by Clark County to reclassify property from a zoning district which no longer exists shall be treated as a conforming request. (Ord. 2741 § 1, 5/2002)

30.04.190 Records. All records submitted with any land use or subdivision application, or at any hearing for the same, shall become a part of the records of the *Board* or *Commission* and be maintained in accordance with the provisions of Chapter 239 (Public Records) of the Nevada Revised Statutes. Any document within these records can be examined and reproduced by any person, except that copyrighted material is subject to copyright law. (Ord. 3518 § 1, 5/2007)

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30.08 Definitions

30.08.010 **Purpose.** The purpose of this Chapter is to ensure precision in interpreting the provisions of this Title.

30.08.020 **Word Usage and Rules of Construction of Language.**

a. All provisions, terms, phrases and expressions contained in this Title shall be construed in accordance with the purposes set forth in this Title.

b. In the case of any difference of meaning or implication between the text of this Title and any heading, drawing, table, figure or illustration, the most restrictive text shall control.

c. Unless otherwise specifically indicated, lists of items or examples that use terms such as "including," "such as," or similar language are intended to provide examples and not to be exhaustive lists of all possibilities.

d. References to days are calendar days unless otherwise stated. The time in which an act is to be done shall be computed by excluding the first day and including the last day. If the last day is a Saturday, Sunday, or holiday observed by Clark County, that day shall be excluded.

e. Whenever reference is made to a resolution, ordinance, statute, regulation or document, it shall be construed as a reference to the most recent edition or amendment of such resolution, ordinance, statute, regulation or document, unless otherwise specifically stated.

f. Words in the masculine gender include the feminine.

g. Terms not defined within this Title or the International Building Code shall have the meaning customarily assigned to them. (Ord. 3209 § 2 (part), 3/2005)

h. All public officials, bodies and agencies to which references are made are those of Clark County, unless otherwise indicated.

i. The words "shall," "will," "must," "is not," and "is" are always mandatory. The words "may" and "should" are advisory and discretionary terms.

j. Words used in one tense (past, present, or future) include all other tenses, unless the context clearly indicates the contrary. The singular includes the plural and the plural includes the singular.

k. Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

1. "And" indicates that all connected items, conditions, provisions, or events apply.

2. "Or" indicates that 1 or more of the connected items, conditions, provisions or events may apply.

l. Words not included herein, but defined in other Titles within the Clark County Code, shall be construed as defined therein**.**

30.08.030 **Definition of Terms.** The following words and phrases used in this Title shall have the meanings set forth in this Section:

Abandoned "Abandoned" means to cease or suspend from developing or maintaining a building or use.

Abandoned Sign See "Sign"

Abandonment See "Vacation and Abandonment"

Abutting "Abutting" means having a common border with, or being separated from such a common border, by a public or private street, alley, or easement (see "Adjacent" or "Contiguous"), except that property within 150 feet of a proposed or existing major project shall be considered to be abutting.

Access "Access" means a way or means of approach to provide vehicular or pedestrian physical entrance to a property.

Accessory Apartment "Accessory Apartment" means a segregated portion of a dwelling, or a separate habitable structure located on a lot with a dwelling, that is used for residential purposes (living, cooking, sanitation, and sleeping), including rental for occupancy by others (see "Remuneration"). For the purpose of this definition and satisfying related regulations in Title 30, an "accessory apartment" shall include cooking facilities (kitchen or kitchenette) but shall not be considered an additional "dwelling unit" when calculating density per acre. (Also see "Casita", "Guest House" and "Temporary Living Quarters") (Ord. 3433 § 1 (part), 10/2006; Ord. 3238 § 1 (part), 7/2005)

Accessory Building See "Building"

Accessory Commercial Use "Accessory Commercial Use" means commercial uses which are established specifically for the convenience of residents and guests within a development and designed to be accessory to and integrated into a residential development or recreational vehicle park. Accessory commercial uses include food and miscellaneous

household product sales, sundries, barbershop, beauty shop or parlor, snack bars, video rental, laundry service, laundromats, and daycare centers, but do not include the sale of beer, wine, liquor, or tobacco, nor any type of gaming or massage establishment (even when incidental to a beauty shop or parlor). (See 30.44, "Accessory Commercial Uses", for use requirements.) (Ord. 2907 § 1 (part), 7/2003)

Accessory Use See "Use"

Acre "Acre" includes the following meanings:

1. "Acre," "Gross Acre," or "Gross Acreage" means an area of 43,560 square

feet and includes the total area within the property lines of a lot or parcel of land before public streets, flood control channels or basins, or other areas to be dedicated or reserved for a public use are deducted from such lot or parcel, including property previously dedicated, unless previously dedicated from a lot or parcel subsequently acquired from a governmental entity.

2. "Net acreage" means an area that excludes public streets, alleys, flood control channels or basins, or other areas to be dedicated or reserved for a public use, including property previously dedicated, either abutting on, running through, or within, a building site.

3. "Nominal Acre" means an area based on the aliquot part of a section. (Ord. 3518 § 2 (part), 5/2007)

Action "Action" means the decision made by the reviewing authority on a land use or subdivision application, including the determination made and any conditions of approval. For the purposes of NRS 278.0235 only, final action occurs on the date the Board, Commission, or Staff grants or denies an application.

Acupressure See "Massage" and Chapter 7.08, Massage

Acupuncture See "Medical Use" or "Office"

Adjacent "Adjacent" means having a common border with another property, including the intersection of property lines at property corners, with no street or other property between. (see "Abutting" or "Contiguous") (Ord. 3296 § 1 (part), 10/2005)

Administrative Design Review Application "Administrative Design Review Application" means a request filed with the Zoning Administrator to administratively review a proposed development to be built in conformance with the district and other requirements of this Title in accordance with the standards shown in Table 30.16-10 of this Title. (Ord. 3085 § 38 (part), 6/2004; Ord. 2907 § 1 (part), 7/2003)

Administrative Minor Deviation Application "Administrative Minor Deviation Application" means a request filed with the Zoning Administrator to vary from certain restrictions imposed by this Title, as permitted by the various Sections. (Ord. 3085 § 38 (part), 6/2004; Ord. 2907 § 1 (part), 7/2003)

Administrative Temporary Use Application

"Administrative Temporary Use Application" means a request filed with the Zoning Administrator to consider specific temporary uses deemed to be acceptable at specified locations for a limited period of time. (Ord. 3085 § 38 (part), 6/2004; Ord. 2907 § 1 (part), 7/2003)

Adult Use Overlay District

"Adult Use Overlay District" means the specific area location identified by map #13 in Appendix G of this Title within which additional standards and restrictions as described in Section 30.48 Part H shall be applied. (Ord. 3055 § 1 (part), 4/2004)

Adult Uses

"Adult Uses," because of their very nature, are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated under certain circumstances thereby having a deleterious effect upon the adjacent areas. Special regulation of these uses is necessary to ensure that these adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood. The primary control or regulation is for the purpose of preventing a concentration of these uses in any 1 area, to prevent the infiltration of organized crime in the area, and to safeguard the youth and non-consenting adults from exposure to non-First Amendment expressions. For the purpose of regulating adult uses, as provided in Table 30.44-1, the following definitions shall apply; however, this definition shall not supercede definitions of Title 6, 7 or 8 (Business License & Liquor and Gaming).

Adult uses are characterized by material having as a dominant theme an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" as defined under Subsections (8) and (9) of this definition. Each of the following adult uses shall be considered a separate use, and approval of one use shall not infer the approval of any other adult use. If an adult use is approved in combination with any other adult use, interior access is required throughout the entire establishment.

1. "Adult Bookstore" means an establishment which does or will derive (35 % or more of its gross sales or rentals of books, magazines, films, tapes, discs or other periodicals, either individually or in combination, which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities, or specified anatomical areas.

2. "Adult Motion Picture Theater" means an enclosed area with a capacity of 50 or more persons used for presenting

material having as a dominant theme material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, for observation, by patrons therein.

3. "Adult Mini-Motion Picture Theater" means an enclosed area with a capacity for less than 50 persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, for observation by patrons therein, including closed circuit television viewings.

4. "Adult Entertainment Cabaret" means a public or private establishment which features nude or topless entertainers, bottomless entertainers, strippers, exhibitions, contests, or similar entertainment wherein T-shirts, blouses, or similar garments worn by participants are saturated with liquid so as to result in the exposure, highlighting or outlining of the participant's specified anatomical areas as defined under Subsection (9) of this Section. Typical production shows offered by resort hotels that include topless entertainers shall not be considered an adult entertainment cabaret provided that a separation and/or barrier that prevents physical contact between performers and customers is maintained at all times during each performance. (See Chapters 8.04.010 Resort Hotel, 8.04.310 License Issuance, and/or Business License Department)

5. "Adult Picture Arcade Theater" means any premises where there is maintained one or more machines or contrivances to show still or motion pictures, or television sets, designated for viewing by 1 or more customers used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, and for which any charge, consideration or payment is required. This definition includes peep shows which exhibit motion pictures by means of coin-operated projection machine.

6. "Sex Novelty Shop" means an establishment selling sex articles, materials, items, or devices which are neither books, films or pictures, tapes or discs which are designed or sold for the stimulation of human genital organs or sexual gratification including, but not limited to, dildos, vibrators, marital aids and artificial vagina.

7. "Theater - NonAdult" see "Theater".

8. "Specified Sexual Activities" is defined as:

A. Human genitals in a state of sexual stimulation or arousal.

B. Acts of human masturbation, sexual intercourse or activity, or sodomy.

C. Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

9. "Specified Anatomical Areas" is defined as:

A. Less than completely and opaquely covered:

i. Human genitals/pubic region.

ii. Buttock.

iii. Female breast, or male breast if surgically augmented to appear as a female breast, showing any portion of the areola or showing the majority of an exposed breast even when the areola is covered.

B. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

10. "Motion Picture," as used in Table 30.44-1, includes television viewing, regardless of whether picture presentation originated with closed circuit, live broadcast, cassette, or other recording.

11. "Commercial Nude Establishment" means any commercial business other than an adult entertainment cabaret that has persons who perform services and/or are visible to the public while displaying or failing to cover the specified anatomical areas defined under Subsection (9) of this Section. (Ord. 4010 § 1 (part), 4/2012; Ord. 3055 § 1 (part), 4/2004; Ord. 3019 § 1 (part), 2/2004; Ord. 2772 § 2 (part), 7/2002)

Advertising "Advertising" means any writing, printing, painting, display, emblem, drawing, sign or other device, designed, used or intended to be used to advertise products, goods, services, or promote the sale of objects, or attract attention to a place, or lettering for the purpose of making anything known.

Agriculture "Agriculture" means the tilling of soil, raising of crops, horticulture, gardening, and keeping or raising fowl and other domesticated animals, and includes associated accessory structures such as barns and corrals. Included are the following:

1. "Animal Care Project" means the keeping of animals in conjunction with a multi-membership animal husbandry society that provides participants with direction and guidance in the raising of animals and an opportunity to exhibit the animals at an off-site location at the end of the project.

2. "Apiary" means a place where bees are kept for the production of honey or for the pollination of plants.

3. "Aviary" means a house, large cage or enclosure for keeping and rearing of 4 or more birds in confinement, except for chickens, turkeys, peacocks, ostriches, emus, rheas or similar domesticated birds normally raised for consumption, but does not include young birds under 6 months of age.

4. "Community Garden" means an area of land maintained by a group to grow and harvest food crops or non-food crops for consumption or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members. The term does not include "Agriculture – Gardening/Greenhouse" or "Farmer's Market".

5. "Gardening/Greenhouse" means the cultivation of food and flower crops, but not animals. The term does not include "Agriculture – Community Garden" or "Farmer's Market".

6. "Livestock" means the raising or keeping of domesticated animals (other than household pets or exotic animals, but not including their offspring less than 6 months old) which have been traditionally bred for food or transport. (See also "Agriculture - Hogs/Pigs" in Table 30.44-1 for restrictions on hogs; see "Fence – Agricultural Fence" for additional fencing requirements). Livestock, for the purpose of this Title, includes the following:

A. "Small" means animals whose weight at maturity does not generally exceed 50 pounds, such as rabbits, peacocks, chickens, turkey, chinchillas, fish, and similar animals.

B. "Medium" means animals whose weight at maturity generally exceeds 50 pounds, but does not normally exceed 250 pounds, such as goats, sheep, emus, rheas, and small ponies.

C. "Large" means animals whose weight at maturity generally exceeds 250 pounds, such as ostriches, camels, cattle, and horses. (Ord. 3993 § 1 (part), 12/2011; Ord. 3924 § 1 (part), 1/2011; Ord. 2907 § 1 (part), 7/2003)

Airport "Airport" means any landing area, runway or other facility designed, public or private, used or intended to be used, either publicly or by any person or persons, for the landing and taking off of fixed wing aircraft, including all necessary taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings, including incidental commercial uses, and open spaces.

Airport Definitions The following definitions apply to the requirements listed in Chapter 30.48, unless the context otherwise requires.

1. "Airport Elevation" means the highest point of an airport's usable landing area measured in feet above mean sea level.

2. "Hazard to Air Navigation" means an obstruction determined to have a substantial adverse affect on the safe and efficient utilization of the navigable airspace.

3. "Height." For the purpose of determining the height limits in all zones set forth in this Chapter and/or shown on an Airspace Zoning Map, the datum shall be the North American Vertical Datum of 1988, and the North American Horizontal Datum of 1983, or any subsequent revision.

4. "Obstruction" means any structure, growth or other object, including a mobile object, which exceeds a limiting height set forth in Chapter 30.48.

5. "Public Use Airport" means any of the following airports in Clark County, Nevada: McCarran International Airport, Overton Municipal Airport (Perkins Field), Searchlight Airport, Jean Airport, North Las Vegas Airport, Boulder City Airport, Echo Bay Airport, Henderson Executive Airport, Sky Ranch Estates, and Kidwell Airport.

6. "Runway" means a defined area on an airport prepared for landing and takeoff of aircraft along its length.

7. "Runway Protection Zone" (formerly "Runway Clear Zone") means a trapezoidal area at ground level, created for the purpose of protecting the safety of approaches and keeping the area clear of the congregation of people.

8. "Structure" means an object, including a mobile object, constructed or installed by man including, but not limited to,

buildings, towers, cranes, smokestacks, earth formations, signs and overhead transmission lines.

9. "Tree" means any object of natural and/or support growth.

Airport Environs Overlay District "Airport Environs Overlay District" means the areas contiguous to McCarran International Airport, Nellis Air Force Base, and Creech Air Force Base, as shown on the maps adopted, which are impacted by the operation of aircraft from those facilities including noise impacts, the handling and transport of live ordnance, and accident potential as delineated within Chapter 30.48 of this Title. (Ord. 3296 § 1 (part), 10/2005; Ord 3051 § 1 3/2004)

Alcohol Related Uses Includes but is not limited to Banquet Facility, Brewery, Brew Pub, Distillery, Instructional Wine Making Facility, Night Club, Service Bar, Supper Club, Tavern/Bar/Lounge and Tourist Club. (Ord 4004 § 1 (part), 3/2012; Ord 3586 § 1 (part), 3/2008)

Aliquot Parts "Aliquot Parts" means 160 acre, 80 acre, 40 acre and 10 acre units, or other regular subdivisions of a section, which are divisions of a section of land, excluding government lots and tracts, as set forth in the current manual of instructions for the survey of the public lands of the United States. (See Appendix J for illustration)

Alley "Alley" means a public way, primarily for vehicular use, of a minimum width of 20 feet, which affords a secondary means of access to abutting properties. An alley is not a street for the purpose of this Title.

Alteration "Alteration" means any change, addition or modification in construction, or occupancy, of an existing structure.

Amenity "Amenity" means a natural or man-made, constructed, or created feature that enhances the aesthetic quality, visual appeal, or attractiveness of a particular property, place, or area including, but not limited to, open space.

Amended Map "Amended Map" means a subdivision map prepared and recorded for purposes of correcting an error or omission contained in a previously recorded final map, parcel map, certificate of land division, if the correction changes or purports to change the location of any survey monument, property line or boundary line, or to revise a previously recorded map. Amended maps shall be processed the same as the original map type.

Amusement/Theme Park "Amusement/Theme Park" means a facility composed of 1 or more buildings or structures operated for profit on a permanent

basis including a use which is designed to provide indoor or outdoor amusement, pleasure, or relaxation which may promote some theme, motif, or concept and may provide lifts, tramways, monorails, elevators, escalators, roller coasters, or other conveyances or rides for the entertainment or amusement of the public. For outdoor theme parks using water, see Subsection 30.64.060(4) "Manmade Recreational Water Theme Park." and those parks utilizing water which is not supplied by a public water system, operated as a single development, for the filling or refilling of manmade water features, and such water is obtained as the result of the conversion of preexisting water usage involving outdoor surface irrigation for recreational golf course purposes, if such conversion will result in a net decrease in water usage, as certified by a professional engineer prior to issuance of any building permit for the entertainment theme park. (See Chapter 6.12, Amusement Park Master License)

Amusement System "Amusement System" means any ride, device, building or structure which is used primarily for human entertainment and enjoyment, which is either moving or stationary. The final determinations to whether a ride, device, or structure shall be classified under this definition shall be made by the Building Official. For the purposes of this Chapter, slot machines, electronic gaming devices, pinball games or electronic arcade games, and non-motorized playground equipment are not amusement systems. (See also "Recreational Facility") (Ord. 3055 § 1 (part), 4/2004)

Ancillary Use See "Use, Accessory Use"

Animal By-Product Plant "Animal By-Product Plant" means a facility where animals are killed, dressed, and/or processed in preparation for consumption or where animal remains are processed for other purposes.

Animal, Exotic See "Exotic Animal"

Animal Hospital See "Veterinary Clinic and Service"

Animated Sign See "Sign"

Antenna "Antenna" means any system of wires, poles, rods, reflecting discs or similar devices used for the transmission or reception of electromagnetic waves external to or attached to the exterior of, any building or ground mounted. (See also "Communication Antenna".)

Annexation Application "Annexation Application" means a request to consider the inclusion of property within the boundaries of an unincorporated town as such boundary existed on July 1, 1983, as required by NRS 268.580(d), into an incorporated city. "City" shall mean the City of Boulder City, Henderson, Las Vegas, Mesquite, or North Las Vegas.

Antique "Antique" means any old and authentic object of personal property that is not less than 60 years old which has a unique appeal and enhanced value mainly because of its age which, because of public demand, has attained value in a recognized commercial market which is in excess of its original value.

Apartment See "Accessory Apartment" (accessory to residential use), "Dwelling, Multiple Family (primary residential use), "Guest House", and "Manager's Unit" (accessory to commercial use) (Ord. 3238 § 1 (part), 7/2005; Ord. 2771 § 2 (part), 7/2002)

Apiary See "Agriculture"

Appliance Repair "Appliance Repair" means the reconditioning of inoperable household appliances, including refrigerators, washing machines, dishwashers, or similar appliances (see "Electronic Repair").

Approvable Form "Approvable Form," in relation to off-site improvement plans, means that the plans have been reviewed and that all required corrections have been made to the satisfaction of the Director of Public Works. (Ord. 3859 § 2 (part), 6/2010; Ord. 2769 § 49 (part) 7/2002)

Arcade "Arcade" means an establishment other than a resort hotel which maintains 5 or more coin-operated amusement machines, excluding coin-operated gaming devices, jukeboxes, darts, pool tables and other table-like games.

Architectural Enclosure "Architectural Enclosure" means any part of a building, such as second story room overhangs, fireplaces, bay windows, and other similar architectural features, which may extend out from any wall of a building and which enclose space within the building. Except for second story room overhangs, the enclosure may be supported by a foundation or support columns. (Ord. 3160 § 3 (part), 11/2004)

Architectural Intrusion "Architectural Intrusion" means any part of a building or structure, such as, awnings, eaves, cornices, canopies, sills, belt courses, stairs, balconies, patios, columns, rooflines, parapet walls, wall and projecting signs, and other similar architectural features which may extend out from, or above, any wall of a building or structure. The intrusion may be supported by a foundation but may not enclose space (below ceiling height) within a building. (See Section 30.56.040, Figures 30.56-7, 30.56-8, and also "Patio Cover") (Ord. 3397 § 1 (part), 6/2006; Ord. 3160 § 3 (part), 11/2004; Ord. 3055 § 1 (part), 4/2004; Ord. 2907 § 1 (part), 7/2003)

Art Gallery "Art Gallery" means an establishment that conducts the display and/or retail sale of artwork and may include studio facilities for creation of artistic works.

Art Studio "Art Studio" means an artist's workroom and is limited to the creation of artistic works, but not including the use of a blast furnace or kiln larger than 120 volts. An art studio does not include on-site sale of artwork.

Artist "Artist" means a person who creates works of art including, but not limited to, painting, sculptures, ceramics, blown glass or handicraft, any of which shall not be considered a manufacturing use provided the use is in conformance with the conditions for home occupations.

Arterial Street See "Street"

As Built Drawings "As Built Drawings" means drawings or plans which show and delineate any and all changes from the approved plans which occurred during the construction and installation of the subdivision improvements.

Asphalt Batch Plant See "Batch Plant"

Assisted / Independent Living Facilities "Assisted and Independent Living Facilities" means any commercial building or building complex used or maintained to provide living quarters, and which may also provide nursing, dietary and other personal services, to more than 10 people with disabilities or elderly persons who, without the assistance of any other person, may be physically or mentally capable of moving himself/herself from the room in which he/she sleeps to outside the facility in 4 minutes or less, and as otherwise provided for by federal, state, and local regulations, but excluding community residences. (Also see definitions for "Supportive Housing" and "Congregate Care Facility"; Chapter 6.12-Assisted Living Facilities; NAC 449 and NRS 449) (Ord. 3423 § 2 (part), 8/2006; Ord. 3296 § 1 (part), 10/2005; Ord. 3055 § 1 (part), 4/2004)

Astrologer See "Psychic Arts"

Attic "Attic" means the non-habitable space between the ceiling of the highest story in a building and the roof of the building, where no floor is installed.

Atrium "Atrium" means an enclosed area of a building that is covered by (or skylighted with) translucent or transparent roofing material and designed to provide public amenities such as benches, indoor landscaping enhancements, waste receptacles, restrooms, and drinking fountains, which is not designed for use as leasable space and which may not be converted to leasable space unless approved in accordance with this Title. (Ord. 3219 § 1 (part), 5/2005)

Auction "Auction" means an establishment wherein merchandise is routinely sold more than twice in any calendar month, or more than one consecutive month, for the highest price in a competitive bidding process. Not to include auctions to liquidate inventory when going out of business.

Automobile "Automobile" means a motor vehicle designed for passenger or light cargo transportation, including sedans, pick-up trucks, vans, motorcycles, and sport utility vehicles (Also see "Commercial Vehicle") (Ord. 3766 § 1 (part), 6/2009; Ord. 3160 § 3 (part), 11/2004)

Automobile Hobby Repair & Restoration "Automobile Hobby Repair & Restoration" means the dismantling, storage, mechanical repair, and restoration of non-commercial motorized vehicles and related vehicle parts as a hobby, including engine or transmission replacement or overhaul, body work, upholstery, and maintenance, but excluding painting. For the purpose of this definition and related use restrictions established in Table 30.44-1, motorized vehicles shall not include snowmobiles, off-highway vehicles, or jet skis. See also "Recreational Vehicle". (Ord. 4010 § 1 (part), 4/2012; Ord 3586 § 1(part), 2/2008; Ord. 3190 § 1 (part), 2/2005)

Automobile Minor Paint/Body Shop "Automobile Minor Paint/Body Shop" means a facility designed and used for the restoration or refurbishing of automobiles for small dents and body work including but not limited to airbrush touch up, surface scratch, color sanding and buffing, small spot repair, bumper repair, paintless dent repair, and upholstery work. This does not include structural repair, nor repair where damage exceeds more than 10% of the surface area of the automobile. See also "Vehicle Paint/Body Shop." (Ord. 4010 § 1 (part), 4/2012; Ord 3586 § 1(part), 2/2008; Ord. 2658 § 1, 2001)

Automobile Sales "Automobile Sales" means the display and sale or lease of automobiles. (Also see "Automobile") (Ord. 3160 § 3 (part), 11/2004)

Aviary See "Agriculture - Aviary"

Avigation Easement "Avigation Easement" means a signed, acknowledged recognition of the right of overflight from any airport, including the right to make the noise necessary to operate the aircraft operating from such an airport.

Awning "Awning" means a roof-like cover that projects from the wall of a building for the purpose of shielding a doorway or window from the elements and is an architectural feature of the building.

Awning Sign See "Sign"

Bakery See "Food Processing"

Balcony "Balcony" means an open landing more than three feet above grade.

Balloon Sign See "Sign, Temporary, Special Attraction/Promotional"

Bank See "Financial Services"

Banner See "Sign, On-Premise Sign" (Ord 3019 § 1 (part), 2/2004)

Banquet Facility "Banquet Facility" means an establishment which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries and other similar celebrations. Such a use may or may not include: 1) kitchen facilities for the preparation or catering of food; 2) the sale of alcoholic beverages for on-premise consumption, only during scheduled events and not open to the general public; and 3) outdoor gardens or reception facilities. This term does not include "Live Entertainment". See also "Alcohol Related Uses" (Ord 3586 § 1(part), 2/2008; Ord. 3397 § 1 (part), 6/2006)

Bar See "Tavern"

Barn "Barn" means an enclosed building for the housing of livestock.

Basement "Basement" means a portion of a building which is partly (more than 50%) or completely underground. A basement is not considered a story of the building. (Ord 3970 § 1 (part), 8/2011)

Batch Plant "Batch Plant" means a manufacturing facility for the production of concrete or asphalt. (Ord. 2605 § 1, 2001)

Bathhouse "Bathhouse" means any place, including a private club or organization, wherein any person engages in, conducts or carries on, or permits to be engaged in, conducted or carried on, the business of giving or furnishing baths of any kind or type whatever, where an attendant is or may be present within the bathing area including, but not limited to, Russian, Turkish, Swedish, hot air, vapor, electric cabinet, steam, mineral, sweat, salt, Japanese, sauna, fomentation or electric baths. This use does not include massage and is not to be confused with a gym, fitness center, or health club for athletic training and exercise. (Ord. 3296 § 1 (part), 10/2005)

Beauty Salon "Beauty Salon" means a facility which offers a minimum of 3 personal services and hygienic treatment including manicure, hair styling, facials and other day spa activities. See also "Personal Services". (Ord. 3472 § 2 (part), 1/2007)

Bedroom "Bedroom" means a habitable room in a dwelling unit planned and intended for sleeping, separable from other rooms by a doorway. For the purpose of calculating required parking, the term shall include all rooms within the dwelling unit except for kitchens, bathrooms, the room from which the main exterior access to the dwelling unit is taken, or any other room having less than 90 square feet of floor area.

Bed and Breakfast "Bed and Breakfast" means an establishment located within a single family detached dwelling, having a maximum of 4 guestrooms, which provides transient guests with overnight accommodations and a morning meal.

Beltway See "Freeway"

Berm "Berm" means soil artificially built up or placed so as to form a visual barrier or buffer.

Beverage Plant "Beverage Plant" means a facility in which nonalcoholic beverages are bottled and distributed to retailers or wholesalers for resale on or off the premises, including the mechanized assembly line production of such goods. The term does not include a brewery, distillery or any other facility for the bottling of alcoholic beverages. (See Chapter 6.12 Beverage Plant). (Ord 4004 § 1 (part), 3/2012)

Billboard See "Sign, Off-Premise" (Ord. 2981 § 1(part), 11/2003)

Block "Block" means a parcel or parcels of land bounded by streets, or by streets and a natural or artificial barrier.

Block Wall See "Wall, Perimeter"

Board "Board" means the Board of County Commissioners, the governing body of Clark County, State of Nevada, or when sitting as another political subdivision or entity. (Ord. 3848 § 2 (part), 2/2010)

Boarding House "Boarding House" means a house that may provide meals and non-transient lodging, including homeless shelters, and lodging houses, but not including fraternities, sororities, or community residences. (See Chapter 6.12, see also Rescue Mission). (Ord. 3518 § 2 (part), 5/2007; Ord. 3423 § 2 (part), 8/2006; Ord. 3174 § 1 (part), 1/2005)

Boarding Stables, Commercial See "Horse Stables"

Boarding Stables, Residential See "Horse Stables"

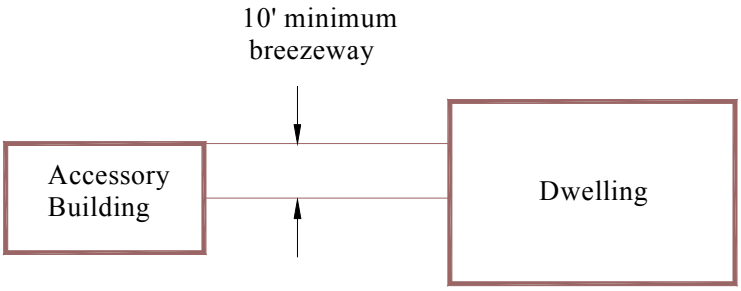
Boarding Stall "Boarding Stall" means a pen, building or structure for the enclosure or confinement of boarded horses.

Bottling Plant See "Beverage Plant"

Boundary Line Adjustment "Boundary Line Adjustment" means the adjustment of the property line between 2 existing legal parcels, by the legal conveyance of title interest sufficient to eliminate construction errors in the field resulting in encroachments, or to address other mapping issues which may not be more appropriately resolved by existing remedies provided in NRS 278.010 through NRS 278.630, inclusive, as determined by the County Surveyor, or his Deputy. In accordance with NRS 278.5693, a Record of Survey must be filed and recorded by a professional land surveyor pursuant to NRS 625.340, for any Boundary Line Adjustment approved under this section. (Ord. 3405 § 1, 7/2006)

Breezeway "Breezeway" means any roof connecting 2 buildings where the design and construction of the roof is similar to the design and construction of the main building (See "Building -Accessory Building").

Figure 30.08-1 Breezeway



Brewery "Brewery" means an establishment which manufactures malt beverages - excluding a "Brew Pub", "Distillery" and "Instructional Wine-Making Facility". See also "Alcohol Related Uses" (Ord 4004 § 1 (part), 3/2012; Ord 3586 § 1(part), 2/2008; Ord. 3397 § 1 (part), 6/2006)

Brew Pub "Brew Pub" means an establishment which manufactures malt beverages, including beer, ale, porter, stout, or other similar fermented beverages brewed or produced from malt, and sells those malt beverages at retail for either on- or off-premise consumption or to a distributor to be resold, providing production shall not exceed the allowable limit as established by NRS 597.230. See also "Alcohol Related Uses" (Ord 3586 § 1(part), 2/2008)

Buffer "Buffer" means a perimeter area around a lot or parcel which, through landscape planting, distance or structures, is designed to ameliorate nuisances between adjacent land uses or between a land use and a street. (See also "Residential Neighborhood Preservation (RNP) Buffer") (Ord. 2907 § 1 (part), 7/2003; Ord. 2889 § 1 (part), 4/2003)

Building "Building" means any structure, other than a tent, having a single or common roof supported by columns or walls.

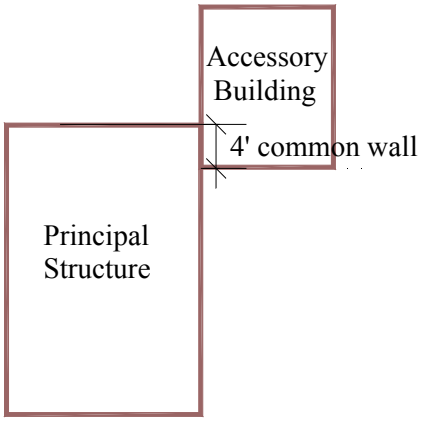
1. "Accessory Building" means a non-habitable subordinate building clearly incidental to, and located upon, the same lot occupied by the main building and which does not have

interior access to the main building. (See Table 30.44-1, Accessory Uses and Structures.)

A. "Accessory Agricultural Building" means an accessory building utilized for the housing of livestock or the storage of materials necessary to maintain the animals, such as barns, paddocks, and tack rooms.

2. "Building Area" or "Buildable Area" means that portion of a building site, exclusive of the required setback areas, in which a structure or building improvements may be erected.

Figure 30.08-2 Common Wall



3. "Building, Detached" means 1 building on 1 building lot surrounded by yards or open space, or buildings in a building group that are physically detached 1 from the other.

4. "Building Elevation" means the view of any building or other structure from any 1 of 4 sides showing features such as construction materials, design, height, dimensions, windows, doors, other architectural features, and the relationship of grade to floor level.

5. "Building Face" means any exterior wall of a building which is 4 feet or more in length. Walls off-set by 4 feet from each other shall each count as a separate face.

6. "Building Height" means the vertical distance from the average grade to the highest point of the building (see "Grade").

7. "Building Mass" means the combined height, width and depth of a building.

8. "Building Separation" means the distance from 1 building to another, measured from the closest point of each building, exclusive of architectural intrusions.

9. "Building Setback." See "Setback"

10. "Principal Building" means the main building or 1 of the main buildings upon a lot, or a building housing a principal use.

11. "Public Building" means a building owned and operated, or owned and intended to be operated, by a public agency of the United States of America, of the State of Nevada, or any of their subdivisions. (Ord. 3106 § 1 (part), 8/2004; Ord. 2741 § 2 (part), 5/2002)

Building Code "Building Code" as used in this Chapter means the Building Administrative Code of Clark County, Chapter 22.02 of the Clark County Code, and the technical codes identified therein. (Ord. 4036 § 6 (part), 7/2012)

Building Material "Building Material" means substances used in construction such as wood, lime, gypsum, brick, block, cement, concrete, tile, terra cotta, stone and plaster, and other materials deemed appropriate by the Building or Fire Codes. (Ord. 3518 § 2 (part), 5/2007; Ord. 3432 § 1(part), 10/2006)

Building Material, Sales and Services See "Home Improvement Center"

Building Official "Building Official" means the person designated by the Director of the Department of Building to perform functions as specified in Chapter 2.02 of the Clark County Code. The Building Official may also designate qualified staff to act in his place relative to the performance of these functions. (Ord. 4036 § 6 (part), 7/2012; Ord. 3085 § 38 (part), 6/2004; Ord. 2769 § 49 (part), 7/2002)

Building Permit "Building Permit" means an official authorization by the Building Official to commence specific phases of work on a construction project.

Bus Depot See "Passenger Terminal"

Campground "Campground" means an area or tract of land on which accommodations for temporary occupancy, is not intended to be used for permanent lodging, including cabins, tents, and major recreational equipment which is primarily used for recreational purposes and retains an open air or natural character, but which is not a recreational vehicle park. (See Chapter 6.12 Recreational Vehicle Park/Campground).

Canopy "Canopy" means a freestanding unenclosed roof, which often cover gasoline pumps.

Canopy Sign See "Sign, Wall Sign"

Carnival/Circus See "Temporary Outdoor Commercial Event" (Ord 3970 § 1 (part), 8/2011)

Carport "Carport" means an accessory use consisting of a covered parking space, not completely enclosed by walls or doors, and for the accommodation of an automobile. (Ord. 3688 § 2 (part), 10/2008)

Casino "Casino" means any place where gaming is operated or maintained, except that "casino" shall not be construed to include any place devoted to the use of 15 or fewer slot machines only as permitted by NRS 463.161. (See "Hotel, Resort" or "Hotel, Rural Resort").

Casita "Casita" means a detached or attached habitable portion of a dwelling without a kitchen that is used for residential purposes. The term does not include "Accessory Apartment", "Guest House" or "Temporary Living Quarters". (Also see "Accessory Apartment", "Guest House" and "Temporary Living Quarters") (Ord. 3433 § 1 (part), 10/2006; Ord. 3238 § 1 (part), 7/2005)

Caterer "Caterer" means a business that provides for the preparation, storage and delivery of food and food utensils for off-premise consumption. (See Chapter 6.12 - Food Caterer).

Cellar See "Basement"

Cellular Tower See "Communication Tower"

Cemetery "Cemetery" means any land used or intended to be used for the burial of the dead and may include crematoriums, funeral homes, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery. (See Chapter 6.12 - Funeral and Burial Services).

Certificate of Amendment "Certificate of Amendment" means a document which corrects an error or omission in, or to amend any recorded subdivision plat, record of survey, parcel map, division of land into large parcels, or reversionary map if the correction or amendment does not change, or purport to change the physical location of any survey monument, property line or boundary line.

Certificate of Land Division See "Division of Land into Large Parcels" (Ord. 3397 § 1 (part), 6/2006; Ord. 2741 § 2 (part), 5/2002)

Check Cashing Service "Check cashing service" means any person engaged in the business of cashing checks for a fee, service charge or other consideration, including deferred deposit (post dated checks), and establishments that charge a 40% or higher interest rate for a loan, including all fees associated with the transaction as defined by NRS 604A except a person:

1. Doing business pursuant to the authority of any law of this state or of the United States relating to banks, savings banks, trust companies, savings and loan associations, credit unions, development corporations, mortgage brokers, mortgage companies, thrift companies, pawnbrokers or insurance companies.

2. Licensed to make installment loans pursuant to chapter 675 of NRS.

3. Who is primarily engaged in the retail sale of goods or services who:

A. As an incident to or independently of a retail sale or service from time to time cashes checks for a fee or other consideration of not more than $2; and

B. Does not hold himself out as a check-cashing service.

4. While performing any act authorized by a license issued pursuant to chapter 671 of NRS.

5. Who holds a nonrestricted gaming license issued pursuant to chapter 463 of NRS while performing any act in the course of that licensed operation. (Ord. 3549 § 1 (part), 9/2007)

Chemical Storage See "Hazardous Materials Storage", "Hazardous Occupancy", and "Hazardous Material or Waste". (Ord. 2890 § 2(part), 4/2003)

Child Care See "Day Care," "Family Care Home" or "Child Care Institution" (See also Chapter 6.16 of Clark County Code - Child Care Facilities). (Ord. 3160 § 3 (part), 11/2004)

Child Care Institution "Child Care Institution" means a facility where care is provided to children during the day and/or night and includes a facility where developmental guidance is provided to children who do not routinely return to the homes of their parents or guardians, including an orphanage. (Ord. 4011 § 1 (part), 4/2012; Ord. 3160 § 3 (part), 11/2004)

Church See "Place Of Worship"

Circus See "Carnival," or "Recreational Facility"

Citizens Advisory Council See "Town Board"

Clinic See "Office"

Club "Club" means an institution used or intended to be used for an association of persons, whether incorporated or unincorporated, for some common purpose, such as Lions, Elks, Rotary, or Shriners, but not including adult uses, or a group organized solely or primarily to render a service customarily carried on as a commercial enterprise, or only administrative offices supporting the club.

Cluster "Cluster" means a development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, open space, and the preservation of environmentally sensitive areas. (Ord. 3354 § 1 (part), 2/2006)

CMA Area Design Overlay District "CMA Area Design Overlay District" means the specific area location identified by map #14 in Appendix G of this Title within which special design and development standards as described in Section 30.48 Part I shall be applied. (Ord. 3055 § 1 (part), 4/2004)

Co-Generation Plant See "Electric Generating Station"

Code Enforcement Manager "Code Enforcement Manager" means the position appointed by the Board to enforce Unified Development Code.

Collectible/ Memorabilia Store "Collectible/Memorabilia Store" means any building used for the sale of any article of personal property which because of public demand has attained value in a recognized commercial market which is in excess of its original value. (See Chapter 6.12 - Gift/ Novelties and also Chapters 6.28, 7.16 Secondhand Dealers).

Collector Street See "Street"

College or University "College or university" means a school beyond the high school level whose service area extends beyond that of the local school district and which grants degrees, offers courses in a variety of different fields or professions, and draws students from a regional, intrastate and/or interstate and international student population.

Commence "Commence" means any of the following: 1) the actual placing of construction materials in their permanent position fastened in a permanent manner, 2) basement excavation, 3) demolition or removal of an existing building or structure preparatory to rebuilding, 4) grading of the site, 5) the recording of a subdivision map, or 6) in the case where a building permit or business license is not required, the actual start of an approved use, providing in all of the above cases that actual construction work be diligently carried on until the completion of the building or structure involved.(Ord. 3062 § 1, 5/2004; Ord. 2741 § 2 (part), 5/2002)

Commerce "Commerce" means the purchase, rental, sale or other transaction involving the handling, or disposition, of any article, substance or commodity for profit or livelihood, or the ownership or management of office buildings, offices, recreational or amusement enterprises, motels, garages, hotels, outdoor advertising and outdoor advertising structures, or shops conducted for the sale of personal services and other similar enterprises of the same class.

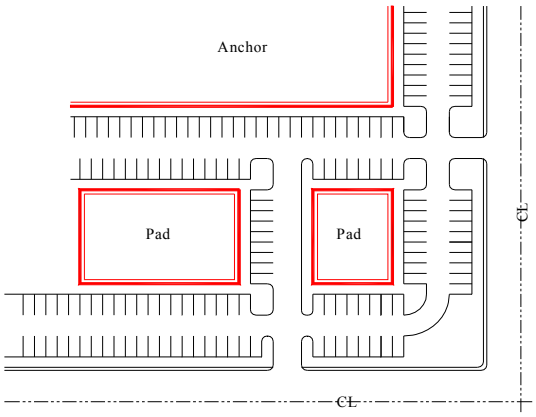
Commercial Boarding Stable See "Horse Stables" (See Chapter 6.12 Boarding Stables).

Commercial Complex "Commercial Complex" means a commercial or industrial development, with more than 1 user and which share common parking and/or vehicular access.

Commercial Development See "Development"

Commercial Nude Establishment See "Adult Use"

Figure 30.08-3 Commercial Pad Site



Commercial Pad Site "Commercial Pad Site" means a freestanding building or prepared building area within a commercial complex which is usually located significantly closer to the street or freeway than any other adjacent commercial buildings.

Commercial Use See "Use"

Commercial Vehicle "Commercial Vehicle" means one of the following:

1. A single vehicle or combination of motor vehicles with a gross vehicle weight rating (GVWR) of more than 26,000 pounds;

2. A single truck tractor or trailer with a GVWR of more than 10,000 pounds;

3. A vehicle designed to transport 16 or more passengers, including the driver; or

4 Any size vehicle that requires hazardous material placards.

See examples below. The term does not include any manufactured home or recreational vehicle. (See "Automobile" definition and prohibited use restrictions in 30.44.010(b)(7)(D)).

Examples of Commercial Vehicle:

(Ord. 3924 § 1 (part), 1/2011; Ord. 3766 § 1 (part), 6/2009; Ord. 3113 § 1, 8/2004)

Commission "Commission" means the Clark County Planning Commission.

Communication Antenna "Communication Antenna" means a structure intended for use in the wireless transmission or relaying of any portion of the electromagnetic spectrum, including television, radio, telephonic, or any other type of communicative transmission which is to be affixed to another building or structure, including the equipment necessary for its use, but not including structures for signal reception only. (See "Antenna")

Communication Building "Communication Building" means a building used by private, public, or quasi-public communication providers for the purpose of housing communication equipment such as, but not limited to, computer network server connections and electronic cabling systems, but not including communication antennas and towers or offices for permanent staff. (Also see "Communication Antenna" and "Communication Tower") (Ord. 3209 § 2 (part), 3/2005)

Communication Provider

"Communication Provider" means any person which provides a communicative service via transmission lines within easements established for such a purpose or by electronic transmission via wireless service, such as radio, television, microwave, or any other means of communicative transmission.

Communication Tower

"Communication Tower" means a freestanding structure designed to accommodate 1 or more communication antennas. Communication towers shall be considered to mean the tower plus the antenna(s) to be affixed to the tower.

Community District

"Community District" means a defined area commensurate with the level of intensity of development, character, and the availability of urban services within the area which ranges from the most intense to the least intense.

Community Garden

See "Agriculture – Community Garden" (Ord. 3993 § 1 (part), 12/2011)

Community Residence

"Community Residence" (also commonly referred to as a "group home") means a residential family–like living arrangement for 5 to 10 unrelated individuals with disabilities in need of the mutual support furnished by other residents of the community residence as well as the support services, if any, provided by the operator of the community residence. Residents may be self-governing or supervised by a sponsoring entity or its staff which furnishes habilitative or rehabilitative services related to the disabilities of the residents. Inter–relationships between residents are an essential component of a community residence. A community residence shall be considered a residential use of property for purposes of all zoning and building codes. The term does not include "facilities for the treatment of alcohol and drug abuse", "modified medical detoxification facilities", "transitional living facilities for released offenders", "facility for treatment with narcotics", or "community triage center" as each of those terms are defined within chapter 449 of the Nevada Revised Statues. The term also does not include a "boarding house", "lodging house", "fraternity", "sorority", "dormitory", or any other group living arrangement for unrelated individuals who are not disabled. The term includes two categories as follows:

1. **"Family Community Residence"** including but not limited to "residential facilities for groups" of more than 4 residents as defined by NRS 449.017. Relatives of the residents may reside in the facility (cannot exceed 10 individuals).

2. **Transitional Community Residence"** including but not limited to "halfway house for recovering alcohol and drug abusers" for more than 4 residents as defined by NRS 449.008. (Ord. 3804 § 2, 9/2009; Ord. 3726 § 1 (part), 12/2008; Ord. 3423 § 2 (part), 8/2006)

Community Use Recreational Turf "Community Use Recreational Turf" means any private or public park facility which is a turf-dominated, multi-purpose recreational area of at least 2 acres, but not less than 100 feet wide in any dimension, or a legitimate athletic field. (Ord. 2961 § 2 (part), 10/2003)

Compatible Use See "Use, Compatible Use" and "Use, Similar Use" (Ord. 3174 § 1 (part), 1/2005

Compelling Justification "Compelling Justification" means the satisfaction of the following criteria for proposed amendments:

1. A change in law, policies, trends, or facts after the adoption, re-adoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed amendment appropriate; and

2. The density or intensity of the uses allowed by the amendment is compatible with the existing and planned land uses in the surrounding area; and

3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed; and

4. The proposed amendment conforms to other applicable adopted plans, goals, and policies. (Ord 3885 § 1, 8/2010; Ord. 3106 § 1 (part), 8/2004; Ord. 2889 § 1 (part), 4/2003)

Complete or Completion "Complete" or "Completion" means one of the following:

1. The recording of a subdivision map creating lots which do not conform to the regulations of the underlying zoning district or a commercial or industrial map.

2. Completion of construction of at least 50% of the total building area as shown on the plans for any land use application and the related on-site parking and access, as well as 100% of the required landscaping adjacent to development, required buffer walls and off-site improvements. Off-site improvements shall not be determined to be complete until they are physically constructed and accepted by the Board, unless waived by the Board or Commission. The Zoning Administrator shall verify completion with the conditions, stipulations or limitations required for any land use application for part or all of the land included in the application.

3. When construction is not required, the issuance of a business license shall constitute completion.

Composting "Composting" means a controlled process of biological degradation of solid waste to an inoffensive humus-like product as defined by NAC 444.572 and governed by NAC 444.670. See also "Recycling and Related Uses" (Ord 3970 § 1 (part), 8/2011; Ord. 3757 § 1 (part), 4/2009; Ord 3586 § 1(part), 2/2008; Ord. 3549 § 1 (part), 9/2007)

Composting Facility "Composting Facility" means a facility that processes compost as regulated by the requirements of the Southern Nevada Health District (SNHD) as governed by NAC 444.670. [Also see Materials Recovery Facility, Refuse Transfer Station, and Recycling Center.] See also "Recycling and Related Uses" (Ord 3970 § 1 (part), 8/2011; Ord. 3757 § 1 (part), 4/2009; Ord. 3688 § 2 (part), 10/2008; Ord 3586 § 1(part), 2/2008; Ord. 3549 § 1 (part), 9/2007)

Comprehensive Plan "Comprehensive Plan", hereafter referred to as "the Plan" means that plan adopted by the Board on December 15, 1983, and includes all land use plans, including the general plan map adopted by the Board on January 21, 1974 for areas not included in a more recently adopted land use plan map, and other elements subsequently adopted.

Concept Plan "Concept Plan" is the first step in the Major Project Process, where general plans are proposed and potential impacts are identified for further analysis. (Ord. 3975 § 1 (part), 8/2011)

Conditional Use See "Use"

Condominium "Condominium" means a common-interest community in which portions of the real estate are designated for separate ownership and the remainder of the real estate is designated for common ownership solely by the owners of those portions. A common-interest community is not a condominium unless the undivided interests in the common elements are vested in the units' owners. (Ord. 3634 § 1(part), 6/2008; Ord. 3432 § 1(part), 10/2006)

Condominium Hotel "Condominium Hotel" means an establishment meeting the criteria for a "Hotel" as set forth in this Title, but subdivided into individual rooms or suites for separate ownership or time share and which may contain limited cooking facilities otherwise prohibited in hotel units. A "Condominium Hotel" is a commercial condominium development and may not be used for continuous or unlimited residency by a single individual group or family as required and enforced by the covenants, conditions and restrictions of the commercial condominium development. (See Chapter 6.12 Transient Lodging or Chapter 6.115 Time Share Programs).

Condominium Motel

"Condominium Motel" means an establishment meeting the criteria for a motel as set forth in this Title, but subdivided into individual rooms or suites for separate ownership. A "condominium motel" is a commercial condominium and may not be used for continuous or unlimited residency by a single individual group or family as required and enforced by the covenants, conditions and restrictions of the commercial condominium development. (See Chapter 6.12 Transient Lodging or Chapter 6.115 Time Share Programs).

Conflicting Use

See "Use, Conflicting Use" (Ord. 3174 § 1 (part), 1/2005)

Conforming Amendment

See "Zone Boundary Amendment Application" (Ord. 2889 § 1 (part), 4/2003)

Congregate Care Facility

"Congregate Care Facility" means any commercial building or building complex used or maintained to provide continuous nursing, dietary and other personal services to more than 10 people with disabilities or elderly persons who, without the assistance of any other person, are not physically or mentally capable of moving himself/herself from the room in which he/she sleeps to outside the facility in 4 minutes or less, but excluding cases of contagious or communicable diseases, surgery or primary treatments such as those customarily provided in sanitariums and hospitals, community residences, and as otherwise provided for by federal, state, and local regulations. (Also see definitions for "Assisted / Independent Living Facilities" and "Supportive Housing"; and Chapter 6.12 - Nursing Home/Rest Home) (Ord. 3423 § 2 (part), 8/2006; Ord. 3296 § 1 (part), 10/2005; Ord. 3055 § 1 (part), 4/2004)

Construction Activities, Temporary

"Construction Activities, Temporary" means the general on-site activities and operations required to construct and protect a specific development site, including but not limited to temporary structures (includes construction trailers), tents, signs, fences, and storage areas, to be ceased and/or removed when the development is completed. (Ord. 3354 § 1 (part), 2/2006; Ord. 3209 § 2 (part), 5/2005; Ord. 2741 § 2 (part), 5/2002)

Construction and Demolition Waste

"Construction and Demolition Waste" means waste resulting from the construction or demolition of buildings and other structures, as defined by Title 9.04 and as described by the Southern Nevada Health District. (Ord 3970 § 1 (part), 8/2011; Ord. 3549 § 1 (part), 9/2007)

Construction and Demolition Waste Short Term Facility "Construction and Demolition Waste Short Term Facility" means a facility that provides for the storage of one or more trucks, trailers, and/or portable waste containers which are used for the collection of construction and demolition solid waste for transport to a permanent disposal site as defined by the Southern Nevada Health District. [Also see Materials Recovery Facility, Refuse Transfer Station, Composting Facility, and Recycling Center.] See also "Recycling and Related Uses" (Ord 3970 § 1 (part), 8/2011; Ord. 3688 § 2 (part), 10/2008; Ord 3586 § 1(part), 2/2008; Ord. 3549 § 1 (part), 9/2007)

Construction Cleanup "Construction Cleanup" means any business that removes construction or demolition waste from construction sites and transports said waste to a permitted disposal site. If clean fill, see the definition of gravel yard in Title 9.04 of this code. The storageof refuse, sorting of materials, or recycling may not be permitted on the site. See also "Recycling and Related Uses" (Ord 3586 § 1(part), 2/2008; Ord. 3549 § 1 (part), 9/2007)

Construction Sign See "Sign"

Construction Storage See "Outside Storage"

Construction Storage, Temporary "Construction Storage, Temporary" means an off-site facility for the storage of construction materials for a specific development to be removed when the development is completed.

Construction Trailer/Office See "Construction Activities, Temporary" (Ord. 3354 § 1 (part), 2/2006)

Contiguous "Contiguous" means any parcel which shares any common property line other than a corner or is separated only by a public right-of-way dedicated by fee or grant of easement having a width of less than 60 feet except as specified in this Title. For the purpose of land use application acceptance, lots are considered contiguous which 1) are within a subdivision under the same ownership, 2) are separated by a dedicated public right-of-way of 100 feet or less,

3) share a common property line or corner, or 4) are within the area of an approved major project. (see "Adjacent" or "Abutting"). (Ord. 3848 § 2 (part), 2/2010; Ord. 2690 § 1 (part), 12/2001).

Contiguous Tract "Contiguous Tract" means any parcel which abuts, shares any common property line other than a corner or is separated only by a public right-of-way dedicated by fee or grant of easement and having a width of less than 60 feet. In the case of "noncontiguous" parcels resulting from the foregoing definition, as it relates to public right-of-way created by grant of easement and in the event of a subsequent abandonment of all or a portion of such easement by the governing body, limits of reversion shall refer to the centerline or line of reference of the original grant of easement. (Ord. 2690 § 1 (part), 12/2001).

Convalescent Home See "Congregate Care Facility"

Convenience Store "Convenience Store" means a facility, limited in size and scope, for the retail sale of general merchandise (such as food, prepackaged food products, sundries, household and similar consumer items) to the public. A retail business licensed as a drugstore or pharmacy shall not be considered to be a convenience store. (Ord. 2907 § 1 (part), 7/2003)

Cooperative Management Area (CMA) "Cooperative Management Area (CMA) means an area established through an agreement signed in November 1992 between Clark County and the U.S. Bureau of Land Management, located to the west and south of McCarran International Airport, the boundaries of which are defined by aircraft departure flight corridors and the 60 DNL noise contour. Most Clark County-owned property within the CMA is subject to the terms of the Southern Nevada Public Land Management Act of 1998, which restricts that County land to those uses defined in the Agreement as compatible with aircraft operations. For more information contact the Clark County Department of Aviation.

Copy Center "Copy Center" means a facility for the custom reproduction of written or graphic materials on a custom order basis for individuals or businesses. Typical processes include, but are not limited to, photocopying, blueprint, and facsimile ascending and receiving, but not including off-set printing. (See Chapter 6.12 Copy Center/Print Shop).

Corner Lot See "Lot"

Corral "Corral" means a pen, building or structure for the enclosure or confinement of animals.

County "County" means that portion of Clark County, Nevada outside the incorporated cities, both within and without the unincorporated towns.

County Engineer "County Engineer" means a Nevada registered professional engineer appointed by the Board to hold the position of County Engineer. (Ord. 2769 § 49 (part), 7/2002)

County Islands **"**County Islands" means property within unincorporated Clark County surrounded by an incorporated city.

County Surveyor "County Surveyor" means a Nevada professional land surveyor appointed by the Board to hold the position of County Surveyor.

Court or Courtyard "Court or Courtyard" means an open unoccupied area, other than a yard, on the same lot with a building and bounded on 2 or more sides by such a building.

Coverage See "Lot Coverage"

Covered Patio See "Patio Cover"

Cul-De-Sac "Cul-De-Sac"means a minor street, with only 1 outlet, which provides for an adequate turning area for vehicular traffic at its terminus, including those designed with a radius, hammerhead, or any other approved design.

Current Planning Division "Current Planning Division" means the Current Planning Division of the Clark County Comprehensive Planning Department. (Ord. 3085 § 38 (part), 6/2004; Ord. 2769 § 49 (part), 7/2002)

Custodial Institution See "Transitional Living Facilities for Released Offenders" (Ord. 3635 § 1(part), 6/2008; Ord. 3423 § 2 (part), 8/2006)

Dairy Farm "Dairy Farm" means any premises upon which 3 or more cows or goats are kept for the commercial production or sale of milk and dairy products.

Day **"**Day" See Sect. 30.08.020 (d)

Day Care "Day Care" means any facility where intermittent care, protection, and supervision is provided, for a fee, at least twice a week to more than 6 children or adults at one time, providing the use does not meet the definition of "Family" or "Rest Home" as contained herein.

Daytime Hours "Daytime Hours" means from 6:00 a.m. to 10:00 p.m.

Decorative **"**Decorative" means a special treatment or application such as texture, finish, or color which may be used in building materials, walls, concrete finishes, and roofing, etc. (Also see "Decorative Metal Roof") (Ord. 3055 § 1 (part), 4/2004)

Decorative Fence See "Fence"

Decorative Lighting "Decorative Lighting" means superfluous light, not used as part of an advertising display, intended to increase the attractiveness of a building, structure, or other incidental use (see "Sign, Animated").

Decorative Metal Roof "Decorative Metal Roof" means a type of roofing that consists of metal panels with raised seams (standing seam), or interlocking tile-shaped metal panels, or flat-locked and soldered metal panels, and excluding materials, design, colors, or textures that consist of or resemble galvanized, corrugated sheet metal. (Ord. 3055 § 1 (part), 4/2004)

Decorative Wall See "Wall, Perimeter"

Dedication "Dedication" means the transfer of land in fee simple or by easements, as required by the County or by the owner, for the use of the public, and accepted by the County for such use by, or on behalf of, the public.

Deed Restrictions See "Restrictive Covenants Running with the Land"

Deep Root Irrigation "Deep Root Irrigation" means the application of irrigation water to a depth below a tree's root ball in order to encourage the development of a deep root system. Deep root irrigation encourages more downward growth of tree roots in restricted planting areas and reduces excess water run-off. (Ord. 3356 § 1 (part), 2/2006)

Default "Default" means failing, neglecting or refusing to complete the work in the public right-of-way, within the time stated on the permit, not maintaining construction traffic controls in conformance with Subsection 30.32.140(c) of this Title, or not paying any applicable overtime, reinspection or construction traffic control violation fees.

Density "Density" means the number of residential dwelling units occupying a given land area, expressed in terms of dwelling units per gross acre of land.

Department of Public Works "Department of Public Works" means the Clark County Department of Public Works.

Desert Conservation Plan "Desert Conservation Plan" means the Clark County Plan approved and adopted by the Board on June 21, 1994, and as amended.

Design "Design" means the design elements of a development site, including the planning and engineering of alignments, grades and widths of streets, drainage, sanitary facilities and utilities, and location, size and configuration of easements, rights of way, lots,

traffic access, grading, building location, landscaping, open space, buffering and other specific physical requirements.

Design Review Application

"Design Review Application" means a request filed with the Zoning Administrator to review a proposed development to be built in conformance with the district and other requirements of this Title. (Ord. 3085 § 38 (part), 6/2004; Ord. 2907 § 1 (part), 7/2003)

Detention Facility

"Detention Facility" means one of the following:

1. "Jail" means a facility operated by or for a county or city for the short-term confinement of persons accused or convicted of an offense, including a county jail authorized by NRS Chapter 211.

2. "Prison" means a facility established under NRS Chapter 209, designed for the incarceration and punishment of persons convicted of a criminal offense and that provides general education, vocational training and other rehabilitation programs for prisoners. Also referred to as a penitentiary or correctional facility.

3. "Forensic Facility" means a secure facility of the Division of Mental Health and Developmental Services of the Department of Health and Human Services for offenders and defendants with mental disorders as defined by NRS 175.

4. "Holding Facility" means a public or private facility, other than a jail or prison, that is designed to physically restrict the movements and activities of persons held in lawful custody in the facility, including facilities designed to provide civil protective custody or facilities designed to temporarily house juveniles accused or adjudicated of having committed an offense, or persons alleged or determined to be mentally incompetent. (Ord. 3688 § 2 (part), 10/2008)

Development

"Development" means the division of land into 2 or more parcels; the recordation of a commercial/industrial subdivision map; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure or site improvement; property for which an unexpired land use application approved a use; property for which a building permit is active for the appropriate use; any mining, excavation, landfill, grading, or modification of the natural landscape; and/or any use or extension of the use of land, including the addition of impervious surfaces which retard or prevent the infiltration of water into the soil mantle, or which change the characteristics of water flow. Development shall include development within another political subdivision. (See also "Use") (Ord. 3859 § 2 (part), 6/2010)

1. "Commercial Development" means established development in which the uses conducted are listed as conditional or permitted in the commercial districts in Table 30.44-1, regardless of the district in which it is located. Dispatch services may be provided accessory to a licensed business.

2. "Industrial Development" means established development in which the uses conducted are listed as conditional or permitted in the industrial districts in Table 30.44-1, regardless of the district in which it is located. Dispatch services may be provided accessory to a licensed business.

3. "Less Intensive Development" means development permitted within a district which is more restrictive than the developing district.

4. "Mixed Use Development" means the combination of commercial and residential development (the commercial component of which exceeds the limits of "accessory commercial use", see also Section 30.48.700) on a single lot or within a single integrated development on multiple lots, or within a single building, and where the combined land uses are planned as a unified complementary whole to accommodate the functional integration of shared vehicular, parking, transit, and pedestrian areas. Mixed use development shall be considered a commercial development for the purpose of determining development standards except where specific standards are established and as otherwise required by Chapter 30.48, Part J. Commercial components of mixed use development shall be open and accessible to the general public.

5. "Non-Residential Development" means any development which has a principal use other than a dwelling, including the lot upon which the development is located.

6. "Residential Development" means established habitable development, or a recorded subdivision in which at least one home has been constructed, in which the uses conducted are listed as conditional or permitted in the residential districts in Table 30.44-1, regardless of the district in which it is located. Mixed use development is not a residential development. (See also "Use, Residential")

7. "Special Development" means established development permitted as a special use within the various districts which is not a permitted or conditional use within any of the various districts, other than special districts, such as congregate care, assisted and independent living, schools, hospitals, cemeteries, libraries, day care, child care, museums, and places of

worship, except as otherwise noted in the definition of other types of development. (Ord. 3805 § 1 (part), 9/2009; Ord. 3397 § 1 (part), 6/2006; Ord. 3174 § 1 (part), 1/2005; Ord. 3055 § 1 (part), 4/2004; Ord. 2907 § 1 (part), 7/2003)

Development Agreement

"Development Agreement" means a written agreement, adopted pursuant to State statutes and the provisions of this Title, for a specified period of time between the County and any person having a legal or equitable interest in real property for the purpose of developing such property in accordance with specified laws, ordinances, codes, resolutions, rules, regulations and plans adopted by the Board and in effect at the time such agreement is executed, in return for additional development requirements that may include, but are not limited to, provision of affordable housing, design standards, and on- and off-site infrastructure and other improvements, and which shall be approved by the Board. A Development Agreement provides assurance the property owner has committed to the provision of sufficient public facilities and infrastructure needs related to the development. It is approved for a specific period of time; the terms are locked in for that period of time.

1. "Negotiated Development Agreement" means a negotiated, approved, recorded, and binding agreement between the property owner and the County for the development of land. A Development Agreement is negotiated for a period of time, usually corresponding to the projected build out of the project and the terms are locked in for that period of time.

2. "Standard Development Agreement" means an approved, recorded, and binding agreement between the property owner and the County for the development of land. A Standard Development Agreement provides assurance the property owner has financially committed to the provision of sufficient public facilities and infrastructure needs related to the development, as specified in the Southwest Las Vegas Valley Public Facilities Needs Assessment (PFNA) Report initiated and approved by the Board. (Ord. 3975 § 1 (part), 8/2011)

Development Standards

"Development Standards" means the requirements and standards for development including, but not limited to, densities, building height, bulk and setback requirements by land use type, signage, landscaping, parking and open space.

Developer

"Developer" means the individual or entity responsible for a development.

Directional Sign

See "Sign, On-Premise Sign" (Ord. 3019 § 1 (part), 2/2004)

Director of Comprehensive Planning "Director of Comprehensive Planning" means the Director of the Clark County Comprehensive Planning Department. (Ord. 3549 § 1 (part), 9/2007)

Director of Building "Director of Building" means the Director of the Clark County Department of Building. (Ord. 4036 § 6 (part), 7/2012; Ord. 2769 § 49 (part), 7/2002)

Director of Public Works "Director of Public Works" means the Director of the Clark County Department of Public Works.

Disabled See "Disability" (Ord. 3423 § 2 (part), 8/2006; Ord. 2771 § 2 (part), 7/2002)

Disability "Disability" means a physical or mental impairment that substantially limits 1 or more of an individual's major life activities, impairs an individual's ability to live independently, having a record of such an impairment, or being regarded as having such an impairment. People with disabilities do not include addicts who continue to use alcohol or illegal drugs, whichever applies. (Ord. 3423 § 2 (part), 8/2006)

Distillery "Distillery" means an establishment which manufactures distilled spirits and distributes the spirits through licensed wholesalers in this state. The term excludes "Brew Pub", "Brewery" and "Instructional Wine-Making Facility". (Ord 4004 § 1 (part), 3/2012)

Distribution Center "Distribution Center" means a warehouse, or a complex of warehouses, with each building containing a minimum of 72,000 square feet, having a minimum overhead clearance of 24 feet within the building, with dock high loading doors either in a depressed dock well or at a flat truck apron, and with no drop ceiling constructed within the building outside of accessory office area (office area cannot exceed 25% of the total area). (Ord. 3688 § 2 (part), 10/2008; Ord. 3635 § 1(part), 6/2008)

District "District," except in reference to community districts, means a section of the County for which the regulations governing the area, height, or use of the land and buildings are uniform.

Disturbed Area **"**Disturbed area" means an area which has been graded, leveled, cleared, or otherwise stripped of vegetation and natural ground cover. It does not include incidental vehicular traffic over unpaved surfaces for recreational purposes.

Division of Land into Large Parcels "Division of Land into Large Parcels" means a division of land into 4 or fewer lots, with a minimum lot size of 10 nominal acres, each of which can be described by aliquot part and is not within a closing or fractional section. (Ord. 3397 § 1 (part), 6/2006)

Dog Pound See "Kennel"

Dormitory "Dormitory" means any building or portion thereof used and maintained to provide sleeping accommodations for a group of people (need not be related as family), whether for compensation or not, but not including hotels, motels, lodging houses, hospitals or other approved institutions or similar uses. (Ord. 3219 § 1 (part), 5/2005)

Drainage Impact Analysis "Drainage Impact Analysis" means a study that provides information on the impact of a proposed development on drainage patterns on the site of the development and for adjacent and downstream properties.

Drive Aisle "Drive Aisle" means the principal means of vehicular access, other than a street, into and within the development or to lots within the development.

Driveway "Driveway" is the means of ingress and egress from a "drive aisle", street, or access easement to a garage or entry of a residence.

Drought A combination of many complex factors acting and interacting with the environment resulting in water supplies not being replenished normally. In simple terms, a drought occurs when existing water supplies cannot meet established demands for a period of time. (Ord. 3296 § 1 (part), 10/2005; Ord. 2934 § 5 (part), 7/2003)

Drugstore See "Pharmacy" (See Chapter 6.12. Drugstore/Pharmacies).

Dry Cleaner "Dry Cleaner" means a facility where fabrics are cleaned with substantially nonaqueous organic solvents and where the floor area utilized for dry-cleaning equipment or dry-cleaning processes including accessory tailoring and alterations and shall not exceed 1,800 square feet. The 1,800 square foot limitation shall not include public areas, office space or space devoted to clothing storage racks and devices. (See Chapter 6.12 Dry Cleaner/Laundry) (Ord. 3826 § 5, 11/30/09; Ord. 3805 § 1 (part), 9/2009)

Dry Cleaning Plant "Dry Cleaning Plant" means an industrial facility where fabrics are cleaned with substantially nonaqueous organic solvents or by conventional washing. Also, where fabric may be dyed. (See Chapter 6.12).

Dump See "Sanitary Landfill"

Duplex See "Dwelling, Two-Family"

Dwelling "Dwelling" means a building or portion thereof designed or used exclusively for residential occupancy by a family or by persons residing in a community residence and within which there is interior access to all habitable rooms. The term "dwelling" includes factory-built homes, manufactured homes, one-family, two-family and multiple-family dwellings, and community residences, but does not include any other building wherein human beings may be housed such as a "boarding house", "lodging house" "fraternity", "sorority", "dormitory", or any other group living arrangement for unrelated individuals who are not disabled. Except for unrelated individuals with disabilities residing together in a community residence, no more than 4 unrelated individuals may reside together in a dwelling unit. A "community residence" located in a single-family, two-family or multiple-family dwelling unit or group shall comply with the zoning requirements applicable to the particular dwelling type in which the community residence is located as well as the additional provisions in Title 30 specifically regulating community residences. Manufactured homes not meeting the standards established for single-family dwellings in this Title may only be used as dwellings in the zoning districts set forth in this Title. (Also see "Employee Housing")

1. "Dwelling Unit" means a building or portion of a building having a minimum of 3 rooms, which must contain a living room, kitchen, bedroom, and bathroom, that is designed as a unit for occupancy by not more than 1 family for living or sleeping purposes.

2. "Two-Family Dwelling" means any building containing only 2 dwelling units.

3. "Multiple-Family Dwelling," also known as an apartment or condominium, means a building containing 3 or more dwelling units. (Also see "Accessory Apartment")

4. "Multiple-Family Dwelling Group" means 1 or more buildings containing dwelling units arranged around 2 or more sides of a court.

5. "Single-Family Attached Dwelling," also known as a one-family dwelling or residence, means any single family

building which is permanently attached to another single family dwelling.

a. "Townhouse" means an arrangement of single-family dwellings joined by common walls on not more than 2 opposite sides with the uppermost stories being a portion of the same dwelling located directly beneath at the grade or first floor level and having exclusive individual ownership and occupant rights of each dwelling unit.

6. "Single-Family Detached Dwelling," also known as a one-family dwelling or residence, means any detached building, including manufactured homes, containing only 1 dwelling unit on its own individual lot.

7. "Single Room Occupancy Unit," also known as an efficiency unit, means 1 or 2 rooms used for living, cooking, sanitation and sleeping, and which does not meet the definition of "dwelling unit" above regarding the number of rooms. A single room occupancy unit is considered a dwelling unit for 1 family for all other purposes, including density. (Also see "Manager's Unit" for similar accessory use in non-residential districts and "Accessory Apartment" for similar accessory use in residential districts)

8. "Temporary Living Quarters" means a building, attached or detached with a kitchen, that is used for a limited period of time to accommodate various temporary housing needs and shall not be used for remuneration nor any extended stay which may result in the degradation of a neighborhood.

9. "Temporary Dwelling" means a dwelling, including a manufactured home or recreational vehicle, for temporary use during the construction of a dwelling or the reconstruction of a damaged or destroyed dwelling. (Ord. 3848 § 2 (part), 2/2010; Ord. 3726 § 1 (part), 12/2008; Ord. 3634 § 1(part), 6/2008; Ord 3586 § 1(part), 2/2008; Ord. 3432 § 1(part), 10/2006; Ord. 3423 § 2 (part), 8/2006; Ord. 3238 § 1 (part), 7/2005); Ord. 3219 § 2 (part), 5/2005; Ord. 2771 § 2 (part), 7/2002)

Easement "Easement" means the grant to a person, government entity, or public utility a limited right of use or interest of a property given by the property owner for a specific purpose, or a prescriptive right as determined by a court of law. Easements granted to the public, which are accepted by the County, shall be used by, or on behalf of, the public.

Education and Related Uses Includes but is not limited to College or University, Individual Instruction, School, and Training Facility. (Ord 3586 § 1(part), 2/2008)

Egress "Egress" means an exit.

Electric Generation, Distributed "Electric Generation, Distributed" means a small scale (with output of 5 megawatts or less) power generating unit established as an accessory use designed to provide necessary power for the principal use, but not including emergency backup generators allowed per *Clark County Air Quality Regulations*, as amended. Such technologies include, but are not limited to: reciprocating engines, microturbines, industrial combustion turbines, fuel cells, photovoltaics and wind turbines. (See Electric Generating Station or Electric Generation, Emergency.) (Ord. 3085 § 38 (part), 6/2004; Ord. 2794 § 1 (part), 9/2002)

Electric Generation, Emergency "Electric Generation, Emergency" means a power generating unit established as an accessory use designed to provide necessary power for the principal use intermittently only when power is interrupted, and then only per *Clark County Air Quality Regulations*, as amended. (See Electric Generating Station or Electric Generation, Distributed.) (Ord. 3085 § 38 (part), 6/2004; Ord. 2794 § 1 (part), 9/2002)

Electric Generating Station "Electric Generating Station" means a facility that generates electricity produced by waste, heat, solar, wind, gas, coal, hydroelectric power sources, or nuclear fission when the capacity of power generated exceeds five megawatts or when established as the principal use of the property (See Electric Generation, Distributed or Electric Generation, Emergency). (Ord. 2794 § 1 (part), 9/2002)

Electrical Substation "Electrical Substation" means a subsidiary station in which electric current is transformed for distribution to individual customers.

Electronic Message Unit See "Sign, animated sign"

Electronic Repair "Electronic Repair" means the repair of electronic equipment such as televisions, radios, computers or similar devices (see "Appliance Repair"). (See Chapter 6.12 Appliance/Electronics - Sales, Service, and Rental). (Ord. 2741 § 2 (part), 5/2002)

Elevation "Elevation" means a vertical distance above or below a fixed reference datum based on the North American Vertical Datum of 1988. (or see "Building, Elevation").

Emergency Care Facility "Emergency Care Facility" means medical or dental offices which provide professional services more than 84 hours per week, or which have designated facilities for providing emergency medical care to the general public without appointment. An "Emergency Care Facility," in contrast to a "Hospital," does not provide

overnight care or boarding of patients. (See "Medical Use" and Chapter 6.12 Clinics/Laboratories).

Emergency Work "Emergency Work" means work performed by the owner or operator of a utility or any governmental entities as the case may be or by persons authorized to perform work within the County rights-of-way that will compromise the general prosperity, health, safety and welfare of the public if not performed and completed as soon as possible, even if such completion requires continuous repairs at times other than normal County business hours.

Employee Housing "Employee Housing" means housing for employees in conjunction with an agricultural use. (See "Dwelling")

Enhanced Paving "Enhanced Paving" means the use of alternative paving materials to accent areas of parking lots to provide a change in color and texture from the asphalt. (Ord. 3397 § 1 (part), 6/2006)

Equipment Sales/ Rental/Service "Equipment Sales/Rental/Service" means the sale, rental or service of equipment, typically used for home improvement and do-it-yourself projects, with a gross unloaded weight of less than 3,000 pounds, or vehicles with a gross unloaded weight less than 8,500 pounds. Equipment rental includes cleaning, landscaping, construction or similar equipment such as (but not limited to) floor strippers and polishers, pressure washers, riding lawnmowers and tillers, post hole diggers, special or motorized saws, drills, trowels, jacks and jackhammers, compactors, and small mixers. Equipment rental does not include towable generators or compressors, z-booms, lifts extending higher than 20 feet, light towers extending higher than 15 feet, or diesel powered equipment, regardless of weight. (Also see "Equipment Sales/Rental/Service - Construction or Heavy Equipment"). (Ord. 3106 § 1 (part), 8/2004; Ord. 3055 § 1 (part), 4/2004)

Equipment Sales/ Rental/Service - Construction or Heavy Equipment "Equipment Sales/Rental/Service - Construction or Heavy Equipment" means the sale, rental or service of equipment with a gross unloaded weight of 3,000 pounds or more and vehicles with a gross unloaded weight of 8,500 pounds or more. Construction or heavy equipment includes towable generators or compressors, z-booms, lifts extending higher than 20 feet, light towers extending higher than 15 feet, and diesel powered equipment such as (but not limited to) front end loaders, dump trucks, and various other equipment and vehicles intended for commercial use. (Ord. 3106 § 1 (part), 8/2004; Ord. 3055 § 1 (part), 4/2004)

Errand Service **"**Errand Service" means providing the service of, or taking care of a business matter for an individual or business such as miscellaneous shopping, auto registration, standing in line, errands for senior citizens, runners, etc. This does not include mail pick up or delivery or transportation services.

Escort Bureau "Escort Bureau" means a person who, for a fee, commission, profit, payment, or other monetary consideration, furnishes, refers or offers to furnish or refer escorts, or provides or offers to introduce patrons to escorts in accordance with the restrictions listed in Chapter 8.32 (Liquor and Gaming License and Regulations) of the Clark County Code and is considered a "Privileged" License by State of Nevada

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Existing Building See "Building"

Exotic Animal "Exotic Animal" means any animal, other than a bird, which is not a household pet or an animal normally raised for human consumption which is no longer exotic as determined by the United States Department of Agriculture, such as lions, tigers, bears, or monkeys. See also "Agriculture- Aviary," "Agriculture-Livestock" and "Household Pet."

Explosives "Explosives" means gunpowders, powders used for blasting, all forms of high explosives, blasting materials, fuses other than electric circuit breakers, detonators and other detonating agents, smokeless powders, other explosive or incendiary devices and any chemical compound, mechanical mixture or device that contains any oxidizing or combustible units, or other ingredients, in such proportions, quantities or packing that ignition by fire, friction, concussion, percussion or detonation of the compound, mixture, device or any part thereof may cause an explosion. For the purpose of this Title, an explosive does not include ammunition for small arms, or any component thereof, black powder commercially manufactured in quantities that do not exceed 50 pounds, explosives used for mining activities, and percussion caps, safety and pyrotechnic fuses, quills, quick and slow matches, and friction primers that are intended to be used solely for sporting, recreation or cultural purposes.

Expressway See "Freeway"

Extension of Time Application "Extension of Time Application" means a request filed with the Zoning Administrator to extend the time on any land use application, either for commencement, completion or review, or as the circumstances warrant as permitted by Chapter 30.16 of this Title. (Ord. 3085 § 38 (part), 6/2004; Ord. 2907 § 1 (part), 7/2003)

Family "Family" means no more than 4 unrelated individuals living together as a single housekeeping unit within a dwelling unit or one or more individuals related by blood, marriage, adoption, or guardianship. (Ord. 3726 § 1 (part), 12/2008; Ord. 3423 § 2 (part), 8/2006

Family/Day Care "Family/Day Care" means any facility where care, protection and supervision are provided without the presence of parents to not more than 6 people, or aged or infirm persons who are present for less than 24 hours per day including "facilities for the care of adults during the day" as defined in NRS 449.004, at one time. A family/day care is a permitted accessory use within any dwelling. The clients of a family/day care may not establish residency at the facility. (Ord. 3726 § 1 (part), 12/2008; Ord. 3423 § 2 (part), 8/2006; Ord. 3160 § 3 (part), 11/2004)

Farmer's Market **"**Farmer's Market" means a building or open area in which stalls or sales areas are set aside, rented, or otherwise provided for use by individuals, tenants, or businesses engaged in the sale of vegetables, fruits, or other agricultural products. The term does not include "Agriculture – Community Garden" or "Agriculture – Gardening/Greenhouse". (Ord. 3993 § 1 (part), 12/2011)

Feed Store "Feed Store" means a retail sales facility where grain and other foodstuffs for animals and livestock is sold, including other implements and goods related to agricultural processes, but not including farm machinery. (See Chapter 6.12 Feed & Tack).

Fence "Fence" means any artificial barrier greater than 36 inches in height (constructed of any material or combination of materials) erected within a required setback for the purpose of enclosing or screening certain areas of land. Fences not constructed within required setbacks shall be considered accessory structures and shall meet the restrictions for such structures within the respective districts. The restrictions applicable to walls apply to fences; however, a fence shall not be substituted for a wall when required by the provisions of this Title.

1. "Agricultural fence" means a wire fence, for example electrical or barbed wire, constructed to enclose agricultural uses and/or animal stock permitted in the R-U, R-A, and R-E districts within community districts five and six. The minimum height is 5 feet with not less than 5 horizontal barriers, with posts set not more than 20 feet apart. The lower barrier must not be more than 12 inches from the ground and the space between any 2 barriers must not exceed 12 inches. Every post must be set to withstand a horizontal strain of 250 pounds at a point 4 feet from the ground, and each barrier must be capable of withstanding a horizontal strain of 250 pounds at any point mid-way between posts. Such posts are

required along and adjacent to any side, front, or rear property line bordering the entire facility. An agricultural fence is not regulated by the provisions of this title.

2. "Decorative fence" means a fence constructed of decorative wrought iron or similar material in combination with decorative walls and/or columns with not less than 50% of the vertical surface of the fence open.

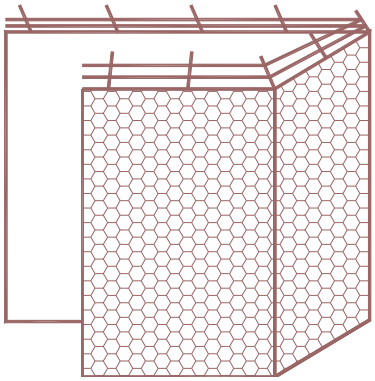
3. "Fence Height" means the distance from the finished grade to the highest point of the fence, wall or hedge.

4. "Screen fence" means a fence designed to block the view of motorists and pedestrians into the interior of a lot to the extent that the activities conducted on the lot are indiscernible. Metal supports and wire mesh capable of blocking 90% of light are permitted; however, slats are not acceptable.

5. "Security fence" means a fence up to ten feet in height. Security wire, including barbed, razor, or similar wire, may be permitted as shown below, but shall not cross the property line.

Figure 30.08-4 Security Fence

Security wire must be above 6 feet if straight or slanted inward; if above 8 feet may be slanted outward but may not overhang the property line.



5. "Temporary fence" means a fence constructed to temporarily provide security pending the final development of the lot or to control access, dust, or prevent the dumping of refuse. A temporary fence need not be decorative, and may be allowed at any height required by the Building Official.

(Ord. 3229 § 2 (part), 6/2005; Ord. 3229 § 2 (part), 6/2005; Ord. 2741 § 2 (part), 5/2002)

Fence Height See "Fence"

Final Map "Final Map" means a map prepared in accordance with NRS 278 and this title, which is to be placed on record in the Office of the County Recorder as the approved design for a major subdivision. The term shall include a map prepared to amend or revert to acreage a previously recorded map. (See also "Merger and Resubdivision)

Final Map Technical Review Application "Final Map Technical Review Application" means a request to provide the means for an analysis of a proposed or amended final map regarding improvement requirements, design standards, detailed survey information and technical correctness of the map.

Financial Service "Financial Service" means any business whose primary service is the exchange of currency, including banks, credit unions, but excluding retail sales and offices. (See Chapter 6.12 Bank, Credit Union, Check Cashing Services, Finance Company, etc).

Firearms "Firearms" means any pistol, rifle, shotgun or other similar weapon permitted to be sold under state and federal law.

Flag "Flag" means any fabric, banner or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government or political subdivision. (See "Signs Temporary")

Flea Market See "Swap Meet"

Floor Area "Floor Area" means the total area enclosed within the several floors of a building as measured from the exterior faces of the walls, excluding any space where the floor to ceiling height is less than 6 feet. Floor area requirements shall be construed to be based on the gross floor area unless specified as leasable floor area. "Gross Floor Area" means the total area enclosed and when referring to a use includes all floor area with interior access to the use.

Food Processing "Food Processing" means a facility in which food for human consumption is produced in its final form (such as candy, baked goods, dairy products and/or ice cream) for distribution to retailers or wholesalers for resale on or off the premises. The term does not include beverage processing which uses any mechanized assembly line production, "Animal By-Product Plant", a restaurant preparing food for consumption by patrons on the premises or for takeout or delivery, or a retail sales facility that produces food for on-premise sales only (such as, but not limited to, a retail bakery). (Ord. 3924 § 1 (part), 1/2011; Ord. 3296 § 1 (part), 10/2005)

Foster Home "Foster Home" means a home that does not meet the definition of "family" where a natural person, partnership, firm, corporation or association provides full-time care to up to 15 children who are:

1. Under 18 years of age;
2. Not related within the first degree of consanguinity or affinity to any natural person maintaining or operating the home; and
3. Received, cared for and maintained for compensation or otherwise, including the provision of permanent free care or pending completion of proceedings for the adoption of the child by the person or persons maintaining the home.

The Term "Foster Home" includes "Family Foster Home" and "Group Foster Home," but does not include "Family." See NRS 424.013 and NRS 424.015. (Ord. 4011 § 1 (part), 4/2012)

Fraternal Organization See "Club"

Fraternity House, Sorority House "Fraternity House, Sorority House" means a dwelling, such as a dormitory, established in conjunction with schools for the purpose of housing students who belong to a fraternity or sorority. (Ord. 3174 § 1 (part), 1/2005)

Freestanding Sign See "Sign"

Freeway "Freeway" means a limited access interregional arterial route designed exclusively for unrestricted movement, having no private access and intersecting only with selected arterial highways by means of interchanges engineered for free-flowing movement. The term shall include any unbuilt freeway for which the right-of-way has been acquired for construction purposes or where temporary frontage roads providing access to intersecting streets from within such rights-of-way are provided.

Freight Terminal "Freight Terminal" means an area and building(s) where cargo is stored and where railroad cars, aircraft, or commercial vehicles load and unload cargo for transhipment or distribution on a regular basis, and which may include facilities for the temporary storage of loads prior to shipment and facilities for the maintenance of transport vehicles. (Ord. 4010 § 1 (part), 4/2012)

Front Lot Line See "Lot"

Front Yard See "Yard"

Frontage "Frontage" means all the property aligned on 1 side of a street.

Frontage Road See "Street"

Fuel Storage Yard "Fuel Storage Yard" means a place for the storage of petroleum products in mass quantities for wholesale sales or distribution. This does not include incidental fueling facilities serving a primary use or in conjunction with a gasoline station or truck stop. (Ord. 4010 § 1 (part), 4/2012)

Future Street Width "Future Street Width" means lines established adjacent to highways or streets for the purpose of defining limits within which no structure nor any part thereof shall be erected or maintained in order to ensure the future acquisition of these limits as public rights-of-way.

Gaming "Gaming" means and includes all games of chance or devices and any slot or video poker machines played for money, or for checks or tokens redeemable in money except, for the purpose of this Title only, "Gaming" shall not be construed to include slot or video poker machines when such machines are operated incidental or accessory to the conduct of a business permitted under the provisions of this Title (see "Hotel, Resort" or "Hotel, Rural Resort").

Garage Sale "Garage Sale" means the selling of used articles on the property of the homeowner.

Gasoline Station "Gasoline Station" means any commercial building or structure, premises or other place used to supply motor fuels for automobiles (including alternative fuels such as natural gas or hydrogen) and which may provide lubricants, tires, batteries and other small accessories to motor vehicles, and where repair work is not done. (Ord. 4010 § 1 (part), 4/2012)

Government Building See "Building, Public"

Government Entity "Government Entity" means any political subdivision of the Federal or State government, or any regulatory agency or any utility governed by elected officials. (Ord. 3472 § 2 (part), 1/2007; Ord. 3174 § 1 (part), 1/2005; Ord. 2857 § 2 (part), 2/2003)

Government Patent Easement "Government Patent Easement" means a reservation of rights for future public purposes by the federal government for the benefit of the public.

Grade "Grade" includes the following meanings.

1. The average level of the finished ground level at the center of all walls of the building.

2. The finished grade for the purpose of determining the height of fences, walls, and/or hedges shall be the top-of-curb grade for fences, walls and hedges along a street. Where the finished grade line of a lot is above or below the finished grade line of an abutting lot, the finished grade shall be the point on the high side.

Grading "Grading" means any excavation, filling, clearing vegetation, rough grading, stockpiling, or altering the natural ground surface or its elevation.

Grand Opening "Grand Opening" means a one time promotional activity used by newly established businesses, within 2 months after occupancy, to inform the public of their location and service available to the community, any outdoor activity of which is permitted only with a temporary outdoor commercial event and subject to the restrictions listed for such a permit.

Grocery Store "Grocery Store" means a business located in a building or in a portion of a building which is segregated physically or spatially from the rest of the building or other retail sales departments, which sells or displays food and other goods for retail sales and has over 6,000 square feet of floor space, exclusive of warehouse, restrooms, and office areas. (See Chapter 6.12 Grocery /Food Products).

Gross Acre/Acreage See "Acre"

Gross Floor Area See "Floor Area"

Groundcover "Groundcover" means plants grown for their low spreading capabilities for the protection of soils, to prevent growth of weeds and for aesthetic purposes, or a decorative rock, bark or similar covering designed to enhance the appearance of landscaping.

Group Care Facilities And Related Uses Includes but is not limited to Assisted/Independent Living Facilities, Congregate Care, Community Residence, and Foster Home. (Ord. 4011 § 1 (part), 4/2012; Ord 3586 § 1(part), 2/2008)

Group Home See "Community Residence" (Ord. 3423 § 2 (part), 8/2006)

Guest House "Guest House" means a segregated portion of a dwelling or a separate dwelling structure located on a lot with a dwelling and used for the housing of guests or servants of the occupant of the premises. (Also see "Accessory Apartment")
(Ord. 3238 § 1 (part), 7/2005)

Guest Ranch "Guest Ranch" means a facility where transient guests are boarded in an agricultural setting, and where such guests may be instructed in agricultural and/or animal husbandry practices. (See Chapter 6.12 Transient Lodging or Chapter 6.115 Time Share Programs).

Guest Room "Guest Room" means any room in a hotel, dormitory, bed and breakfast, boarding house, used and maintained to primarily provide sleeping accommodations for not more than 2 persons.

Gym "Gym" means the same as a fitness center or health club (see Table 30.44-1). (Also see "Recreation Facility") (Ord. 3432 § 1(part), 10/2006)

Habitable "Habitable" means a building suitable for human occupancy as determined by the Building Official, except that habitable space for the purpose of determining the minimum area of a dwelling (or accessory residential use) shall include hallways, closets, bathrooms, basements with interior access, etc. (Ord. 3229 § 2 (part), 6/2005)

Handicap See "Disability"

Handicraft "Handicraft" means the production of personal or household items from materials, such as cloth, lace, wool, wood, glass, metal, leather, and similar materials, but not food items, which are either made to order or which involve considerable handwork. The term does not include cabinet making, cabinet assembly or the use of mechanized assembly line production. (See Chapter 6.12 Art/Handicraft Supplies).

Hardscape See "Landscaping" (Ord. 3356 § 1 (part), 2/2006)

Hardware Store See "Home Improvement Center" (See Chapter 6.12 Hardware/Tools)

Harmonious Relationship "Harmonious Relationship" means the design, arrangement and location of buildings or other created or natural elements of the urban environment that are sufficiently consistent in design, scale, height, color, character, and sitting with other buildings or created or natural elements in the area so as to avoid abrupt or severe differences or incompatibilities.

Hazard to Air Navigation See "Airport Definitions"

Hazardous Material or Waste "Hazardous Material or Waste" means products or waste products which have the potential to be dangerous, extremely noxious, or cause substantial environmental impacts on or beyond the boundaries of the property on which the products are used or stored and includes, but is not limited to, the materials specified in the Nevada Revised Statutes and/or the Nevada Administrative Code when present in the quantities listed and/or the materials regulated by the Clark County Fire and International Building Codes. See also "Hazardous Materials Storage" and "Hazardous Occupancy". (Ord. 3209 § 2 (part), 5/2005; Ord. 2890 § 2(part), 4/2003)

Hazardous Materials Or Waste Storage "Hazardous Materials or Waste Storage" means the keeping, retention or leaving of hazardous materials in quantities in excess of the maximum allowed quantities for the control area(s) defined in the International Building Code and the International Fire Code; in closed containers, tanks, cylinders or similar vessels or vessels

supplying operation through closed connection but not the incidental storage of chemicals for personal use and/or in conjunction with other approved uses. Chemical and/or hazardous materials storage is limited by type and quantity per the Nevada Revised Statutes and/or the Nevada Administrative Code and by the Clark County Fire and International Building Codes. A hazardous classification may be required per the Clark County Building Code. (See also "Hazardous Material or Waste", Hazardous Occupancy", "Outside Storage/Outside Display", and "Personal Use") (Ord. 4036 § 6 (part), 7/2012; Ord. 4010 § 1 (part), 4/2012; Ord 3970 § 1 (part), 8/2011; Ord. 3209 § 2 (part), 5/2005; Ord. 2890 § 2 (part), 4/2003)

Hazardous Occupancy

"Hazardous Occupancy" includes, among other things, the use of a building or structure, or portion thereof, that involves the manufacturing, processing, generation or storage of material that constitute a physical or health hazard in quantities in excess of those allowed in control area(s) complying with adopted building and fire codes as determined by the Clark County Building Official. See also "Hazardous Material or Waste" and "Hazardous Materials Storage". (Ord. 4036 § 6 (part), 7/2012; Ord. 3209 § 2 (part), 5/2005; Ord. 2890 § 2(part), 4/2003)

Height

See "Building" or, with respect to airports, see "Airport Definitions"

Heliport

"Heliport" means any area used or to be used for the landing or take-off of helicopters, hot air balloons, or other steep gradient aircraft capable of hovering and shall include any, and all, of the area or buildings which are appropriate to accomplish these functions. (Ord. 2741 § 2 (part), 5/2002)

High Impact Project

"High Impact Project" means a project that includes any of the following, but does not include any projects within the unincorporated Town of Laughlin which are exempt from the definition of High Impact Project through June 30, 2012:

1. Projects with 500 or more dwelling units;

2. Projects with a minimum 1,200 resort condominium, hotel condominium, hotel or resort hotel accommodations (combination of all);

3. Projects generating 8,000 or greater average daily trips (ADTs); as defined by the Institute of Transportation Engineers or its successor;

4. Development reaching the above thresholds by successive additions to the overall development subsequent to March 1, 2006.

5. Industrial and commercial projects encompassing more than 300 acres. This does not include public or quasi-public projects. (Ord. 3976 § 1, 9/2011; Ord. 3643 § 1, 6/2008; Ord. 3622 § 1 (part), 4/2008; Ord. 3520 § 1, 6/2007)

Hillside "Hillside" means a part of a hill between the summit and the foot with slopes of 12% or more, the contiguous extent of which exceeds 2 1/2 acres. (Ord. 2741 § 2 (part), 5/2002)

Historic Neighborhood "Historic Neighborhood" has the meaning as described in NRS 278.0153 as regulated within Chapter 30.48 of this Title. (Ord. 3992 § 1, 11/2011)

Hog/Pig Farm See "Agriculture - Hogs/Pigs"

Home for Individual Residential Care See "Family." For the State of Nevada's definition, see NRS 449.0105. (Ord. 4011 § 1 (part), 4/2012)

Home Improvement Center "Home Improvement Center" means a facility for the sale of home, lawn and garden supplies, tools, and construction materials such as brick, lumber and other similar materials (see Chapter 6.12 Building Supplies and Materials), and includes equipment rental (see "Equipment Sales/Rental/ Service" definition). (Ord. 4010 § 1 (part), 4/2012; Ord. 3055 § 1 (part), 4/2004)

Home Occupation "Home Occupation" means any commercial use conducted within a dwelling unit, the use of which is clearly incidental and secondary to the residential use of the dwelling, and does not alter the exterior or affect the residential character of the neighborhood." (Ord.3924 § 1 (part), 1/2011)

Homeless Shelter See "Boarding House" (Ord. 3174 § 1 (part), 1/2005)

Horse Stable "Horse Stable" means a location where horses are kept, including the following:

1. "Commercial Boarding Stables" means the keeping or housing and/or riding and training of horses only but prohibiting rental of animals, open for service to the general public. A horse kept on the land for the purpose of training shall be considered to be a boarded horse. Young animals less than 6 months of age shall not count toward the allowable limit.

2. "Private Stable" means a detached accessory building for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale. (See Agriculture Livestock - Large").

3. "Residential Boarding Stables" means the keeping or housing and/or riding and training of horses only for the purpose of monetary gain, and including the owner/proprietor's personal horses, but prohibiting rental of animals, open for service to the general public. A horse kept on the land for the purpose of training shall be considered to be a boarded horse. Young animals less than 6 months of age shall not count toward the allowable limit.

4. "Riding/Rental Stables" means the keeping or housing and/or riding and training of horses, including the rental of animals and instruction in the art of horseback riding, open for service

to the general public. A horse kept on the land for the purpose of training shall be considered to be a boarded horse. Young animals less than 6 months of age shall not count toward the allowable limit. (See Chapter 6.12 Boarding Stables). (Ord. 3757 § 1 (part), 4/2009)

Hospice "Hospice" means a facility for the treatment and care of the terminally ill. (See Chapter 6.12 Hospitals). (Ord. 4010 § 1 (part), 4/2012)

Hospital "Hospital" means any building, or portion thereof, used for the accommodation and medical and/or psychological care of persons who are sick, injured or infirm that provides 24 hour care. This includes sanitariums, institutions for the cure of chronic drug addicts and mental patients, and alcoholic sanitariums. (See Chapter 6.12 Hospitals, and NRS 449). (Ord. 4010 § 1 (part), 4/2012; Ord. 3757 § 1 (part), 4/2009)

Hot Air Balloon See "Heliport" (Ord. 2741 § 2 (part), 5/2002)

Hotel "Hotel" means any building or group of buildings, other than a spa/retreat, in which there are 5 or more guest rooms used, designed or intended to be used, let or hired out for the purpose of offering to the general public lodging on a day-to-day basis not to exceed 30 consecutive calendar days, where the primary entrance is through a lobby or foyer and also, that in which there are no provisions for cooking in any individual room or suite unless specifically permitted by the Commission or Board. (See Chapter 6.12 Transient Lodging Establishment).

Hotel, Resort "Hotel, Resort" means a building, or complex of buildings or other structures, kept, used, maintained, advertised and held out to the public to be a hotel or motel wherein food is served, in which 300 or more guest rooms are used for sleeping accommodations, and which has amenities as defined in Section 8.04.010 Resort Hotel, all of which are directly connected to the complex or building and the proposed or existing gaming operation and operated in such a manner as to form a part of the same operation and complex. This shall not be construed to approve any licenses for liquor and gaming. (See Section 8.04.010 Resort Hotel). (Ord. 3549 § 1 (part), 9/2007)

1. "Neighborhood Casino" means a resort hotel with a minimum of 200 rooms that is located: 1) outside that portion of the Las Vegas Boulevard Gaming Corridor that is master planned C-T and; 2) outside land that is mater planned C-T within the MUD-1 subdistrict of the Mixed Use Overlay District and; 3) outside Jean, Primm, and Laughlin where master planned C-T. (Ord. 3355 § 1 (part), 2/2006)

Hotel, Rural Resort

"Hotel, Rural Resort" means a building, or complex of buildings or other structures with at least 200 guest rooms, located in an unincorporated town having a population of not less than 300 nor more than 2,500 people and which has fewer than 3 unrestricted gaming licenses. (Also see "Hotel, Resort" for Neighborhood Casino and Chapter 6.12 Transient Lodging, Chapter 8.04.010 Rural Resort.) (Ord. 3355 § 1 (part), 2/2006)

Household Pets "Household Pets" means animals or birds ordinarily permitted in the house and kept for company or pleasure, such as dogs, cats, birds, pot-bellied pigs, ferrets, hamsters, parakeets, non-venomous reptiles and amphibians not more than 6 feet in length but not including their young less than 3 months old. Any domesticated farm animal permitted under "Agriculture-Livestock" which are normally raised for consumption shall not be considered to be a household pet. See "Agriculture-Aviary," "Agriculture-Livestock," "Exotic Animals," "Kennel," and "Pet Fancier." (Ord 3586 § 1(part), 2/2008)

Housing Housing includes but is not limited to Accessory Apartment, Boarding House, Casita, Dwelling, Condominium, Dormitory, Fraternity/Sorority House, Guest House, Employee Housing, Manager's Unit, Manufactured Housing, Senior Housing, and Supportive Housing. (Ord 3586 § 1(part), 2/2008)

Hypnotist See "Psychic Arts"

Improvements "Improvements" means public or private facilities that may include, but are not limited to, fire hydrants, sidewalks, curbs, gutters, pavement, gravel, aggregate base, streetlights, street name signs, traffic signals and signs, pavement markings, other applicable traffic control devices, survey monuments, sewers, utilities, flood control and drainage facilities, overpasses and underpasses for vehicular and pedestrian uses.

Industrial Development See "Development"

Industrial Use See "Use"

Industry "Industry" means the manufacture, fabrication, processing, reduction or destruction of any article, substance or commodity, or any other treatment, in such a manner as to change the form, character or appearance or add value to the final product.

Ingress "Ingress" means access or entry.

Instruction, Individual "Individual Instruction" means teaching or tutoring of not more than 1 individual at a time, arriving at separate times. (Ord. 3397 § 1 (part), 6/2006)

Instructional Wine-Making Facility "Instructional Wine-Making Facility" means any facility that, for a fee, provides a person of legal age with instruction and opportunity to participate directly in the process of wine making on the premises of the facility. See also "Alcohol Related Uses". The term does not include:

1. A wine maker or winery that is licensed pursuant to Chapter 369 of NRS.

2. A university, college, or community college that is part of the University and Community College System of Nevada or any other postsecondary educational institution that is licensed by a federal or state agency and is accredited by a nationally recognized educational accrediting association.

3. "Manufacturing"

4. "Alcohol, On-Premise Consumption"

5. "School" (Ord 4004 § 1 (part), 3/2012; Ord 3586 § 1(part), 2/2008; Ord. 3397 § 1 (part), 6/2006)

Intensity of Use "Intensity of Use" means the uses which are less or more intense based on the allowable uses within the zoning district, with less restrictive districts allowing a greater intensity of use.

Interim Package Wastewater Treatment Plant "Interim Package Wastewater Treatment Plant" means a facility or structure for wastewater treatment, that:

1. Consists of units or modules designed for construction, assembly, connection, and installation at the site for treatment of sewage;

2. Is privately constructed and then dedicated to the district prior to commencement of operation;

3. Will be operated to treat wastewater and sewage for a limited area where a public wastewater facility is planned to become operational on an undetermined date or within 5 years from the date the applicant submits an application for an interim package plant; and

4. Requires a discharge permit, obtained by the district, pursuant to NRS Chapter 445A. (Also see *"Package Wastewater Treatment Plant", "Reclaimed Wastewater", "Reclamation Facility"*, and *"Sewage Treatment Plant"*) (See Waste Management and Related Uses) (Ord 3586 § 1(part), 2/2008; Ord. 3518 § 2 (part), 5/2007)

Interior Lot See "Lot"

Irrigation System "Irrigation System" means the combination of elements such as automatic controllers, meters, pressure vacuum breakers, pipes, valves, emitters, bubblers, spray heads, tubing and other materials designed for the purpose of transporting water to landscaping.

Jail See "Detention Facility" (Ord. 3688 § 2 (part), 10/2008)

Jewelry Store "Jewelry Store" means an establishment which primarily sells new and used jewelry, or reconstitutes precious metals into jewelry forms which are sold at retail on the premises. (See Chapter 6.28 and 7.16 Secondhand Dealers).

Junkyard See "Salvage Yard" or "Automobile Dismantling Yard" (See also Chapter 6.28 and 7.16 Secondhand Dealers)

Kennel "Kennel" means any lot, building, structure or premises on which 4 or more household pets are kept for an indefinite period of time typically for remuneration. (Also see "Household Pets" and "Pet Fancier"). (See Chapter 6.12 Pet Shop Service; if with a Veterinarian Office See 6.12). (Ord. 3771 § 2 (part), 6/2009; Ord. 3160 § 3 (part), 11/2004)

Kiosk, Information "Kiosk, Information" means a freestanding structure upon which temporary information regarding community activities and/or posters, notices, and announcements are posted.

Kitchen "Kitchen" means any room principally used, intended or designed to be used for cooking or the preparation of food. The presence of a range or oven, or utility connections suitable for servicing a range or oven, shall normally be considered as establishing a kitchen.

Knuckle "Knuckle" means the turning radius on the outside of 2 intersecting streets.

Laboratory "Laboratory" means a facility for scientific research or the testing of materials. (See Chapter 6.12 Clinics/Laboratories).

Land Disturbance Permit "Land Disturbance Permit" means any permit required prior to the disturbance of land including but not limited to Building Permits and Grading permits. (Ord. 2602 § 1 (part), 2001)

Land Sales Presentation Unit Broker Office "Land Sales Presentation Unit Broker Office" means a location where the business engages in making solicitations to prospective customers to attend land sales presentations, or any person who engages in the business of selling land who employs other persons to make solicitations to prospective customers to attend land sales presentations. (See Chapter 6.80 Unit Broker).

Land Use Application

"Land Use Application" means any application, administrative or otherwise, filed with the Zoning Administrator, for design review, major project review, variance, special use permit, zone change, or other application required by the Clark County Code to approve the use of land, the design of proposed improvements to the land, the naming or vacation of streets and easements, the exception to requirements of the requirements of this Title, or for extensions of time for the same. The term does not include applications or procedures for the subdivision of land.

Land Use Guide or Plan

See "Comprehensive Plan"

Landfill

See "Sanitary Landfill"

Landscape Area or Strip

"Landscape Area or Strip" means an open area unoccupied except for landscaping, which shall consist of groundcover and/or live planted material served with an irrigation system. (Also see "Landscaping") (Ord. 3356 § 1 (part), 2/2006)

Landscaping "Landscaping" means the combination of natural elements such as trees, shrubs, groundcovers, vines, and other living organic and inorganic material which are installed for purposes of creating an attractive and pleasing environment, screening unsightly views, reducing environmental heat, filtering particulate matter from the air, and boosting oxygen levels.

1. "Hardscape" means the inanimate (non-live) elements of landscaping, including but not limited to sidewalks, curbs, pavement, structural foundations and permitted signage, plazas, patios, decorative courtyards, lighting walls, fences, arbors, decorative water features (when permitted), and decorative masonry, woodwork, tile, and public art. (Ord. 3356 § 1 (part), 2/2006)

Large Scale Retail Business "Large scale retail business" means a business which exceeds 115,000 gross square feet excluding outside sales or storage, restrooms and other non public areas.

Leaseholder "Leaseholder" means a person who has possession and use of real property under a lease agreement for a period of not less than 5 years, from the date of submittal of a land use application including time periods for options to extend the lease.

Legal Nonconforming Building, Lot, Structure or Use "Legal Nonconforming Building, Lot, Structure or Use" means the lawful use of the aforementioned or portion thereof, existing at the time this Title or amendments take effect, and which does not conform to all current Code requirements.

Less Intensive Development or Use See "Development" or "Use"

Live Entertainment "Live Entertainment" means the provision of any amusement or attention engaging activity, in furtherance of a business by an animal or human performing in person including, but not limited to, the performance of acts, music, speech, dance, acrobatics, disc jockeys, karaoke, or display, but not including adult uses or the indoor performance that is inaudible or indiscernible from the exterior of the building (See also "Adult Use"). (Ord. 3848 § 2 (part), 2/2010; Ord. 3518 § 2 (part), 5/2007; Ord. 3472 § 2 (part), 1/2007; Ord. 2907 § 1 (part), 7/2003)

Livery Stable See "Horse Stable" (See Chapter 6.12 Boarding Stables). (Ord. 2741 § 2 (part), 5/2002)

Livestock Feed/Sales Yard See "Agriculture - Livestock Feed/Sales Yard" (See Chapter 6.12 Livestock Sales).

Loading Space "Loading Space" means an off-street space or berth for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

Local Street See "Street"

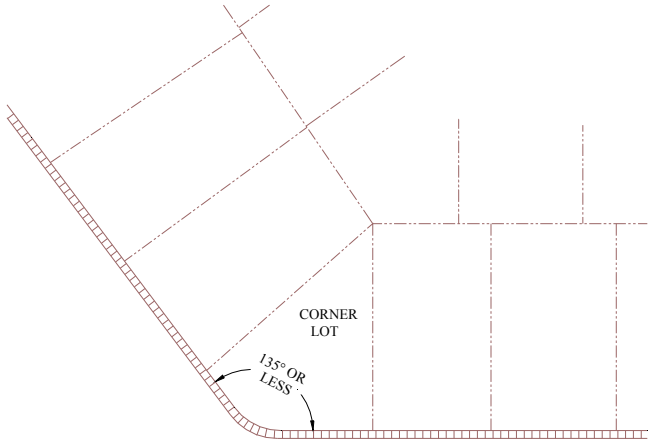
Lodge See "Club"

Lodging, Long/ Short Term "Lodging, Long/Short Term" means a multi-unit commercial establishment with a mixture of transient and long-term stay lodging, consisting of units with a kitchen suitable for non-transient occupancy and 1) shall include customary hotel services such as linen, maid service, telephone and upkeep of furniture, and 2) may include resident and guest amenities such as meeting rooms, clubhouse and recreational facilities. (Ord. 3946 § 1, 5/2011)

Loft "Loft" means a room, other than a hallway, above the first floor which is open to the first floor. For the purpose of limitations on accessory buildings, a loft is an upper floor area within an accessory building that is open and visible to the floor below, that shall not 1) exceed 50% of the base footprint of the building, 2) include partitions other than pony walls or railings as required by the Building Official for safety purposes, and 3) provide exterior access. (Ord. 3106 § 1 (part), 8/2004)

Lot "Lot" means a parcel of land, or a space within an approved manufactured home park or recreational vehicle park, occupied, or to be occupied by, a building or group of buildings, together with such yards, open spaces, lot width and lot area as required by this Title, having frontage upon a street or other legally approved right-of-way. A lot may be land so recorded on a plat of record, or considered as a unit of property and described by metes and bounds if created by deed prior to July 1, 1973, and which may include parts of or a combination of such lots, when adjacent to one another, providing such grounds are used for 1 improvement. All lots shall have legal access. (Ord. 2769 § 49 (part), 7/2002)

Figure 30.08-5 Corner Lot



1. "Corner Lot" means a lot abutting 2 intersecting streets, where the interior angle of intersection does not exceed 135 degrees.

2. "Double Frontage Lot" means a lot, other than a corner lot, with frontage on more than 1 street.

3. "Flag Lot/Key Lot" means a lot having access to a public or private street by a narrow, private right-of-way or portion of a lot.

4. "Front Lot Line" means the line considered to front on that street on which typically the greatest number of buildings are erected.

5. "Interior Lot" means a lot other than a corner lot.

6. "Lot Area" means the total horizontal area within the lot.

7. "Lot Coverage" means the total area of the lot covered by the roof of any enclosed or unenclosed building, including eaves and overhangs.

8. "Lot of Record" means a lot in separate ownership which was created in accordance with the State Law and County Code in effect at the time the parcel was created:

A. Is shown separately on any official subdivision map duly approved and recorded in the manner provided by law

after May 5, 1970, and which has not been owned by the same owners of property adjacent to it at the same time since the establishment of the district regulations to which it does not conform, unless the adjacent property is unrelated to the nonconforming status of the lot. If 2 or more lots, or combinations of lots and portions of lots, having continuous frontage in single ownership are of record at the effective date of this Title and do not meet the requirements established, the land involved shall be considered to be an undivided parcel.

B. With respect to the creation of lots without a subdivision, lots created (1) without a subdivision map prior to July 1, 1973, (2) by contract for sale prior to June 20, 1962, (3) created by a court order, or (4) created by the dedication of a public right-of-way having a width of 60 feet or more if the dedication has been accepted by the County, shall be considered to be legally created. A contract for the sale of land after June 20, 1962, or a legal description listed on a single recorded deed recorded prior to July 1, 1973 with the legal description of adjacent parcels also listed, does not constitute the division of land. (Ord. 2690 §1 (part), 12/2001)

9. "Minimum Area" means the smallest lot area permissible in a particular zoning district on which a use or structure may be located.

10. "Rear Lot Line" means a lot line opposite and most distant from the front line, and in the case of an irregular, triangular or gore-shaped lot, a line ten feet in length within the lot most nearly parallel to and at the maximum distance from the front lot line.

11. "Side Lot Line" means any lot boundary other than a front or rear lot line.

12. Substandard Lot" means a parcel of land which has less than the minimum area required in the district in which the lot is located.

13. "Through Lot" means a residential lot, other than a corner lot, abutting more than one street, and having vehicular access to more than 1 street.

14. "Zero Lot Line Lot," also known as a patio home, means a lot designed for a one-family dwelling unit or a one-family attached dwelling unit with 1 side yard reduced or eliminated.

Lounge See "Tavern"

Lumberyard See "Home Improvement Center"

Maintain or Maintenance "Maintain or Maintenance" means the upkeep of buildings, structures, amenities or lots, including the repair, painting, trimming, pruning, watering, and/or replacement of required improvements, and other on-going activities required to prevent deterioration of the improvement and to provide an attractive site appearance. Where the Building Code requires a permit for construction it shall not be considered to be "Maintenance."

Major Project "Major Project" means a residential or mixed use project of 300 acres or more anywhere in the County; or a project which has been processed under the Major Project application process and has executed a negotiated Development Agreement. (Ord. 3975 § 1 (part), 8/2011; Ord. 3622 § 1 (part), 4/2008; Ord. 3209 § 2 (part), 5/2005)

Major Subdivision See "Subdivision"

Major Wash "Major Wash" means any wash listed and/or shown on Map 11 (Las Vegas Valley Major Washes) of the Conservation Element of the Comprehensive Plan, and includes Las Vegas Wash, Las Vegas Creek, Flamingo Wash, Tropicana Wash, Duck Creek Wash and Pittman Wash. (Ord. 2857 § 2 (part), 2/2003; Ord. 2683 § 2, 11/2001)

Manager's Unit "Manager's Unit" means a dwelling that is incidental and accessory to a business. A manager's unit does not constitute a residential use of property. (Also see "Dwelling, Single Room Occupancy Unit" for similar residential use) (Ord. 3229 § 2 (part), 6/2005)

Manmade Lake "Manmade Lake" means every manmade body of water including lakes, ponds, lagoons and reservoirs (excluding tank-type reservoirs which are fully enclosed and contained) that are filled, or refilled, with water, or reclaimed wastewater from any source, for recreational, scenic or landscape purposes; except for swimming pools, manmade decorative water features or manmade recreational water theme parks.

Manmade Decorative Water Feature "Manmade Decorative Water Feature" means any manmade stream, fountain, waterfall, or other manmade water feature containing water that flows or is sprayed into the air, constructed for decorative, scenic or landscape purposes, excluding swimming pools, manmade lakes and manmade recreational water theme parks. (Ord. 2857 § 2 (part), 2/2003)

Manmade Recreational Water Theme Park

"Manmade Recreational Water Theme Park" means any manmade bodies of water in combination, including streams, fountains, waterfalls, swimming pools, water slides or other manmade water features, used primarily for contact recreational purposes and existing as the principal use of the property and open to the general public.

Manufactured Home

"Manufactured Home" means a structure, transportable in 1 or more sections, which, in the traveling mode, is 8 feet (width of the coach body) or more in width or 40 feet (length of the coach body) or more in length or, when erected on site, 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under Federal Standards of Housing and Urban Development. Each manufactured home, together with any additions, shall contain only 1 kitchen or cooking facility. No alteration of the structure is allowed, nor will a state seal be issued for occupancy, according to State Division of Manufactured Housing. See "Accessory Structures" for additions. (Ord. 3472 § 2 (part), 1/2007)

Manufactured Home Park

"Manufactured Home Park" means any area or premises where space for 2 or more manufactured homes is rented, but not including manufactured home sales lots on which unoccupied manufactured homes are parked for inspection or sales, nor recreational vehicle parks as defined by this Chapter.

Manufacturing

"Manufacturing" means the following:

1. "Light" means the storage and/or utilization of the following materials to fabricate and/or assemble products with added value: bones, building products/materials, clay, cork, feathers, gases, glass, glue, hair, horn, leather, metal, paint and similar surfacing materials and solvents, paper, plastics, rubber, seeds, shell, stone, straw, textiles, wax, and wood. Cosmetic manufacturing, electric plating and glass blowing shall also be included. The incidental storage and utilization of materials within residential, commercial, special, or industrial development which are permitted only in more intense

manufacturing districts does not constitute a more intense use, unless the quantity of such materials meets the definition of hazardous materials (see "Hazardous Materials").

2. "Medium" means the creation of the following materials: building products/materials, glass (other than glass blowing) glue, textiles, and wax, as well as the commercial manufacturing of small arms ammunition if no more than 50 pounds of black powder is stored at anytime. The incidental storage and utilization of materials within residential, commercial, special or industrial development which are permitted only in more intense manufacturing districts does not constitute a more intense use, unless the quantity of such materials meets the definition of hazardous materials (see "Hazardous Materials").

3. "Heavy" means the creation of the following materials: chemicals, gases, leather or other tanned goods, metal and smelting of metal, paint and similar surfacing materials and solvents, paper, plastics and rubber. The incidental storage and utilization of materials within residential, commercial, special or industrial development which are permitted only in intense manufacturing districts does not constitute a more intense use, unless the quantity of such materials meets the definition of hazardous materials (see "Hazardous Materials"). (Ord 3970 § 1 (part), 8/2011)

Manufacturing, Sign

"Manufacturing, Sign" means the manufacturing of signs by the blowing of glass or fabrication of metal, or which contains electronic or electrical components, or which is larger than 128 square feet. The creation of other signs shall be considered accessory to an office use. (Ord 3586 § 1(part), 2/2008)

Massage

"Massage" means the physical or mechanical manipulation of soft tissue of the body for purpose of enhancing muscle relaxation, reducing stress, improving circulation, or instilling a greater sense of well-being and may include the use of lubricants. Massage therapy may only be performed by a licensed massage therapist in accordance with Chapter 7.08 (Business License) for consideration or gratuity. (Ord. 3296 § 1 (part), 10/2005)

Massage Therapist (Independent) "Massage Therapist (Independent)" means any person, whether male or female, who performs massage, and meets all of the requirements of Chapter 7.08 (Business License).

Master Development Agreement See "Development Agreement"

Master Plan See "Comprehensive Plan"

Materials Recovery Facility "Materials Recovery Facility" means a facility in which "recyclable materials" are commingled with "construction or demolition waste," as those terms are defined in this Section or Chapter 9.04 of the Clark County Code, are collected, and the recyclable materials separated out, processed, and/or baled in preparation for shipment to others who will use the recyclable materials to manufacture new products, in accordance with the provisions of Chapter 9.04 of the Clark County Code. (Also see Recycling Center) See also "Recycling and Related Uses" (Ord. 3970 § 1 (part), 8/2011; Ord. 3805 § 1 (part), 9/2009; Ord 3586 § 1(part), 2/2008; Ord. 3257 § 2 (part), 7/2005)

Medical Use "Medical Use" means to administer advice related to the suggested treatment of and diagnosis of diseases which may include "Oriental Medicine", Acupuncture and other forms of drugless practices. For non-medical uses see "Acupressure/ Massage Therapy".

Memorabilia Store See "Collectable/Memorabilia Store" (See Chapter 6.12 Gift/Novelty or 6.28 and 7.16 Secondhand Dealers).

Merger and Resubdivision "Merger and Resubdivision" means the automatic reversion of parcels underlying the re-division of lot(s) and/or block(s) of a previously recorded legal subdivision or portion thereof to provide for a new subdivision map.

Micro-Brewery See "Brew Pub"

Minimum Area See "Lot"

Mining "Mining" means the extraction and/or processing of metals, ores, or other materials. Mining and associated activities on unpatented Bureau of Land Management claims (BLM owned property) are not regulated by this Title. (See Chapter 6.12, Mining and Title 22, Buildings and Construction) (Ord. 4036 § 6 (part), 7/2012)

Mini-Warehouse "Mini-Warehouse" means storage units for rent or sale to the public for the storage of articles where all stored items are located

within an enclosed building, there is no on-site sale of the stored items, separate businesses in the units are not established, and automobile repair or the sale of automobiles, recreational vehicles or other like vehicles and uses are not permitted. (See Chapter 6.12 Warehouse Mini)

Minor Deviation See "Administrative Minor Deviation"

Minor Subdivision See "Subdivision"

Mixed Use See "Use, Mixed" and "Development, Mixed" (Ord. 3055 § 1 (part), 4/2004)

Mobile Business See "Development - Commercial, Industrial.

Mobile Home See "Manufactured Home"

Mobile Home Park See "Manufactured Home Park" (See Chapter 6.12 Mobile Home Park)

Mobile Service "Mobile Service" means an incidental service to a licensed home occupation or a business licensed in a commercial or industrial location.

Mobile Sign See "Sign, Mobile"

Mobility Impaired See "Handicap"

Model Residence "Model Residence" means a residential unit for display to potential customers. (Ord. 3805 § 1 (part), 9/2009)

Monastery See "Place Of Worship"

Monorail "Monorail" means a non-technology specific system used to transport passengers, including any system on a fixed land route installed and operated on an exclusive fixed guide way or rail, including a monorail as defined in Chapter 705 of the Nevada Revised Statutes. The term does not include amusement systems or people movers. The developer of a monorail shall be treated the same as a public utility for the sole purpose of determining the initiation of an application pursuant to Table 30.16-4.

Monument Sign See "Sign"

Mortuary "Mortuary" means a facility in which dead bodies are prepared for burial or cremation, and where funeral services may be conducted. (See Chapter 6.12 Funeral & Burial Services)

Mosque See "Place of Worship

Motel "Motel" means a building or a group of 2 or more detached or semi-detached buildings, other than a spa/retreat, containing 5 or more individual dwelling or sleeping units, each with a separate exterior entrance, with or without cooking facilities, designed for, or used temporarily by, automobile tourists or transients for rent on a day-to-day basis not intended to exceed 30 consecutive calendar days. Each rentable room shall constitute 1 unit. (See Chapter 6.12 Transient Lodging)

Motion Picture Production/Studio "Motion Picture Production/Studio" means the producing, directing, editing, filming, recording, or taping of a production,

including the use or transmission via the internet or computer, regardless of whether picture presentation originates with closed circuit, live broadcast, or cassette, or other recording, at an established or fixed place of business in the County. (See Chapter 6.12. Motion Picture/Film/Television/Video/Audio Production Companies)

MSHCP Mitigation Fee "MSHCP Mitigation Fee" means the fee imposed pursuant to the Multiple Species Habitat Conservation Plan as provided in Section 30.80.080(a) hereof. (Ord. 2602 § 1 (part), 2001)

Multifamily or Multiple-Family Dwelling See "Dwelling, Multiple-Family"

Multiple Species Habitat Conservation Plan "Multiple Species Habitat Conservation Plan" means the Clark County Multiple Species Habitat Conservation Plan approved and adopted by the Board on June 15, 1999, and as amended.

Multi-Vision Sign See "Sign" (both Off-Premise and On-Premise) (Ord 3019 § 1 (part), 2/2004)

Museum "Museum" means a facility or area for the acquisition, preservation, study, and exhibition of works of artistic, historic or scientific value.

NAC "NAC" means Nevada Administrative Code, including any subsequent amendments thereto. (Ord. 3209 § 2 (part), 5/2005)

Nameplate See "Sign"

Neighborhood Casino See "Hotel, Resort" (Ord. 3355 § 1 (part), 2/2006)

Net Acreage See "Acre"

Nightclub "Nightclub" means an establishment that primarily provides live entertainment such as live music and acts including bands, disc jockeys, karaoke, dance, speeches, acrobatics, etc, but excluding adult uses as defined in 30.08 and may include the on-premise consumption of alcohol, the operation of service bars, lounges, food operations, and may be licensed for gaming pursuant to Chapter 8.04. See also "Alcohol Related Uses" (Ord 3586 § 1(part), 2/2008; Ord. 3518 § 2 (part), 5/2007)

Noise Attenuation "Noise Attenuation" means the mitigation or reduction in the level of noise between the interior and exterior of a structure through various construction methods.

Noise Attenuation Wall See "Wall, Perimeter"

Non-Commercial Sign See "Sign, Non-Commercial Sign" (Ord 3019 § 1 (part), 2/2004)

Nonconforming Amendment See "Zone Boundary Amendment Application" (Ord 2889 § 1 (part), 4/2003)

Nonconforming Building, Lot, Structure or Use Nonconforming Building, Lot, Structure or Use" means the unlawful use of the aforementioned, or portion thereof, existing at the time this Title or amendments takes effect and which does not conform to all current code requirements.

Nonprofit Organization "Nonprofit Organization" means an organization which:

1. Is exempt from federal income tax pursuant to Section 501 of the United States Internal Revenue Code;

2. Has received, from the Secretary of State of Nevada, a certificate of nonprofit corporation, association or society; or

3. Devotes its net earnings exclusively to religious, charitable, scientific, literary, educational or fraternal purposes.

Non-Residential Development See "Development"

Non-Residential Use See "Use"

Notice of Administrative Decision "Notice of Administrative Decision" means a written verification of action on an administratively approved application.

Notice of Final Action "Notice of Final Action" means the recording of the final action of the governing body with the Office of the Clerk or Secretary pursuant to NRS 278.0235, marking the commencement of the 25 day limitation period after an approval authority has acted on an application.

NRS "NRS" means Nevada Revised Statutes, including any subsequent amendments to the statute.

Nude Establishment, Commercial See "Adult Use"

Nunnery/Convent See "Place of Worship"

Nursing Home See "Congregate Care"

Obstruction See "Airport Definitions"

Odor Easement "Odor Easement" means an agreement between a property owner and his/her heirs in interest, or any subsequent property owner, and the Clark County Water Reclamation District, and City of Las Vegas Wastewater Treatment Facility if required, wherein the property owner agrees to indemnify the County against losses resulting from the operation of the Clark County Water Reclamation District's facilities, or similar facilities operated by any other local jurisdiction. (Ord. 3549 § 1 (part), 9/2007)

Office "Office" means the buildings, structures, or parts thereof used to conduct the business of administrative, professional or clerical operations, including but not limited to administrative governmental functions, mortgage companies, and aviation or flight simulation facilities, but not including any office for an escort bureau or outcall entertainment referral service. Incidental uses, such as medical and dental testing or diagnostic services, are permitted in conjunction with medical and dental offices. (Also see Construction Activities, Temporary and Temporary Office, Commercial in Table 30.44-1; and Chapter 6.12) (Ord. 3354 § 1 (part), 2/2006; Ord. 3209 § 2 (part), 5/2005; Ord. 2625 §1, 2001)

Off-Highway Vehicle "Off-Highway Vehicle" means a motor vehicle that is designed primarily for all-terrain and off-highway use such as but not limited to all-terrain vehicles, dune buggies, snowmobiles, or all-terrain motorcycles. (Ord. 4010 § 1 (part), 4/2012)

Off-Premise Sign See "Sign" (Ord. 2981 §1 (part), 11/2003)

Off-Site Improvement See "Improvements"

Off-Site Parking See "On-Site Parking"

On-Premise Sign See "Sign" (Ord. 2981 §1 (part), 11/2003)

One-Family Dwelling See "Dwelling"

One Hundred-Year Floodplain "One Hundred-Year Floodplain" means the floodplain area including floodway and floodway fringe area as defined by the Federal Emergency Management Agency on its flood insurance maps.

On-Site Lighting "On-Site Lighting" means any illumination source or illumination device, except lighting used for signs, that is located on a lot and is visible from outside the building(s) on the lot.

On-Site Parking "On-Site Parking" means parking provided for a specific use located on the same lot. All other parking is "Off-Site."

Open Space "Open Space" shall mean the following:

a. Natural Open Space. The lands and land uses defined in NRS 278.250(2), 361A.040, and 361A.050, including environmentally sensitive lands and properties located in the O-S (Open Space) zoning district and all pertinent regulations thereto; or

b. Open Space. Principally consists of any common areas, trails, excluding drainage channels and required street landscaping, that are privately maintained for passive and active recreational use by all residents of a development. Open space may include natural (topographic) areas to be preserved and recreational buildings and structures as specified in subsection (b)(2) below.

1. All open space excludes drives and driveways, parking lots and parking structures, loading bays, and various utility service areas.

2. Passive and active recreational uses include landscaped areas with special lighting and seating (including but not limited to gardens, town greens, and promenades), walks, paths, trails (such as but not limited to jogging paths, para-course paths, equestrian and exercise trails with activity stations), recreational buildings, game courts and fields, child play areas, clubhouses, workout areas, picnic areas, swimming pools, and other structures typically associated with recreational uses. All such recreational uses may be enhanced with art.

3. Open space for mixed use development and resort condominiums may include the pedestrian realm (landscaping and sidewalks) and indoor areas of non-recreational buildings as specified in Chapter 30.48, Part J. (Ord. 3524 § 1 (part), 7/2007; Ord. 3432 § 1(part), 10/2006; Ord. 3381 § 1 (part), 5/2006; Ord. 3229 § 2 (part), 6/2005)

Operator	"Operator" includes manager, owner, caretaker, agent and/or employee and means the person who is in continuous, responsible charge of a recreational vehicle park or manufactured home park or any other residential, commercial, or industrial facility.
Orphanage	See "Child Care Institution"
Outcall Entertainment Referral Service	"Outcall entertainment referral service" means a person who, for a fee, sends or refers an entertainer to a location other than the property at which the business license has been issued. (Ord. 2625 §1, 2001)
Outdoor	"Outdoor" means not enclosed by walls and a ceiling.
Outdoor Dining, Drinking and Cooking	"Outdoor Dining, Drinking and Cooking" means the seating, eating/drinking and/or preparation of food only for patrons outside the area enclosed within a dining establishment.
Outside Display	"Outside Display" means the showing of goods, material and/or merchandise for sale not within an enclosed building. (See Table 30.44-1, Outside Storage/Outside Display) (Ord. 2778 § 1 (part), 7/2002)

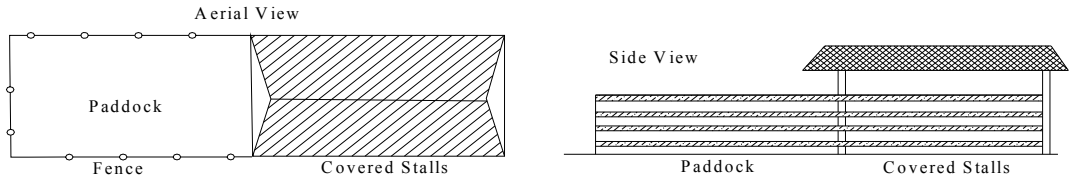
Outside Storage "Outside Storage" means the keeping of any goods, material, merchandise, or equipment not within an enclosed building, including incidental maintenance and repair of the material which is being stored. (See Table 30.44-1, Outside Storage/Outside Display) (Ord. 2778 § 1 (part), 7/2002)

Overlay District "Overlay District" means a zoning district that imposes additional requirements, limitations or restrictions beyond those of the underlying zoning district.

Owner See "Property Owner"

Package Wastewater Treatment Plant "Package Wastewater Treatment Plant" (also referred to as a Package Plant) means a private sewerage treatment system whose capacity is 5,000 gallons or greater such as septic tanks, lagoon, mechanical plants or any other type of system for the treatment of sewerage. (Also see *"Interim Package Wastewater Treatment Plant", "Reclaimed Wastewater", "Reclamation Facility",* and *"Sewage Treatment Plant")* (See Waste Management and Related Uses) (Ord 3586 § 1(part), 2/2008; Ord. 3518 § 2 (part), 5/2007; Ord. 3174 § 1 (part), 1/2005)

Paddock "Paddock" means a fenced enclosure used for the keeping of animals which has a covered portion no greater than 50% of the area of the entire enclosure and a roofed area no greater than 1,000 square feet, with no portion of any structure higher than 8 feet and with all sides at least 90% open. (Also see Table 30.44-1, Residential Boarding Stables, Commercial, for additional requirements)



(Ord. 3229 § 2 (part), 6/2005, Ord. 2961 § 2 (part), 10/2003)

Pad Site See "Commercial Pad Site"

Parapet Wall "Parapet Wall" means an opaque wall extending above the roof of a building which is constructed of material that is compatible and of the same fire resistance as the wall of the building.

Parcel See "Lot"

Parcel Map "Parcel Map" means a minor subdivision prepared and recorded for the purpose of dividing land into 4 or fewer parcels including, under certain circumstances, a map that creates a single legal parcel for development. (Ord. 3848 § 2 (part), 2/2010)

Parcel Map Review Application "Parcel Map Review Application" means a request to provide the means for an analysis of a proposed or amended parcel map regarding improvement requirements, design standards.

Parcel Map Technical Review Application "Parcel Map Technical Review Application" means a request to provide the means for an analysis of a proposed or amended parcel map regarding improvement requirements, design standards, detailed survey information and technical correctness of the map.

Park See "Public Facility"

Parking Garage See "Garage"

Parking Space "Parking Space" means space within a building, lot or parking lot, but not on a street, for the parking or storage of 1 automobile.

Particulate Matter "Particulate Matter" means air pollutants, including smoke, dust, soot, salts, organic material, carbon, sulfates, nitrates, and heavy metals, consisting of fine particles, ten microns in diameter or smaller (about 1/7 the size of a human hair).

Passenger Terminal "Passenger Terminal" means an area and building(s) where facilities for the staging and transportation of passengers is conducted, including bus and rail depots, and air terminals.

Patio Cover "Patio Cover" means a structure not used for habitation that is designed to provide sheltered outdoor space and that may be partially enclosed, provided that 2 of the 3 walls have an open area equal to 65% of the total surface area of the 3 walls. Screens and readily removable transparent plastic windows are permitted. This does not include balconies. (See also "Architectural Intrusion") (Ord. 2907 § 1 (part), 7/2003)

Patio Home See "Lot, Zero Lot Line"

Paved Access Road See "Street"

Pawnshops "Pawnshops" means any business that loans money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling the same back again to

the pledger or depositor, or loans or advances money on personal property by taking chattel mortgage security thereon, and takes or receives such personal property. This does not include federal/state licensed lending institutions. (See Chapter 6.24 Business License) (Ord. 4010 § 1 (part), 4/2012)

Pedestrian Arcade "Pedestrian Arcade" means an area that is contiguous to, and whose floor is level with, a street or plaza, open and unobstructed to a minimum height of 12 feet, and accessible to the public at all times. (Ord. 3174 § 1 (part), 1/2005)

Pedestrian Connection "Pedestrian Connection" means a continuous, unobstructed, direct route between two points intended for pedestrian use that may include but is not limited to sidewalks, walkways, stairways, pedestrian bridges, and trails. (Ord. 3174 § 1 (part), 1/2005)

Pedestrian Orientation "Pedestrian Orientation" means site design and building scale that is designed with a primary emphasis on streetscape functionality and pedestrian access to a site (rather than vehicular access and parking concerns which are limited). Pedestrian oriented buildings are typically constructed close to the street with windows and display features facing the street and main entrances designed to accommodate access from the street sidewalk. (Ord. 3174 § 1 (part), 1/2005)

Pedestrian Scale "Pedestrian Scale" means site and building design components that are proportionally smaller than those intended to accommodate vehicular traffic and large scale buffering concerns. Pedestrian scale considerations may include but are not limited to reduced height for ornamental lighting, use of bricks, pavers, or other enhanced paving materials, variety of landscape materials, awnings that reduce perceived wall heights, and signage designed for short-distance viewing. (Ord. 3174 § 1 (part), 1/2005)

Pennant See "Sign, On-Premise Sign" (Ord 3019 § 1 (part), 2/2004)

Permanent Make-Up "Permanent Make-Up" means a business where a permanent design or mark is made on the skin by pricking it and ingraining in it an indelible pigment for masking discolorations on the body or cosmetically enhancing facial features only. This does not include tattoo. (see also "tattoo") (See Chapter 6.12 Business License)

Permitted Use See "Use"

Person "Person" means an individual, firm, partnership, corporation, company, association, joint stock association, or similar organization, and includes a trustee, a receiver, an assignee, or a similar representative of any of them. A person does not include a governmental entity.

Personal Services "Personal Services" means a business providing specialized services specific to an individual, including barbershop, beauty parlor or day spa, dressmaker, nail salon, tailor, and similar uses. (See Chapter 6.12 Barbershops, Body Piercing, Cosmetology Establishment, Day Spa; Personal Services, Tailor/Seamstress and Tanning Salon, etc.) (Ord. 3296 § 1 (part), 10/2005)

Personal Use "Personal Use" means, for the purpose of regulating the storage of hazardous materials and chemicals, the use by employees or other persons at public or private facilities of foods, drugs, cosmetics, or other personal items containing toxic chemicals, including supplies of such products within the facilities (for example, a facility-operated cafeteria, store, or infirmary), and also including home use of such products. Examples of personal use items also include chemical product items used for facility and motor vehicle maintenance, janitorial cleaning supplies, fertilizers, and pesticides that are similar in type, quantity, and concentration to consumer products. (Ord. 2890 § 2 (part), 4/2003)

Pet Fancier Also see "Household Pets" or "Kennel". See Clark County Code, Title 10 and Title 6. (Ord. 3771 § 2 (part), 6/2009; Ord. 3160 § 3 (part), 11/2004)

Pet Shop "Pet Shop" means a retail establishment offering household pets for sale and where all such creatures are housed within the building. (See Chapter 6.12 Pet Shop/Service)

Pharmacy "Pharmacy" means the business of an apothecary, or druggist where drugs or medicines are compounded or dispensed by state-licensed pharmacists and which may include grill and fountain services and retail sales of sundries such as stationery, magazines, cosmetic, and health items. (See Chapter 6.12 Drugstore/Pharmacies)

Place of Worship "Place of Worship," also known as "church", "monastery", "mosque", "nunnery/convent", "shrine", "synagogue", or "temple", means a building or portion of a building that people regularly attend to participate in or hold religious services, meetings, and other activities including a place of residence on the premises for the religious leader and family assigned to the location, or a community of religious persons living apart from the general community. (Ord. 3432 § 1(part), 10/2006)

Planned Unit Development "Planned Unit Development" means an area of land, controlled by a landowner, to be developed as a single entity for one or more planned unit residential developments, one or more public, quasi-public, commercial or industrial areas, or both. Unless otherwise stated, "planned unit development" includes the term "planned unit residential development". (Also see "Planned Unit Residential Development" and NRS 278A.065 – 070) (Ord. 3160 § 3 (part), 11/2004)

Planned Unit Residential Development "Planned Unit Residential Development" means an area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, the plan for which does not correspond in lot size, bulk or type of dwelling, density, lot coverage and required open space to the regulations established at any given time for any residential district pursuant to the zoning provisions established in this Title. (Also see "Planned Unit Development" and NRS 278A.065 – 070) (Ord. 3160 § 3 (part), 11/2004)

Planning Commission See "Commission"

Plant Nursery "Plant Nursery" means an establishment for the growth, display and/or sale of plants, shrubs, or trees, and which may also include the accessory sale of materials and tools such as decorative rock, and riding lawn mowers, used in indoor or outdoor planting, conducted within or without an enclosed building. (See Chapter 6.12 Business License).

Plot Plan See 30.16.240 (a)(2)(A) for standards for site (plot) plans.

Political Sign See "Sign, Non-Commercial Sign" (Ord 3019 § 1 (part), 2/2004)

Porch "Porch" means a covered front or side entrance to a building at approximately the level of the first floor. Covered porches, including columns, shall be considered an architectural intrusion.

Portable Sign See "Sign, Temporary Sign" (Ord 3019 § 1 (part), 2/2004)

Primary Structure "Primary Structure" means that structure which constitutes the largest portion of the total square footage of the development.

Principal Building See "Building, Principal"

Principal Use See "Use"

Print Shop "Print Shop" means a facility for the custom reproduction of written or graphic materials on a custom order basis for individuals

or businesses. Typical processes include, but are not limited to, photocopying, blueprint, and facsimile sending and receiving, and including lithography and/or off-set printing (see "Copy Center") (See Chapter 6.12 Business License).

Prison See "Detention Facility" (Ord. 3688 § 2 (part), 10/2008)

Private Recreational Facility See "Recreational Facility"

Private Street See "Street"

Prohibited Use See "Use"

Project of Regional Significance For the purposes of this Title, "Project of Regional Significance," as defined in the *Policies for Projects of Regional Significance* adopted by the Southern Nevada Regional Planning Coalition, means a project that includes any of the following:

1. Tentative maps or planned unit developments of 500 units or more;

2. Tourist accommodations of 300 units or more;

3. A commercial or industrial facility generating more than 6,250 average daily vehicle trips, as defined by the Institute of Transportation Engineers or its successor; or

4. A non-residential development encompassing more than 160 acres. (Also see "Use, Special Use") (Ord. 3357 § 1(part), 3/2006; Ord. 2970 § 1(part), 11/2003; Ord. 2756 § 1 (part), 6/2002)

Projecting Sign See "Sign"

Property "Property" means a lot, parcel, or tract of land together with any building and structure. See "Real property".

Property Owner "Property Owner" means:

1. Any individual, firm, governmental entity, association, syndicate, partnership or corporation, or its authorized agent, having sufficient proprietary interest in real property other than a leaseholder.

2. For the purpose of seeking development, the term shall include any person when accompanied by a letter from the

governmental entity owning the property indicating that the entity is aware of the application and does not object to it. (Ord. 3397 § 1 (part), 6/2006)

Protective Covenants See "Restrictive Covenants Running with the Land"

Psychic Arts "Psychic Arts" means any person who practices, teaches, or professes to practice the business of astrology, hypnotism, or the psychic arts and sciences for a fee, gift, donation, or otherwise. Psychic arts and sciences may include, but are not limited to, palmistry, phrenology, life reading, fortune telling, cartomancy, clairvoyance, clairaudience, crystal gazing, mediumship, prophecy, augury, divination, magic or necromancy. (Chapter 6.12 Business License).

Public Art "Public Art" means objects such as sculpture, water feature(s) or other multi-dimensional design that would be viewed by the general public as an attractive amenity in public or private development. These object(s) to be located in spaces visible and/or accessible to the public in general for the enjoyment of the community at large, and shall not be considered a sign.

Public Building See "Building"

Public Facility "Public Facility" means any infrastructure facility, building, structure, service, or combination thereof, intended for use by general public or land approved for such use, that is owned, leased, operated and/or controlled by a local, state, or federal governmental entity. Public facilities may be community-serving for local neighborhood communities, including facilities such as reservoirs, flood control basins, trails systems, fire and police stations, public schools and libraries, neighborhood parks, playgrounds, swimming pools, and athletic fields; or they may be regionally-serving for extended geographic regions, including facilities such as airports, bus barns, golf courses, convention centers, and universities. (Ord. 3635 § 1(part), 6/2008; Ord. 3160 § 3 (part), 11/2004)

Public Facilities Needs Assessment/Plan "Public Facilities Needs Assessment/Plan (PFNA)" means an analysis which identifies existing public facilities and services within the project, including, but not limited to, transportation, fire and police protection, flood control and drainage, parks and open space, schools, and water and sewer services, and evaluates the need for and phasing of additional facilities and services required. (Ord. 3975 § 1 (part), 8/2011)

Public Hearing "Public Hearing" means a meeting, announced and advertised in advance and open to the public, in which members of the public have an opportunity to participate.

Public Improvement See "Improvements"

Public Notice "Public Notice" means the advertisement of a public hearing as required, either in a paper of general circulation, through the mail, by electronic means, and/or the posting of a sign on property, each designed to indicate the time, date, place, and nature of a public hearing.

Public Right-Of-Way See "Right-Of-Way"

Public Use Airport See "Airport Definitions"

Public Utility "Public Utility" means water, sanitary or storm sewers, telecommunications, traffic signal and street lighting systems, petrochemical pipelines, electric power, gas, cable television systems or facilities, irrigation water company systems, or other facilities permitted to be within County rights-of-way or the companies operating such facilities, and including the meaning ascribed under Section 704.020 of the Nevada Revised Statutes ("Public Utility" or "Utility" defined.), but not including the offices for such which shall be considered an "Office".

Public Waste Storage Bin Facility "Public Waste Storage Bin Facility" (also known as convenience center) means a facility, generally located in a remote area, that provides one or more portable waste containers used for the collection of solid waste for transport to a solid waste disposal site. The term does not include residential or commercial waste containers that are located on or near a site of waste generation. (Also see "Refuse Transfer Station") (See Waste Management and Related Uses) (Ord. 3970 § 1 (part), 8/2011; Ord 3586 § 1(part), 2/2008; Ord 3106 § 1 (part), 8/2004)

Quasi-Public Facility "Quasi-Public Facility" means a facility under private ownership or control which is similar to a public facility. (Ord. 3635 § 1(part), 6/2008)

Racetrack "Racetrack" means a course designed for contests of speed, including car, motorcycle, bicycle, dog, horse, or similar races. (See Chapter 6.12 and Title 8 Business License).

Radio Tower See "Communication Tower"

Railroad Terminal or Yard See "Passenger Terminal" or "Freight Terminal"

Ramada "Ramada" means any freestanding roof or shade structure installed or erected above an occupied manufactured home or any portion thereof.

Real Estate Office "Real Estate Office" means any building or room, maintained by a real estate broker licensed pursuant to Chapter 645 of the Nevada Revised Statutes (Real Estate Brokers and Salesmen; Qualified Intermediaries) but shall not include a land sales presentation unit broker office, notwithstanding the fact that a licensed real estatebroker manages or is employed by the same. (See "Land Sales Presentation Unit Broker Office")

Real Property "Real Property" means:

1. All permanently attached houses, buildings, fences, ditches, structures, erections, railroads, toll roads and bridges, or other improvement built or erected upon any land, whether such land is private or public property.

2. Any manufactured home or factory-built housing which meets the requirements of NRS 361.244 (Classification of Mobile Homes and Factory-built Housing as Real Property).

3. The ownership of, claim to, possession of, or right of possession to any lands within this State.

4. The claim by or the possession of any person to any land.

Rear Lot Line See "Lot"

Rear Yard See "Yard"

Reclaimed Wastewater "Reclaimed Wastewater" means used water that has been treated by physical, chemical and/or biological processes so that it meets the criteria for reuse as approved by local, state and federal agencies, as appropriate. Such water has received at least Secondary Wastewater Treatment as defined by NRS 445A, and is reused after flowing out a wastewater treatment facility. It may also mean water discharged by one unit and used by other units in the same plant. Also referred to as Reuse, Recycled, or Recirculated Water and Wastewater Reclamation. (Also see "Package Wastewater Treatment Plant", "Reclamation Facility", and "Sewage Treatment Plant") (See Waste Management and Related Uses) (Ord 3586 § 1(part), 2/2008; Ord. 3472 § 2 (part), 1/2007; Ord. 3174 § 1 (part), 1/2005; Ord. 3085 § 38 (part), 6/2004)

Reclamation Facility

"Reclamation Facility" means a facility designed and used to capture and treat wastewater for beneficial re-use in compliance with federal, state, and local regulations. (Also see "Package Wastewater Treatment Plant", "Reclaimed Wastewater", and "Sewage Treatment Plant") (See Waste Management and Related Uses) (Ord 3586 § 1(part), 2/2008; Ord 3174 § 1 (part), 1/2005)

Reconsideration

"Reconsideration" means a formal request by a member of the Board who voted on the prevailing side of a land use application action to bring the action back before the Board to reexamine the action and determine whether a subsequent public hearing shall be held.

Reconveyance of Public Property

"Reconveyance of Public Property" means the relinquishment of any interest on the part of the County for property owned by the County but no longer required for public purposes in accordance with Section 244.290 of the Nevada Revised Statutes (Reconveyance, Sale or Exchange of Land Donated, Dedicated or Condemned for Public Purposes; Notice; Hearing).

Recording Studio "Recording Studio" means a facility used to electronically copy sound to any electronic device (including dubbing) including, but not limited to, record, tape, and/or compact disc, when acoustically designed to prevent the emanation of noise from the interior of the facility. (See Chapter 6.12 Film/Television/Video/Audio Production Companies, Business License).

Recreational Facility "Recreational Facility" means a facility or area used for sport, entertainment, games of skill, or recreation by the general public for a fee, or when not in conjunction with a principal use. Examples include, but are not limited to, amphitheaters, amusement systems, arenas, bowling alleys, roller and ice skating rinks, game courts, swimming pools, amusement/theme parks (located at a specific location for generally more than a year), golf courses, driving ranges, miniature golf, interactive entertainment, shooting ranges, private convention and reception facilities, and go-cart tracks, but does not include adult uses, theaters, health clubs, or arcades. (See also "Amusement System" and Chapters 6.12 and 8.20 Business License). (Ord. 4010 § 1 (part), 4/2012; Ord. 3174 § 1 (part), 1/2005; Ord. 3055 § 1 (part), 4/2004; Ord. 2741 § 2 (part), 5/2002)

Recreational Open Space See "Open Space" (Ord. 3381 § 1 (part), 5/2006)

Recreational Park Trailer See "Recreational Vehicle/Travel Trailer/Recreational Park Trailer". (Ord. 2737 § 1, 4/2002)

Recreational Vehicle/ Travel Trailer/ Recreational Park Trailer

a. "Recreational Vehicle" means a vehicle designed and/or used for living or sleeping and/or recreational purposes and equipped with wheels to facilitate movement from place to place, including pick-up coaches (campers), motorized homes, and camping trailers, none of which meet the specifications required for a manufactured home.

b. "Travel Trailer" means a portable structure built on a chassis designed to be used as a temporary dwelling for travel, recreational and vacation uses. When factory equipped for the road, it shall have a body width of not more than 8 feet and a body length of not more than 32 feet.

c. "Recreational Park Trailer" means a vehicle which is primarily designed to provide temporary living quarters for recreational, camping, or seasonal use and which:

1. Is built on a single chassis mounted on wheels;

2. Has a gross trailer area not exceeding 400 square feet in the set-up mode; and

3. Is certified by the manufacturer as complying with Standard No. A119.5 of the American National Standards Institute. (Ord. 4010 § 1 (part), 4/2012; Ord. 2737 § 1, 4/2002)

Recreational Vehicle Park "Recreational Vehicle Park" means any lot or parcel of land used or intended to be used for the accommodation of 2 or more recreational vehicles for temporary use not to exceed 9 months, or not to exceed 180 days if located within a flood zone per Federal Emergency Management Agency (FEMA) regulations. This does not include overnight parking of and sleeping within recreational vehicles within the parking lot of resort hotels with the express permission of the resort hotel management. (See Chapter 6.12 Recreational Vehicle Park/Campground). (Ord. 3373 § 2 (part), 3/2006; Ord. 2800 § 1, 10/2002)

Recreational Vehicle Space "Recreational Vehicle Site" or "Recreational Vehicle Space" means a plot of land in a recreational vehicle park used, or intended to be used, for the accommodation of not more than 1 recreational vehicle and 1 tow motor vehicle which is not a recreational vehicle.

Recyclable Collection "Recyclable Collection" means an unmanned site where recyclable materials are deposited into designated containers, and where no processing activities are conducted. (See also "Recycling and Related Uses") (Ord. 3970 § 1 (part), 8/2011; Ord 3586 § 1(part), 2/2008)

Recyclable Material "Recyclable Material" means waste that can be processed and returned to the economic mainstream in the form of raw materials or products as determined by the solid waste management authority (ref. NRS 444A.013). Recyclable Material includes, but is not limited to: newspaper, corrugated cardboard, aluminum, yard debris (i.e. vegetation, green waste), office paper, glass, tin and steel cans, metal, motor oil, plastic, antifreeze, wood and food waste as defined by the Southern Nevada Health District. (See also "Recycling and Related Uses") (Ord 3586 § 1(part), 2/2008; Ord. 3549 § 1 (part), 9/2007)

Recycling and Related Uses

Includes but is not limited to Compost, Composting Facility, Construction Cleanup, Construction and Demolition Waste Short Term Facility, Materials Recovery Facility, Recyclable Collection, Recyclable Material, and Recycling Center. (Ord. 3970 § 1 (part), 8/2011; Ord 3586 § 1(part), 2/2008)

Recycling Center

"Recycling Center" means, as defined by the Southern Nevada Health District, a facility designed and operated to receive, store, or process recyclable material which has been separated at the source from all but residual solid waste (ref. NRS 444A.014). The center must receive, store and process only source-separated recyclables for which there is an available market to be permitted as a recycling center. The recyclable materials must be separated from the solid waste stream at the source of waste generation. A Recycling Center may not receive any solid waste, other than residual solid waste, commingled with recyclables at the recycling facility. The term Recycling Center does not include a Materials Recovery Facility, Refuse Transfer Station, or Composting Facility. [Also see Materials Recovery Facility, Refuse Transfer Station, Composting Facility, and Construction and Demolition Waste Short Term Facility.] (See also "Recycling and Related Uses") (Ord. 3970 § 1 (part), 8/2011; Ord. 3688 § 2 (part), 10/2008; Ord 3586 § 1(part), 2/2008; Ord. 3549 § 1 (part), 9/2007; Ord. 3257 § 2 (part), 7/2005)

Red Rock Design Overlay District

"Red Rock Design Overlay District" means the specific area location identified by map #12 in Appendix G of this Title within which special design and development standards as described in Section 30.48 Part F shall be applied. (Ord. 3055 § 1 (part), 4/2004)

Refuse "Refuse" means discarded or abandoned materials that have no useful physical, chemical, or biological properties after serving their original purpose and which cannot, therefore, be reused or recycled for the same or other purpose.

Refuse Transfer Station "Refuse Transfer Station" means a facility, generally located in an urban area, to which refuse is transported for temporary storage and compaction in preparation for shipment to a sanitary landfill. (Also see "Public Waste Storage Bin Facility") (Ord. 3970 § 1 (part), 8/2011; Ord 3106 § 1 (part), 8/2004)

Remuneration "Remuneration" means compensation, money, rent, or other bargained for consideration given in return for occupancy, possession or use of real property, personal property or services.

Rental Store **"**Rental Store" means a facility for the rental of general merchandise to the general public and not specifically listed as a different use elsewhere. Typical general merchandise includes clothing and other apparel, electronics, videos, gardening tools (excluding power tools and commercial vehicles - see "Equipment Rental" or "Equipment Rental - Construction/Heavy"), furniture and other household appliances, special occasion or seasonal items and similar consumer goods.

Residential Boarding Stable See "Horse Stables"

Residential Development See "Development"

Residential Neighborhood Preservation (RNP) "Residential Neighborhood Preservation (RNP)" means districts which are designated for special protection, with specialized designations as follows.

1. "RNP-I" means an area designated within any of the various adopted land use plans and guides as an area where low density residential, not to exceed 2 dwelling units per acre, is to be preserved along with the rural character of the area.

2. "RNP-II" means a developed area not within an RNP-I where a zone change to RNP-II has been approved by the Board of County Commissioners per Chapter 30.16.

3. "RNP-III" means a developed area which consists of 10 or more developed residences within a single family residential district where:

A. The property line of each developed residential lot is not more than 330 feet from the property line of any other developed residential lot.

B. All of the developed lots contain a minimum area of 7,000 square feet.

C. The density does not exceed 4 dwelling units per acre.

D. Need not, but may, include property within 330 feet of an arterial street. (Ord. 3160 § 3 (part), 11/2004; Ord 3106 § 1 (part), 8/2004; Ord. 2907 § 1 (part), 7/2003)

Residential Neighborhood Preservation (RNP) Buffer "RNP Buffer" means all vacant property within 330 feet of the RNP-II, a district which includes only developed properties that are each within 330 feet of a minimum of 10 developed lots (excluding arterial street frontage). (Ord. 2907 § 1 (part), 7/2003)

Residential Proximity Standards "Residential Proximity Standards" means the height, setback, and separation requirements for any property proposed for non-single-family residential use that is located anywhere within the entire distance established by the 3:1 height setback ratio from single family residential use (Figure 30.56-10) or 60 feet, whichever is greater, and regardless of any other intervening uses, that are imposed to mitigate the impacts of non-single-family residential development on single family residential use within a specified distance. (Ord. 3219 § 1 (part), 5/2005)

Residential Use See "Use"

Resolution of Intent "Resolution of Intent" means the approval by the Board of any zone boundary amendment reclassification which is conditional upon completion of the project, together with compliance with the action taken. Following any such reclassification, a document listing the conditions of the approval shall be jointly signed by the property owner and the County and recorded.

Resort Condominium "Resort Condominium" means a commercial hotel condominium development that can be subdivided into individual rooms or suites for separate ownership or time share, and that may include cooking facilities. A resort condominium may be used for continuous, unlimited residency by a single individual, group or family and

may also be offered to the general public on a day-to-day basis, as required and enforced by the covenants, conditions and restrictions of the commercial condominium development. (Also see Table 30.44-1 and Title 6, Sections 6.12.975, Transient Lodging Establishment, and 6.115, Time Share Programs.) (Ord. 3174 § 1 (part), 1/2005; Ord. 3055 § 1 (part), 4/2004)

Resort Hotel See "Hotel, Resort"

Rest Home See "Congregate Care Facility"

Restaurant "Restaurant" means an establishment that sells prepared food and/or non-alcoholic beverages, such as a juice or oxygen bar, from a building, for on-premises consumption, but not including the incidental sale of prepared food when operated in conjunction with a convenience market or grocery store.

Restrictive Covenant Running with the Land "Restrictive Covenant Running with the Land" also known as "Deed Restrictions" for the purposes of this title shall mean:

1. A list of restrictions and covenant properly recorded in the County Recorder's Office which run with the land, binding all property owners, their successors and assigns for any improvements to said property deferred for construction until such time as said deferred improvements may be called upon to be installed in the future by Clark County;

2. Restrictions on the development of land recorded to create lots which do not have adequate ground water sources available and for which a water commitment from the local water purveyor has not been obtained, but which will at a future date provide water from the municipal water purveyor, if available; or

3. Restrictions recorded in conjunction with development imposing private restrictions on the use and development of property. Such restrictions shall not be enforced by Clark County.

Retail Sales and Service "Retail Sales and Service" means the sale, service and on-premises incidental production or assembly of general merchandise to the general public for direct use or consumption, but not including the

sale to another business for resale purposes. The retail sale of any product not otherwise listed in Table 30.44-1 is permitted as "Retail Sales and Service" unless a determination is made that the use is similar to a separately listed use. The incidental sale of food within any retail store shall not be construed to allow incidental gaming and/or smoking within the store as is permitted within grocery stores. (See Chapter 6.12 Business License) Note: Installation of Automotive Products - contact Department of Motor Vehicles.

Retaining Wall See "Wall, Perimeter" (Ord. 3296 § 1 (part), 10/2005)

Retreat "Retreat" means a facility used primarily for relaxation, rejuvenation or spiritual healing where sleeping accommodations for patrons may be provided. Physical activities sessions may be part of the overall program for stay which may include hiking, biking, swimming, ball field activities, meditation and yoga, and other similar uses. Accessory commercial uses may be provided in conjunction with the establishment including, but not limited to shops, snack bars, lounges and restaurants, incidental retailing, personal services (such as facials, manicures, mud baths and massage) and centralized dining facilities; however, no cooking facilities may be provided in sleeping units. (Ord. 3296 § 1 (part), 10/2005)

Reversionary Map "Reversionary Map" means a map prepared for purposes of reverting any recorded subdivision map, parcel map, certificate of land division, or division of land into large parcels, or part thereof to acreage.

Revolving Sign See "Sign"

Riding Academies See "Horse Stables"

Riding Stables See "Horse Stables" (See Chapter 6.12 Riding/Rental Stables, Business License).

Right-of-Way "Right-of-Way" means a public property acquired by dedication, easement, prescription or condemnation and intended to be occupied by a street, sidewalk, water line, sanitary sewer and/or other public utility or facility. (Ord. 3524 § 1 (part), 7/2007)

Right-of-Way Permit "Right-of-Way Permit" means a permit issued by the Director of Public Works authorizing work within public right-of-way and private streets and drainage easements. (Ord. 3859 § 2 (part), 6/2010; Ord. 2769 § 49 (part), 7/2002)

Road See "Street"

Roadway See "Street"

Roadway Improvements and Utility Equipment "Roadway Improvements and Utility Equipment" means a structure placed by a public utility, public entity, or person within a required yard for the purpose of providing utility service to the immediate neighborhood or the specific site upon which the equipment is located. The term shall include, but is not limited to, street lights, parking lot lights, mailboxes, roadway improvements and related structures.

Rockscaping "Rockscaping" means landscaping with no live planted material. (Ord. 2934 § 5 (part); 7/2003)

Roof "Roof" means the materials and structural support for those materials which cover the top of a building. (Also see "Decorative Metal Roof") (Ord. 3055 § 1 (part), 4/2004)

Roof Sign See "Sign"

Root Shield "Root Shield" means a product that provides an effective root control barrier between plant materials and hardscape structures such as sidewalks, curbing, pavement, concrete, and building foundations to prevent structural damage caused by vegetative root penetration or encroachment. (Ord. 2934 § 5 (part); 7/2003)

Runway See "Airport Definitions"

Runway Protection Zone See "Airport Definitions"

Rural Resort Hotel See "Hotel, Rural Resort"

Sales, Secondhand "Sales, Secondhand" means the sale of previously and/or used owned goods as further defined by Chapters 6.28 & 7.16. (Ord. 3805 § 1 (part), 9/2009)

Sales, Wholesale "Sales, Wholesale" means the sale of products, to anyone other than the end user of the products, for resale.

Salvage Yard "Salvage Yard" means a facility or area for storing, or processing scrap or discarded material or equipment which is not considered as another use under this Title. Scrap or discarded material includes, but is not limited to, metal, paper, rags, tires, glass, motor vehicle parts, machinery, structural steel, equipment and appliances. (Ord. 4010 § 1 (part), 4/2012)

Sanctuary See "Place of Worship"

Sanitarium "Sanitarium" means a building or institution for the recuperation and treatment of persons with physical or mental disorders, which is considered a hospital for the purpose of this Title.

Sanitary Landfill "Sanitary Landfill" means a permanent disposal site employing an engineering method of disposing of refuse in a manner that minimizes environmental hazards by spreading, compacting to the smallest volume, and applying cover material over all exposed waste at the end of each operating day and which may, as an incidental use, operate a salvage yard. (See Waste Management and Related Uses) (Ord 3586 § 1(part), 2/2008)

School "School" means any institution of learning which offers instruction in the several branches of learning either as a public or private institution for grades pre-school through 12, but does not include "Training Facilities". (See also "Individual Instruction", "Training Facilities") (Ord. 3397 § 1 (part), 6/2006; Ord. 3209 § 2 (part), 5/2005)

Screen Fence See "Fence"

Secondary Development Agreement See "Development Agreement"

Seasonal Sales "Seasonal Sales" means the temporary sale and display of holiday goods during the following nationally recognized holidays: Christmas, Halloween, Independence Day, Valentine's Day, and Mother's Day. (See also "Temporary Outdoor Commercial Event") (Ord. 2907 § 1 (part), 7/2003; Ord. 2741 § 2 (part), 5/2002)

Secondhand Sales See "Sales, Secondhand"

Section 10(a) Permit "Section 10(a) Permit" means a permit issued by the Secretary of Interior pursuant to Section 10(a) of the Federal Endangered Species Act of 1973, 16 U.S.C. Section 1539 which allows the incidental taking of Threatened or Endangered Species in the course of otherwise lawful activities.

Security Fence See "Fence"

Senior Housing "Senior Housing" means a multiple family dwelling or dwelling group intended for, and solely occupied by, persons 55 years of age or older. In determining whether housing qualifies as senior housing under this provision the following factors shall be considered: (Ord. 2741 § 2 (part), 5/2002)

1. The existence of significant facilities and services specifically designed to meet the physical or social needs of older persons.

2. The publication of, and adherence to, policies and procedures which demonstrate an intent by the owner or manager to provide housing for persons 55 years of age or older.

Separation "Separation" means a separation required between uses, unless otherwise specified, is the distance from the space occupied by a particular use to the property line of another use. See also "Building". (Ord. 2741 § 2 (part), 5/2002)

Service Bar "Service Bar" means the incidental retail sale and service of alcoholic beverages by the drink at dining tables or booths within a restaurant, only in conjunction with meals. (See also "Alcohol Related Uses") (Ord 3586 § 1(part), 2/2008)

Service Road See "Street, Frontage Road"

Setback "Setback" means the required minimum horizontal distance between the property line or future street line and the buildable area; however, if a detached sidewalk is provided, "setback" shall mean the required minimum horizontal distance between a line 5 feet behind back of curb to the buildable area. (see Sections 30.52.030 and 30.56.040(b) and Figures 30.64-17 and 30.64-18). (Ord. 3356 § 1 (part), 2/2006)

Sewage Treatment Plant "Sewage Treatment Plant" means a facility designed to receive the wastewater from domestic sources and to remove materials that damage water quality and threaten public health and safety when discharged into receiving streams or bodies of water. The substances removed may contain greases and fats, solids from human waste and other sources, dissolved pollutants from human waste and decomposition products, or dangerous microorganisms. (Also see "Package Wastewater Treatment Plant" and "Reclamation Facility") (See Waste Management and Related Uses) (Ord 3586 § 1(part), 2/2008; Ord. 3174 § 1 (part), 1/2005)

Sewerage "Sewerage" means the entire system of sewage collection, treatment and disposal.

Sex Club

"Sex Club" means any business operated and maintained for the purpose of allowing one or more persons to view or participate in a live sex act for consideration. A sex club is prohibited and is a public nuisance per se.

1. Consideration means the payment of money or the exchange of any item of value for:

    a. The right to enter the business premises, or any portion thereof; or
    b. The right to remain on the business premises, or any portion thereof; or
    c. The right to purchase any item permitting the right to enter, or remain on, the business premises, or any portion thereof, or
    d. The right to a membership permitting the right to enter, or remain on, the business premises, or any portion thereof.

2. Live sex act means any act whereby one or more persons engage in a live performance or live conduct which contains oral sexual contact or sexual intercourse.

3. Operate and maintain means to organize, conduct the affairs of, manage, run or control. Operate and maintain includes providing financial support by paying utilities, rent, maintenance costs or advertising costs, supervising activities or work schedules, and directing or furthering the aims of the enterprise.

4. Oral sexual contact means oral contact with the penis, vulva or anus.

5. Sexual intercourse means penetration into the penis, vulva or anus by any part of the body or by any object or manual masturbatory contact with the penis or vulva.

Nothing in this section shall be construed to apply to the non-obscene presentation, showing, or performance of any play, dance, erotic dance, drama, ballet, concert, or similar performance in any theater, concert hall, fine arts academy, school, institution of higher education, business or similar establishment as a form of expression of opinion or communication of ideas or information, as differentiated from the promotion or exploitation of sex for the purpose of advancing the economic welfare of a commercial or business enterprise. This definition also does not apply to professional services by a "provider of health care" as defined in NRS 629.031. (Ord. 4010 § 1 (part), 4/2012; Ord. 3932 § 1, 3/2011; Ord. 2907 § 1 (part), 7/2003; Ord. 2772 § 2 (part), 7/2002)

Sex Novelty Shop See "Adult Use"

Shallow Groundwater Aquifer "Shallow Groundwater Aquifer" means a region of elevated groundwater caused by secondary recharge, for which the state engineer has issued a permit in accordance with NRS 534.050, to pump water to alleviate potential nuisances or hazards to persons or property resulting from the rise of groundwater.

Shed "Shed" means an accessory building which is: 1) not larger than 240 square feet and not higher than 8 feet maximum; 2) used for the storage of personal property, other than flammable products; and 3) not built upon a permanent foundation. (Ord. 2907 § 1 (part), 7/2003)

Shopping Center "Shopping Center" means any structure or group of structures housing any assemblage of commercial and/or retail with a minimum 25,000 square feet of gross floor area upon a single lot or parcel of land, or upon contiguous parcels of land which have common vehicular access. (Ord. 3688 § 2 (part), 10/2008)

Shrine See "Place of Worship"

Side Lot Line See "Lot"

Side Street See "Street"

Side Yard See "Yard"

Sight Zone "Sight Zone" means the area adjacent to intersections of streets and driveways required to be open and unobstructed so as to ensure pedestrians and motorists have an unimpeded view of oncoming traffic.

Sign "Sign" means any writing, printing, lettering, painting, display, emblem, drawing or other attention-gaining device used to advertise products, goods, services or events, or to make anything known. Signs include but are not limited to streamers, flags, wheels, propellers, or other artificial devices, figures, shapes, colors, sounds, lights, exhibits, and all temporary banners, portable and mobile signs. Non-commercial speech is permitted in conjunction with any type of sign allowed under Title 30. Signs that are located within a building or area that will not be visible from any existing or proposed street, freeway, or adjacent use;

signs on bus stop shelters and benches for any public transit system; traffic control devices; signs regulated by Chapter 14.10 of the Clark County Code; and other signs or notices required by law are not regulated by this Chapter. Sign types regulated by Title 30 are defined as follows:

1. "Abandoned Sign" means any sign remaining in place, but not maintained or not being used, for a period of 180 days or more.

2. "Digital Sign" means any sign that displays electronic messages and may be changed or altered by electronic means on a fixed display screen for informational or advertising purposes and usually consists of a computer or playback device connected to a large digital screen such as an LCD or plasma display.

3. "Non-Commercial Sign" means an on-premise, off-premise, or temporary sign that contains a non-commercial message only, including political signs. Non-commercial signs shall not contain any commercial message that directly or indirectly names, advertises or calls attention to a business, product, service, or other commercial activity.

4. "Off-Premise Sign" means any display indicating the business transacted, services rendered, goods sold or produced, name of business, person, firm or corporation which is not available or located on the same premises as the display. On-premise commercial speech is permitted in conjunction with an off-premise sign. Non-commercial speech is permitted in conjunction with any type of sign.

5. "On-Premise Sign" means any display, strictly incidental to a lawfully approved and commenced use of the premises on which it is located, that indicates the business transacted, services rendered, or goods sold or produced on the premises, or an adjacent property under the same ownership as the property for which the sign is advertising, and may include the name of the business, person, firm or corporation occupying the premises. A sign located on an access drive which is the primary means of vehicular access to a development from a dedicated street shall be considered an on-premise sign even if it is located on or through an adjacent property to a dedicated street. Non-commercial speech is permitted in conjunction with any type of sign allowed under Title 30. On-premise signs include the following types:

A. "Animated Sign" means a sign with action or motion, flashing, color changes requiring electrical energy, or electronic or manufactured sources of supply, but not

including wind-actuated elements such as flags, banners and specialty items, nor public service signs such as time and temperature units (See "Decorative Lighting" definition).

B. "Awning Sign" means a sign painted, stamped, perforated, stitched or otherwise applied on the valance of an awning without projecting from the awning.

C. **"**Canopy Sign", see "Wall Sign"

D. "Directional Sign" means a sign with directional information posted in close proximity to points of access. The name or corporate symbol of the establishment may be added to such sign provided symbol is smaller than the directional information. Comparative size of the symbol to the directional words does not apply in the H-1 District.

E. "Freestanding Sign" means any sign which is supported by 1 or more columns, uprights, or braces in or upon the ground and is unattached to any other building or structure.

F. "Monument Sign" means a freestanding sign whose base is not less than 50% of the sign's width and is consistent with the architectural style of the top of the sign. Any monument sign exceeding the permitted height or area of a monument sign shall be considered a freestanding sign.

G. "Multi-Vision Sign" means a sign constructed of simultaneously rotating panels that can display different messages (shall not be considered an animated sign for the purpose of regulating signs).

H. "Nameplate" means a sign giving the name and address of the occupant, or the name only of the building on which displayed, including nameplates for commercial/industrial complexes.

I. "Pennant" means a display of lightweight plastic, fabric or other material, not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, designed to move in the wind.

J. "Project Identification Sign" means a sign, constructed of materials and color accents consistent with the project's overall design theme, that is located at the primary entrance(s) or corner(s) of a residential, commercial, or

industrial project. These signs are typically designed as seat-wall monuments although other types of walls and/or pilasters may be used.

K. "Projecting Sign" means a sign generally perpendicular to a building which is affixed with a decorative bracing to any exterior wall of a building, structure, or architectural feature.

L. "Revolving Sign" means a sign which revolves 360 degrees, but does not exceed 8 revolutions per minute.

M. "Wall Sign" means a sign which is painted onto, or in any other manner affixed to, any exterior wall of a building.

6. "Roof Sign" means a sign erected upon, or above, a roof, or which projects beyond the top of a wall to which a wall sign is attached. (see 30.72.040).

7. "Temporary Sign" means any sign, inflatable device, mobile sign (whether or not attached to a motor vehicle) or display constructed of cloth, canvas, light fabric, cardboard, wallboard, plywood or other light materials (not including metal or perforated film), intended to be displayed for a brief and limited period of time, or signs other than the permanent on-premise or off-premise signs described in this Title. Non-commercial speech is permitted in conjunction with any type of sign allowed under Title 30. The following definitions are established for the purpose of implementing the time, place, and manner restrictions specified in Table 30.72-3.

A. "Banner" means any sign of lightweight fabric or similar material that is not permanently mounted to a pole or a building at one or more edges, but not including perforated film.

B. "Construction Sign" means a sign advertising a proposed construction project to be located on the lot or parcel of land on which the sign is located and the parties involved in its development, including the signs required to be posted for any future resort hotel as required by NRS 463.

C. "Off-Premise For Sale Sign" means a sign advertising the sale of lots, buildings, or units of buildings in residential development located on parcels other than the buildings, units or lots they are advertising. A sign advertising a leasable sign location is not permitted as a temporary sign and is expressly prohibited.

i. "Weekend Directional Sign" means a 4' x 4' (maximum) sign permitted only on weekends and holidays.

D. "On-Premise For Sale Sign" means a sign advertising an offer to sell, rent or lease land, a building, unit of a building, or structure which is on the lot or parcel of land which is being advertised, or on the lot or parcel of land upon which the building, unit of a building, or structure being advertised is located. A sign located on property included within an approved tentative map shall be considered to be an on-premise for sale sign.

E. **"**Special Attraction/Promotional Sign" means a sign advertising a special attraction offered by an existing licensed business located on the lot or parcel of land on which the sign is located. In shopping centers, the special attraction sign need not be located on the same lot or parcel of land as the business it is advertising, provided it is located on a parcel or lot within the shopping center. Special Attraction/Promotional Signs include, but are not limited to, the following types:

i. "Balloon Sign" means any sign of lightweight fabric, rubber, or other material that is filled with hot air or non-flammable gas for buoyancy.

ii. "Portable or Mobile Sign" means a portable sign which is placed upon, affixed to or hung from a portable, natural or contrived appliance, structure, trailer, flatbed, vehicle or thing, susceptible or capable of being used for advertising. (Ord. 3924 § 1 (part), 1/2011; Ord. 3848 § 2 (part), 2/2010; Ord. 3741 § 2, 3/2009; Ord 3586 § 1(part), 2/2008; Ord. 3472 § 2 (part), 1/2007; Ord. 3432 § 1(part), 10/2006; Ord. 3397 § 1 (part), 6/2006; Ord. 3160 § 3 (part), 11/2004; Ord. 3106 § 1 (part), 5/2004; Ord. 3061 § 2, 5/2004; Ord 3019 § 2, 2/2004; Ord 2981 § 1 (part), 11/2003; Ord. 2832 § 1 (part), 12/2002; Ord. 2907 § 1 (part), 7/2003); Ord. 2787 § 1, 9/2002)

Similar Use See "Use"

Single Development "Single Development" means any business, commercial, resort, multiple-family (attached) residential, industrial or agricultural development, or any commonly held areas in any single-family (detached) residential or mixed use development, excluding only single-family detached residential lots, which are:

1. Located on a single parcel of land, or contiguous parcels under common ownership (including parent holding company), lease or management.
2. Operated as a single business enterprise doing business under the same trade name or business theme using common or shared management staffs.
3. Operated in such a manner that the majority (51% or more) of the profits, or losses, of business on separate parcels, accrue to a common entity.

Single-Family Dwelling See "Dwelling, Single-Family Attached" or "Dwelling, Single-Family Detached"

Slaughterhouse See "Animal By-Products Plant"

Solar Energy See "Electric Generation, Distributed" (Ord 3586 § 1(part), 2/2008)

SOSA Design Overlay District "SOSA Design Overlay District" means the South of Sahara Avenue Design Overlay District as described in Chapter 30.48 Part M and shown in Appendix G, Map 19. (Ord. 3955 § 1, 6/2011; Ord. 3720 § 1, 12/2008)

Spandrel "Spandrel" means the radius within the right-of-way on the inside of two intersecting streets.

Special Attraction /Promotion Sign See "Sign"

Special Development See "Development"

Special Use See "Use"

Special Use Permit Application "Special Use Permit Application" means a request filed with the Zoning Administrator to consider a specific use at a specific location not permitted by right in any district(s). (Ord. 3085 § 38 (part), 6/2004; Ord. 2907 § 1 (part), 7/2003)

Specific Plan "Specific Plan" means a plan, identifying the land use categories for the area, as well as identifying the amount and percentage of acreage in each category. It addresses changes and issues identified in the Concept Plan and Public Facilities Needs Assessment/Plan, and development standards, design manual, transportation plan, and phasing plan. (Ord. 3975 § 1 (part), 8/2011)

Specified Anatomical Areas	See "Adult Use"
Specified Sexual Activities	See "Adult Use"
Sporting Goods Sales/Rental	"Sporting Goods Sales/Rental" means the sale or rental of clothing or equipment designed for sports/recreational purposes, but not to include firearms.
Sporting Goods Sales/Rental, with Firearms	"Sporting Goods Sales/Rental, with Firearms" means the sale or rental of clothing or equipment designed for sports/ recreational

purposes, including firearms. (See Chapter 6.12 Business License).

Spot Zoning "Spot Zoning" means the reclassification of an isolated parcel of land which is detrimental or incompatible with the uses of the surrounding area, particularly when such an act favors a particular owner.

Stable, Private See "Horse Stables"

Stacking Lane "Stacking Lane" means an area for temporary queuing of motor vehicles which serves a particular business or development.

Standard Conditions "Standard Conditions" means the conditions which have been approved by the Commission or Board in conjunction with the land use application process and which are designed to be imposed as a matter of course, where applicable, on the approval of all same application types.

Standard Development Agreement See "Development Agreement"

Storage See "Outside Storage"

Storm Water Run-off See "Urban Run-off"

Story "Story" means a space within a building included between the surface of any floor and the surface of the ceiling above.

Street "Street" means a public or private thoroughfare, including all improvements within the right-of-way or easement, to be used for passage or travel by motor vehicles, bicycles and/or pedestrians whether designated a street, road, avenue, trail or otherwise; or, a thoroughfare made public by right of use which affords the principal means of access to abutting properties.

1. "Arterial Street" means a street as described in the Clark County Transportation Element and identified as an arterial street on the Clark County Transportation Element maps. Arterial streets not identified on the Transportation Element maps include any street on a section line having a right-of-way width of 100 feet or more and any street located on a township or range line having a right-of-way width of 120 feet or more.

2. "Collector Street" means a street as described in the Clark County Transportation Element and identified as a collector street on the Clark County Transportation Element maps.

Collector streets not identified on the Transportation Element maps include any street on a quarter section line having a right-of-way width of 80 feet or more.

3. "Frontage Road" means a street adjacent to but separated from a freeway that provides the primary means of vehicular and pedestrian access to abutting properties.

4. "Local Street" means a street of minor importance, having a width of not less than 47 feet but not more than 60 feet, intended wholly or principally for use by local traffic from abutting properties as follows:

a. "Residential Local Street" provides access to abutting properties within low or medium density residential use districts.

b. "Non-Residential Local Street" means a street that provides access to adjacent commercial and industrial properties within non-residential use districts.

5. **"**Minor Residential Collector Street" means a street that provides access to abutting properties, conveys traffic from local residential streets to other minor and/or major collector or arterial streets, and has a standard width of 60 feet. Any and all references to "collector," "collectors," or "collector streets" in this Title shall not mean nor include minor residential collector streets.

6. "Paved Access Road" means any street paved with a minimum of 32 feet of pavement that extends from existing pavement to and around all streets adjacent to a development and that provides sufficient paved access to all parts of the development.

7. "Private Street" means a street designated for use by specified property owners, fully maintained by the property owners, and not dedicated to nor intended for access by the general public (also see Section 30.52.030(b)(1)).

8. "Roadway" means that portion of a street right-of-way intended for vehicular traffic.

9. "Side Street" means a street bounding a corner lot. (Ord. 3229 § 2 (part), 6/2005; Ord. 3209 § 2 (part), 5/2005; Ord. 2961 § 2 (part), 10/2003; Ord. 2764 § 1, 6/2002)

Street Name Change Application "Street Name Change Application" means a request filed with the Building Official to change the legally established name of an

existing street alignment. (Ord. 3085 § 38 (part), 6/2004; Ord. 2961 § 2 (part), 10/2003)

Street Naming Application "Street Naming Application" means a request filed with the Zoning Administrator to establish a street name on a previously unnamed street alignment or previously named alignment on which there is no occupied structure on the street proposed to be changed, all property abutting the street is under common ownership. (Ord. 3085 § 38 (part), 6/2004; Ord. 2961 § 2 (part), 10/2003)

Structure "Structure" means, except when the definition of structure listed under "Airport Definitions" applies, any fence, tower, edifice, or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner which requires location on the ground or is attached to something having a location on the ground which extends more than 36 inches above grade, but not air conditioning units, propane tanks or utility equipment incidental to a permitted use, providing such equipment is screened when required.

Structural Alteration "Structural Alteration" means any change in the supporting members of a building or structure, such as bearing walls, columns, beams and girders, floor or ceiling joists, roof rafters, foundation piles, retaining walls or similar components, or change designed to alter the use of the structure.

Subdivision "Subdivision" means:

1. The division of any land or portion of land which is divided for the purpose of sale or lease, either immediately or in the future into lots and/or parcels of land as set forth by Chapter 278 of the Nevada Revised Statutes (Planning and Zoning). Subdivisions include final maps, amended maps, minor subdivisions or divisions of land into large parcels (see NRS 278.471 Division of Land into Large Parcels).

A. "Major Subdivision" means real property which is divided into 5 or more lots or parcels or subdividing a commercial or industrial subdivision.

B. **"**Minor Subdivision" means any real property which is divided into 4 or less lots or parcels. The term "Minor Subdivision" includes parcel maps and certificates of land division.

2. A political or organizational unit being a part of the whole.

Substandard Lot See "Lot"

Substantial Completion See "Completion"

Sunroom "Sunroom" means a one-story structure attached to a dwelling with a glazing area in excess of 40% of the gross area of the structure's exterior walls and roof. (Ord 3586 § 1(part), 2/2008)

Supper Club "Supper Club" means a restaurant with a tavern/ bar where the restaurant operation is a principal business and food sales is no less than 55% gross revenue of the total sales of food and alcoholic liquor (See Business License Code Chapter 8.20.20). (See also "Alcohol Related Uses") (Ord 3586 § 1(part), 2/2008; Ord. 2907 § 1 (part), 7/2003)

Supportive Housing "Supportive Housing" means a multiple family building or dwelling group designed to provide accessible living quarters for physically disabled adults capable of independent living and constructed to ICC/ANSI A117.1-1998 standards. In determining whether a project qualifies as supportive housing under this provision, the following shall be considered:

1. The project is designed to meet the accessibility and use requirements of physically disabled individuals (satisfies applicable HUD standards for specified disabilities) and includes a planned service component (such as but not limited to an on-site caretaker and/or particular services identified for special needs populations). (Also see definitions for "Assisted / Independent Living Facilities" and "Congregate Care Facility") (Ord. 3296 § 1 (part), 10/2005)

Swale "Swale" means a depressed portion of land that is constructed to carry runoff water from one point to another. Swales may be used to prevent water runoff from landscaped or non-permeable surface areas onto sidewalks or streets. (Ord. 3229 § 2 (part), 6/2005)

Swap Meet "Swap Meet," also known as a flea market, means a building or open area in which stalls or sales areas are set aside, rented or otherwise provided for use by individuals, tenants or businesses engaged in retail trade. The sale of merchandise may include secondhand items, specialty items, hand crafted items and home grown products. (See Chapter 6.30 Multiple Vendor Arena Shops)

Swimming Pool "Swimming Pool" means a permanent or temporary body of water in excess of 18 inches in depth, which includes all equipment necessary for its operation and use, used for swimming or recreational bathing including spas, hot tubs and above ground pools.

Synagogue See "Place of Worship"

Tandem Parking "Tandem Parking" means parking spaces designed without the minimum required aisle necessary to back a vehicle out of the parking space without backing through another space.

Target Range "Target Range" means a recreational facility designed for the sport of shooting at targets to test accuracy in rifle, pistol or archery practice (see "Recreational Facility").

Tattoo "Tattoo" means a business where a permanent design or mark is made on the skin by pricking it and ingraining in it an indelible pigment, or by raising scars on it. (See "Permanent Make-Up"). (See Chapter 6.12 Business License).

Tavern/Bar/ Lounge "Tavern/Bar/Lounge" means a place where the sale and service of alcoholic beverages are sold by the drink, where meals are not required. (See also "Alcohol Related Uses") (Ord 3586 § 1(part), 2/2008)

Technical Impact Analysis "Technical Impact Analysis" means any geotechnical study, drainage impact analysis, traffic impact analysis or any other impact analysis acceptable to the Department of Public Works and as required by this Title, action of the Commission or action of the Board.

Television Tower See "Communication Tower"

Temple See "Place of Worship

Temporary Government Facility "Temporary Government Facility" means a temporary facility or structure initiated and funded by a federal, state or local governmental entity for the construction of a public project, the establishment of a temporary structure for a public use such as modular school buildings or election facilities, or to remediate an environmental hazard, including fences and security fences required to restrict access to such properties and temporary utility structures (such as power poles) needed to power related construction, use, or remediation efforts. A temporary government facility may be owned, leased, operated and/or controlled by a local, state, or federal governmental entity or a private entity performing government functions for the remediation of environmental hazards. (Also see "Fence" definitions) (Ord. 3373 § 2 (part), 3/2006; Ord. 3296 § 1 (part), 10/2005; Ord. 3229 § 2 (part), 6/2005)

Temporary Living Quarters See "Dwelling"

Temporary Outdoor Commercial Event "Temporary Outdoor Commercial Event" means a use to conduct a temporary outdoor activity as provided by the provisions of this Title. One day residential celebrations, uses within public facilities or recreational facilities, or motion picture and television production (as regulated in Title 22) which meet all Fire Department requirements are not considered temporary outdoor commercial events. (See also "Seasonal Sales") (Ord. 3970 § 1 (part), 8/2011; Ord. 2907 § 1 (part), 7/2003; Ord. 2741 § 2 (part), 5/2002)

Temporary Sign See "Sign"

Temporary Use See "Use, Temporary"

Tenant "Tenant" means a person, persons, or business, other than the owner who holds or occupies a dwelling, lot, or commercial/ industrial location.

Tent "Tent" means an air-inflated, air-supported, cable or frame-covered structure, including temporary membrane structure as defined by Section 221-T of the Uniform Fire Code.

Tentative Map Application "Tentative Map Application" means a request filed with the Zoning Administrator to request a review of a proposed major subdivision. (Ord. 3085 § 38 (part), 6/2004; Ord. 2961 § 2 (part), 10/2003)

Text Amendment Application "Text Amendment Application" means a request filed with the Zoning Administrator to request the Board to consider initiating an amendment to the text of the Unified Development Code. (Ord. 3085 § 38 (part), 6/2004; Ord. 2961 § 2 (part), 10/2003)

Theater "Theater "means an open air or enclosed establishment used regularly and routinely for presenting material or screening movies which are not related to specified sexual activities or specified anatomical areas for observation by patrons therein (non-adult theater). (Ord. 3970 § 1 (part), 8/2011)

Theme Park See "Amusement/Theme Park" (See Chapter 6.12 Amusement Park Master License).

Through Lot See "Lot"

Time-Share "Time-Share" means an ownership or leasehold estate in property devoted to a time-share fee (tenants in common, time span ownership, interval ownership, or other form of ownership) or a time-share lease or estate. Vending machines, reservation, notary, copy, fax, computer services, postal stamp sales, and postal package drop off and pick up shall be considered incidental to timeshare and do not require a special use permit provided the use is intended to serve the residents and guests only, is located within a building or floor of a building, that is used for recreational purposes or as property management offices and is limited to a maximum of 1,200 square feet. Exterior advertising and lighting for timeshare apartments in excess of what exists for residential developments shall not be permitted. (See Chapter 6.115 Business License).

Tourist Club "Tourist Club" means an establishment whose primary purpose is the provision of entertainment, food, and alcoholic beverages to the tourism market and which meets the requirements established by Title 8 to be classified as such. (See also "Alcohol Related Uses") (Ord 3586 § 1(part), 2/2008; Ord. 2757, §1 6/2002)

Town Board "Town Board" means Town Advisory Board or Citizens Advisory Council whose members are appointed by the Board to represent certain geographic areas and make recommendations to the Commission and the Board.

Town Green "Town Green" means an open space (typically found in mixed use development) usually surrounded by buildings, pedestrian realms or streets. Town greens may include a variety of landscaped or paved elements that are designed to create a sense of community and enhance pedestrian connectivity. (Ord. 3229 § 2 (part), 6/2005)

Toxic Substances See "Hazardous Materials or Waste"

Tract "Tract" means:

1. A subdivision;

2. A large unsubdivided parcel; or

3. A legal parcel of land identified by the results of an Independent Resurvey of the Public Lands of the United States as descriptively and locationally non-conforming, or alienated from the regular subdivision of sections.

Traffic Control Plan "Traffic Control Plan" means a design which determines the placement of barricades, warning lights or signs for the duration of construction, in the interest of public safety. (Ord. 2769 § 49 (part), 7/2002)

Traffic Impact Analysis "Traffic Impact Analysis" means a study that assesses the impacts of a proposed development on the existing and future multimodal transportation network. The study must recommend mitigation measures for the anticipated impacts and must analyze the adequacy of the development's planned access points.

Trail "Trail", when dedicated per 30.52 of this Title, means a corridor connected or designed to be connected to a planned regional network of trails for movement of non-motorized vehicles, such as a bicycle, and pedestrian and equestrian traffic, which typically occur along washes, in utility corridors, limited access roadways (highways & beltways), and railways in both the urban and rural areas of Clark County, but may also be located along streets where designated by the plan. Trails are designed to provide alternative modes of transportation and recreational enjoyment in a quiet and relaxed environment. A trail is not a right-of-way as defined in this Section, except when locating within a right-of-way. (Ord. 3524 § 1 (part), 7/2007)

Trail Dedication "Trail Dedication" means the transfer of land in fee simple or by easements as required by the County, by the owner for the use of the public, and accepted by the County for such use by, or on behalf of the public. A trail is not a right-of-way as defined in this Section, except when locating within a right-of-way. (Ord. 3524 § 1 (part), 7/2007)

Trailer "Trailer" means a cargo carrying container designed to be pulled by motor vehicles.

Trailer, Construction See "Construction Activities, Temporary" (Ord. 3354 § 1 (part), 2/2006)

Trailer Court, Park or Lot See "Manufactured Home Park"

Trailer Rental "Trailer Rental" means the display and offering for rent of trailers designed to be towed by automobiles.

Trailer, Travel/ Recreational See "Recreational Vehicle/Trailer"

Training Facility **"**Training Facility" means:

1. "Instruction Training Facility" means the supplemental teaching or tutoring of subjects normally taught in grades Pre-K through 12, for fewer than 30 students without awarding degrees or diplomas.

2. "Major Training Facility" means any vocational or avocational institution, or instruction incidental to the operation of a business or organization for the instruction of 30 or more students at the same time, or where instruction requires the operation of machinery (not including automobiles), power equipment or tools, or teaching of construction techniques. This does not include colleges or universities.

3. "Minor Training Facility" means any vocational or avocational institution, or instruction incidental to the operation of a business or organization for the instruction of less than 30 students at the same time, but not including the teaching of operation of machinery, power equipment or tools, or construction techniques. (Ord. 3397 § 1 (part), 6/2006)

Transient "Transient" means a person who utilizes accommodations for a price or as a benefit of employment, with or without meals, for a period of 30 consecutive calendar days or less.

Transient Commercial Use of Residential Development "Transient Commercial Use of Residential Development" means the commercial use, by any person, of any residential development, for bed and breakfast, hostel, hotel, inn, lodging, motel, resort or other transient lodging uses where any individual transient guest occupies the property for 30 consecutive calendar days or less.

Transition Corridor Overlay District "Transition Corridor Overlay District" means any of the specific area locations identified and described in Section 30.48 Part G of this Title. (Ord. 2832 § 1 (part), 12/2002)

Transitional Living Facilities for Released Offenders "Transitional Living Facilities for Released Offenders" as defined by NRS Chapter 449 means a group facility used for the housing of persons on probation or parole. (Ord. 3635 § 1(part), 6/2008)

Transportation Service "Transportation Service" means a business for the delivery of passengers or goods such as taxis, limousines, couriers, or other similar uses, excluding freight or passenger terminals, but may include Tour Guide services. (See Chapter 6.12 Motor Transportation Service; Tour/Tour Guide; Taxis, etc)

Transportation Terminal See "Passenger Terminal"

Trash Enclosure "Trash Enclosure" means a screen around a trash container or recyclable container, to block views and to contain trash for pick-up. (Ord. 4010 § 1 (part), 4/2012)

Tree See "Airport Definitions" only when regarding airport property, otherwise see Section 30.64.030(k) and Southern Nevada Regional Planning Coalition's Regional Plant List. (Ord. 3987 § 1, 10/2011)

Two-Family Dwelling See "Dwelling"

Turf "Turf" means any grassy area maintained by frequent mowing and fertilization and/or watering, commonly used for lawns and playing fields.

A. Functional turf means a turf area designed or suitable for recreational purposes.

B. Non-functional turf means turf within medians, streetscapes, and parking lots; turf for required perimeter landscaping; and turf designed and suitable only for aesthetic purposes. (Ord. 3094 § 1, 7/2004)

Urban Area "Urban Area" means the land within the outer boundary of the Bureau of Land Management Disposal Boundary established by the Southern Nevada Public Lands Management Act as amended (enacted on October 19, 1998), plus the land extending 3 miles (measured radially) beyond the boundary, and also including Community Districts 1, 2 and 4 identified in the various land use plans and Community District Element of the Plan. All other areas within the County are rural. (See Appendix G, Map 10) (Ord. 2907 § 1 (part), 7/2003)

Urban Run-off "Urban Run-off" means water run-off from streets, gutters, parking lots, roof tops, construction sites, landscape areas, agricultural lands, and other diffused sources that usually contains litter, pesticides, organic and bacterial waste.

Urban Village (U-V) See Development (Ord. 3549 § 1 (part), 9/2007)

Use "Use" means the purpose for which land or buildings are designed, occupied, maintained, or planned, including uses within another political subdivision (See also "Development"). Types of uses include the following:

1. "Accessory Use" means a use or activity, that is subordinate in area, extent and purpose incidental to the principal use of the property, located on the same lot or parcel of land. The following are applicable to residential development.

A. Nothing in this Title shall be construed to prohibit constitutionally protected activities including the use of the home for noncommercial gatherings of family and friends, discussion groups, religious or political gatherings, or neighborhood meetings.

B. The storage of 2 unlicensed but operable automobiles is permitted and shall not be parked within the public right-of-way.

2. "Commercial Use" means an existing commercial development or property designated for commercial uses in any adopted land use guide/plan, unless an approved use allows a noncommercial use.

3. "Compatible Use" means the characteristics of different land uses that allow them to be harmoniously located near or adjacent to each other with minimal impacts. Compatible use considerations may include a range of activities and design features related to existing and proposed development, such as but not limited to height, mass, density, architecture, landscaping, hours of operation, and environmental impacts (see Chapter 30.68 for Site Environmental Standards; also see "Similar Use").

4. "Conditional Use" means a use permitted within a zoning district provided that it conforms to the standards for permitted uses in subsection 9 below and in addition conforms to the standard listed under the specific use within Table 30.44-1.

5. "Conflicting Use" means the transfer of negative impacts over property lines from one land use to an adjacent land use. Conflicting use considerations may include but are not limited to a range of incompatible activities and design features related to existing and proposed development, such as but not limited to height, mass, density, architecture, landscaping, loss

of privacy, unsightly views, traffic and parking concerns, hours of operation and environmental impacts (see Chapter 30.68 for Site Environmental Standards).

6. "Industrial Use" means an existing industrial development, or property designated for industrial uses in any adopted land use guide/plan, unless an approved use allows a nonindustrial use.

7. "Less Intensive Use" means a use which is classified in a more restrictive zoning district than other uses listed in a less restrictive zoning district. This term is used when describing a development, an approved development, or in all other cases, the land use category.

8. "Mixed Use" means the combination of commercial and residential development (the commercial component of which exceeds the limits of "accessory commercial use", see also Section 30.48.700) on a single lot *OR* within a single building *OR* within a single integrated development on multiple lots *OR* on property designated for mixed uses in any adopted land use plan, *OR* on property developed or planned for mixed use, and includes all property thus described within another political subdivision. A mixed use or development shall be considered a commercial use or development for the purpose of determining development standards except where specific standards are established and as otherwise required by Chapter 30.48, Part J. Commercial components of mixed use developments shall be open and accessible to the general public.

9. "Permitted Use" means any use allowed in a zoning district providing that:

A. Buildings, structures and land shall be used, erected, maintained, altered or enlarged only for the purposes listed as permitted in the district in which such building or land is located and then only after applying for and securing all permits and licenses required.

B. Any use already established within an area prior to the present district regulations which is not a permitted use within such district or is permitted use only with a special use permit shall be allowed to continue as a nonconforming use subject to all conditions and restrictions relating to nonconforming uses as provided in Chapter 30.76.

C. When a use is not specifically listed as permitted or is expressly prohibited, it shall be assumed that such uses

are prohibited and are detrimental to the general prosperity, health, safety and welfare. Where the Zoning Administrator determines it is similar to another use it shall be a "Permitted Use."

10. "Principal Use" means the primary use of land or structures, as distinguished from an accessory use.

11. "Residential Use" means an existing habitable residential development or dwelling, *OR* property designated for residential uses in any adopted land use guide, *OR* property developed or planned for residential use within another political subdivision (unless an approved use allows a nonresidential use), *AND* shall not include mixed use or mixed use development for the purpose of determining development standards. (See also, "Development, Residential")

12. "Similar Use" means a use that has the same characteristics as the specifically cited uses in terms of the following: trip generation and type of traffic, parking and circulation, utility demands, environmental impacts, physical space needs, and clientele (also see "Compatible Use").

13. "Special Use" means a use that, due to a special characteristic of its operation or installation, is not permitted in any specific district but is permitted with discretion in a district subject to review by the Commission or the Board to ensure compatibility with existing or planned surrounding uses and characteristics of development. For the purpose of implementing all related requirements of this Title, "Special Use" shall include all projects of regional significance as defined elsewhere in this Section.

14. "Temporary Use" means a use established for a specified period of time with the intent to discontinue the use at the end of the designated time period. (Ord. 4010 § 1 (part), 4/2012; Ord. 3975 § 1 (part), 8/2011; Ord. 3970 § 1 (part), 8/2011; Ord. 3549 § 1 (part), 9/2007; Ord. 3397 § 1 (part), 6/2006; Ord. 3357 § 1 (part), 3/2006; Ord. 3174 § 1 (part), 1/2005; Ord. 3055 § 1 (part), 4/2004; Ord. 2907 § 1 (part), 7/2003)

Utility See "Public Utility"

Vacation and Abandonment "Vacation and Abandonment" means the relinquishment of any interest of any dedicated public road, improvement or public easement of interest to Clark County, in conformance with NRS 278.480.

Variance Application "Variance Application" means a request requesting relief from the requirements of the code for reasons to be demonstrated by the applicant as shown in Table 30.16-6.

Vehicle Dismantling Yard "Vehicle Dismantling Yard" means any premises used for the dismantling or wrecking of motor vehicles and trailers including premises used in the storing, keeping, buying, selling, or dealing in dismantled wrecked, inoperative or disabled vehicles or integral parts of component materials thereof, and the storage, sale or dumping of dismantled, partially dismantled or wrecked inoperative vehicles and trailers, or parts thereof. Vehicle dismantling shall not include the incidental storage of inoperative or disabled vehicles in connection with the legal operation of any vehicle repair, maintenance, paint and body or similar use. (Ord. 4010 § 1 (part), 4/2012)

Vehicle, Junked "Vehicle, Junked" means any motor vehicle whose condition is wrecked, dismantled, partially dismantled, inoperative, abandoned or discarded. A motor vehicle is presumed to be abandoned or discarded if it has remained in one place for a period of at least several days and is unlicensed and unregistered by the State of Nevada. The storage of junked vehicles is permitted only in conjunction with an automobile dismantling yard.

Vehicle Maintenance "Vehicle Maintenance" means any commercial establishment designed or used for the maintenance of vehicles. Maintenance shall be limited to tune-ups, oil changes, lubrication, smog check, brake and muffler repair and maintenance, the sale and repair of tires, window repair or replacement or other similar routine maintenance functions. Vehicle maintenance does not include brake, muffler, and/or tire repair as principal uses. (Ord. 4010 § 1 (part), 4/2012; Ord. 3924 § 1 (part), 1/2011; Ord. 3757 § 1 (part), 4/2009; Ord. 3549 § 1 (part), 9/2007; Ord. 2907 § 1 (part), 7/2003)

Vehicle Paint/ Body Shop "Vehicle Paint/Body Shop" means a facility for collision repair services including body, frame, or fender straightening or repair, and painting of vehicles in an appropriate paint booth. See also "Automobile Minor Paint/Body Shop." (Ord. 4010 § 1 (part), 4/2012; Ord 3586 § 1(part), 2/2008; Ord. 2857 § 2 (part), 2/2003; Ord. 2658 § 1, 2001)

Vehicle Repair "Vehicle Repair" means a location designed or used for the repair or maintenance of vehicles, including mechanical repair, engine or transmission replacement or overhaul, and upholstery, but not including paint or body work. Repair (not including engine or transmission repair) may be performed by the owner of 1 automobile only at the residence (not to be parked within a street)

when the vehicle, parts, and equipment are enclosed, or screened from the view of any street with a weatherproof cover while repair is not being performed. See also "Automobile Hobby Repair & Restoration". (Ord. 4010 § 1 (part), 4/2012; Ord. 3635 § 1(part), 6/2008; Ord. 3190 § 1 (part), 2/2005; Ord. 2907 § 1 (part), 7/2003)

Vehicle Wash "Vehicle Wash" means a building or area that provides facilities for washing, cleaning, waxing and/or detailing of motor vehicles, either by mechanical means or by hand, either as a service provided by others or self-service which may include accessory retail uses. (See "Accessory Commercial") (See Chapter 6.12 Auto Wash Detailing). (Ord. 4010 § 1 (part), 4/2012)

Veterinary Clinic and Service "Veterinary Clinic and Service" means an establishment, not including outside pens, where animals are admitted for examination, medical or surgical treatment, overnight care, and/or observation. (See Chapter 6.12 Business License).

Waiver of Condition Application "Waiver of Condition Application" means a request filed with the Zoning Administrator to modify a condition imposed by the Commission or Board on an approved land use application. (Ord. 3085 § 38 (part), 6/2004; Ord. 2961 § 2 (part), 10/2003)

Waiver of Standard Application "Waiver of Standard Application" means a request filed with the Zoning Administrator to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. A waiver of off-site improvements constitutes a temporary postponement only and shall only be approved subject to signing deed restrictions for the future improvements. (Ord. 3085 § 38 (part), 6/2004; Ord. 2961 § 2 (part), 10/2003)

Wall Height See "Fence Height"

Wall, Perimeter "Wall, Perimeter" means an opaque structure constructed with masonry, brick, concrete, stucco, or other similar material, is greater than 36 inches in height, and constructed within a required setback for the purpose of providing security and/or buffering for the property owner. Walls constructed within the "Buildable Area" and which are not affixed to the principal building shall be considered accessory structures (see "Fence"). The following describes types of perimeter walls.

1. "Block Wall" means a perimeter wall enclosing property which need not be a decorative wall and may also be in the form of rock features, waterfalls and other decorative forms, providing the wall complies with height restrictions.

2. "Decorative Wall" means a wall having an appearance enhanced by either texture or design finished with stucco, pilasters, tile, or brick, split-face block, block containing a pattern or design or a combination of any of the above. A decorative wall shall not include the standard, solid gray cinder block or concrete walls with a flat finish nor include wood or chain link fences, either with or without slats. Wherever possible, decorative walls shall have a harmonious relationship with existing adjoining walls.

3. "Noise Attenuating Wall" means a wall constructed between adjacent uses designed to mitigate the impact of noise generated by 1 use on an adjacent use. When constructed in accordance with the Nevada Department of Transportation's standards along freeways, the height of the wall shall be unrestricted

4. "Retaining Wall" means a wall where the grade on 1 side of the wall is greater than the grade on the opposite side if engineered so that the wall is designed to support the weight of the soil on the high side of the wall. Paving or a similar treatment of a slope to prevent erosion is not a retaining wall;

5. "Security Wall" means a wall which meets the requirements of "Security Fence" (see "Security Fence")

6. "Buffer Wall" means a wall which mitigates the potential negative impact between uses, per Chapter 30.64. (Ord. 3296 § 1 (part), 10/2005)

Wall Sign See "Sign"

Warehouse "Warehouse" means an enclosed structure for the storage of goods for distribution or transfer to another location. (See Chapter 6.12 Business License).

Waste Management And Related Uses Includes but is not limited to Interim Package Wastewater Treatment Plant, Package Wastewater Treatment Plant, Public Storage Bin Facility, Reclaimed Wastewater, Reclamation Facility, Sanitary Landfill, Sewage Treatment Plant, and Wastewater. (Ord 3586 § 1(part), 2/2008)

Wastewater "Wastewater" means a combination of liquid and water-carried pollutants from homes, businesses, industries, or farms; a mixture of water and dissolved or suspended solids. (Also see "Package Wastewater Treatment Plant", "Reclaimed Wastewater", "Reclamation Facility", and "Sewage Treatment Plant") (See Waste Management and Related Uses) (Ord 3586 § 1(part), 2/2008; Ord. 3174 § 1 (part), 1/2005)

Wedding Chapel "Wedding Chapel" means a facility which is made available to be rented principally for wedding ceremonies and may include a chapel, dressing rooms, offices, reception facilities and gardens. (See Chapter 6.12 Business License).

Weekend Directional Sign See "Sign, Temporary, Off-Premise For Sale Sign" (Ord 3019 § 1 (part), 2/2004)

Wetland "Wetland" means an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support vegetation adapted for life in saturated soil conditions.

Wholesale Sales See "Sales, Wholesale"

Wind Energy See "Electric Generation, Distributed" (Ord 3586 § 1(part), 2/2008)

Window Sign See "Sign, Wall"

Work "Work" means, with respect to work performed in a right-of-way, to construct, cut break, alter, excavate, install, remove, relocate, repair, or replace improvements, or install and maintain temporary traffic control devices and/or barricades. (Ord 3820 § 1, 11/2009)

Working Day "Working Day" means a day during which the offices of Clark County are open to the public.

Xeriscape "Xeriscape" means a style of landscaping for the purpose of achieving an attractive and water-conserving landscape in character with the desert environment by implementing water and energy conservation measures that generally include, but are not limited to, the following principles.

1. Appropriate planning and water conserving design.

2. Appropriate and efficient irrigation.

3. Soil improvement for water absorption and retention.

4. Use of organic or inorganic mulches to increase water efficiency.

5. Use of low-water-demand and drought-tolerant plants.

6. Good maintenance.

For the purposes of this Title, the term "Xeriscape" includes the concept of desert landscaping, using indigenous or adapted trees, shrubs, vines, non-turf groundcovers, succulents or other plants for achieving an attractive and water-conserving landscape in character with a desert environment. (Ord. 2934 § 5 (part); 7/2003)

Yard "Yard" means an open space on a lot, other than a court, unoccupied and unobstructed from the ground upward, extending across the width or depth of the lot except for permissible

accessory buildings and structures, required roadway improvements, utility equipment, architectural intrusions, and additional side yard setbacks as provided in Chapter 30.56.

1. "Front Yard" means that area between the front of the building (all front faces) and the street or future street width line, extending to the side property lines.

2. "Rear Yard" means that area between the rear of the building and the rear lot line, extending to the side property lines.

3. "Side Yard" means an area between the side of the building and the side lot line. (Ord. 3296 § 1 (part), 10/2005)

Yard Sale See "Garage Sale"

Zero Lot Line Lot See "Lot"

Zone Boundary Amendment Application "Zone Boundary Amendment Application" (also known as "Zone Change") means a request filed with the Zoning Administrator to amend the Official Zoning Map of Clark County by reclassifying property from one zoning district to another and which includes the following types of amendments:

1. "Conforming Amendment" means a proposed zone boundary amendment within the range of residential *densities* and/or non-residential *intensities* indicated on the applicable land use plan map, or community district map (See Chapter 30.12, Part A) except that the following shall also be accepted as conforming amendments:

A. Amendments to the P-F zone for community-serving infrastructure, such as schools, parks and water reservoirs, etc., or for regional-serving infrastructure if proposed development is located on property designated for commercial or industrial uses in the applicable land use plan (see "Public Facility" definition);

B. Any proposed change to the 1974 adopted land use map;

C. Amendments conforming to overlay districts adopted within the applicable land use plan area;

D. Amendments within the range of residential densities and/or non-residential intensities indicated on a land use plan map that are nonconforming to the community district map when the property is within the Southwest

E. Applications initiated by the Board.

F. Applications to include additional property within a previously approved project when all of the following conditions exist: 1) the property to be included is not greater than five acres in size; 2) the property has at least two sides adjacent to previously approved project(s) of equal or greater density or intensity of use; 3) the linear boundary of the additional area is less than 25% of the linear boundary of existing project(s) of equal or greater density or intensity of use; 4) the request is for the same or a lesser density or intensity of use as the previously approved project; and 5) including the additional property would result in a more logical boundary for the previously approved project.

G. Applications submitted to establish a use permitted by this Title to have a density bonus exceeding the maximum density established for the existing or proposed zoning district.

2. "Nonconforming Amendment" means a proposed zone boundary amendment not within the range of residential *densities* and/or non-residential *intensities* indicated on the applicable land use plan map, or community district map (See Chapter 30.12, Part A) to which the exceptions listed in Subsection 1 above do not apply. (Ord. 3975 § 1 (part), 8/2011; Ord. 3296 § 1 (part), 10/2005; Ord. 3160 § 3 (part), 11/2004; Ord 3106 § 1 (part), 8/2004; Ord. 3085 § 38 (part), 6/2004; Ord. 2889 § 1 (part), 4/2003; Ord. 2857 § 2 (part), 2/2003)

Zoning Administrator "Zoning Administrator" means the person designated by the Director of the Comprehensive Planning Department to perform functions as specified in Chapter 2.06 of the Clark County Code. The Zoning Administrator may also designate qualified staff to perform these functions. (Ord. 3085 § 38 (part), 6/2004; Ord. 2769 § 49 (part), 7/2002)

Zoning District See "District"

(Ord. 2582 § 2, 2001; Ord. 2573 § 2, 2001; Ord. 2560 § 2, 2001; Ord. 2545 § 1, 2000; Ord. 2522 § 1, 2000; Ord. 2510 § 1, 2000)

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30.12 Comprehensive Plan and Community Districts

PART A THE PLAN

30.12.010 The Comprehensive Plan. The Clark County Comprehensive Plan (Plan), adopted by the Board on December 15, 1983, as amended, consist of various plan elements as defined in NRS 278.160, such as but not limited to area land use plans and maps; transportation, population, and conservation plans; the 1974 General Plan map for areas excluded from consideration in more recently adopted land use plans; and all subsequent amendments thereto. (Ord. 3518 § 3, 5/2007; Ord. 3296 § 2 (part), 10/2005; Ord. 2674 § 1, 2001)

30.12.020 Purpose. The Clark County Comprehensive Plan shall serve as a pattern and guide for the orderly physical growth and development of Clark County. Unless otherwise provided, all development approved through this Title shall be in conformance with the Comprehensive Plan as follows.

1. Unless otherwise noted in this Title, all approved zoning districts and development should reflect the applicable land use classification and intensity of use specified:

A. In the community district element.

B. In the various land use maps adopted in conjunction with the land use plans. However, the 1974 General Plan map shall indicate the permitted range of density and intensity of use for properties excluded from, or not so designated in, an adopted land use plan.

C. In the general description of the various land use categories depicted upon the adopted maps.

2. A proposed land use category allows a range of zoning districts, therefore the approval of a land use plan map, or an amendment thereto, shall not be construed to obligate the Commission or the Board to approve the maximum density or intensity of use permitted within an approved land use category. Requests for land use applications are subject to the discretion of the Commission or Board, within the general guidance contained within the Comprehensive Plan coupled with consideration of:

A. The general prosperity, health, safety, and welfare of the public.

B. The character of the area.

C. The area's peculiar suitability for particular uses.

D. The availability of water and other required resources.

E. The availability of, and facilities for, services.

F. Preservation of the value of buildings and property.

G. Encouraging the most appropriate land use.

3. Public facility design, location and improvement policies contained within the Comprehensive Plan shall be utilized as guidelines in the application of subdivision, public improvement, and design review procedures contained within this Title, including:

A. The provision of lots of sufficient size, adequate improvements and facilities, and appropriate design for the intended use.

B. The construction and installation of streets, highways with uniformity of street width and access to lands, public utilities and other public facilities to minimize traffic congestion and safety hazards.

C. The prevention of the subdivision of lands which are subject to severe slope; lack of water, sewer or other required public services; flooding; or which are otherwise unsuitable for subdivision.

D. The development of a permanently wholesome community environment, adequate public services and safe streets.

4. Site design and location policies contained within the Comprehensive Plan shall be utilized as guidelines in the application of the design review procedures contained within Table 30.16-9 (Design Review).

5. Land use and subdivision applications for the development of land may be approved, conditionally approved, or denied based on the plans, policy statements, goals contained anywhere within the Comprehensive Plan, or any amendment thereto, or element thereof. (Ord. 3296 § 2 (part), 10/2005)

PART B COMPREHENSIVE PLAN UPDATES AND AMENDMENTS

30.12.030 **Purpose.** The purpose of this part is to provide standards and procedures for the acceptance, processing, hearing and final action on Comprehensive Plan updates and amendments, with the intent of providing for the orderly and efficient development of land. (Ord 3885 § 2 (part), 8/2010)

30.12.035 **Comprehensive Plan Amendment Processing.** Comprehensive Plan amendments, except for Land Use Plans, may be initiated, accepted, processed, noticed, heard and acted upon in accordance with the provisions of this Part. The Comprehensive Plan shall only be amended per Table 30.12-1 below. Land Use Plan Update and Amendments are processed in accordance with Section 30.12.040. (Ord. 3975 § 2 (part), 8/2011; Ord 3885 § 2 (part), 8/2010)

30.12.040 **Land Use Plan Updates and Amendments.** Land use plan updates and amendments are also subject to the additional requirements established in this subsection. Clerical errors and omissions may be administratively corrected at any time without a hearing.

1. **Land Use Plan Update Process.** Each land use plan should be reviewed, and revised if appropriate, within 5 years after adoption and within every 5 years thereafter. Approximately 12 months prior to the 5 year review of each land use plan, the Director of Comprehensive Planning shall receive direction from the Board regarding the appropriateness of updating the plan and proceed with the process described in Table 30.12-2 if directed. Should the Board choose not to update the plan, the direction shall affirm the plan's continued viability and shall be considered the re-adoption of the plan for the purpose of restricting the submission of nonconforming land use applications.

2. **Land Use Plan Update Re-examination Process.** The Board may re-examine any part of a land use plan in accordance with the re-examination process described in Table 30.12-2.

3. **Annual Amendments.** One year after adoption of an update or amendment, the Board may initiate 1 amendment to a plan in accordance with the annual amendment process described in Table 30.12-3.

4. **Annual Amendments Reconsideration Process.** The Board may reconsider any part of an annual amendment in accordance with the reconsideration process described in Table 30.12-3.

5. **Exceptions.** The Board may initiate an amendment to incorporate an approved Specific Plan (per Table 30.20-4) within the land use plan per the procedure in Table 30.12-3, however, such amendment shall not be limited to one per year. (Ord. 3975 § 2 (part), 8/2011; Ord 3885 § 2 (part), 8/2010; Ord. 3296 § 2 (part), 10/2005; Ord. 3209 § 3 (part), 5/2005; Ord. 2889 § 2, 4/2003; Ord. 2865 § 1, 4/2003)

30.12.045 Comprehensive Plan Amendment Processing and Land Use Plan Update and Amendments. Comprehensive Plan amendments and Land Use Plan update and amendments may be initiated, accepted, processed, noticed, heard and acted upon in accordance with the provisions of this Part. The Comprehensive Plan shall only be amended per Table 30.12-1, Land use Plan Updates and Amendments per tables 30.12-2 and 30.12-3 below. See Chapter 30.16, Section 30.16.210 describes the general standards for processing and consideration of all applications. Section 30.16.230 details the notice requirements when a public hearing is required, and Section 3.16.240 lists document submittal requirements for each of the application types. (Ord. 3975 § 2 (part), 8/2011)

Table 30.12-1 ***COMPREHENSIVE PLAN AMENDMENT* - AUTHORITY AND CONSIDERATION TABLE**	
a. Initiating Authority	Board
b. Document Submittal Requirements	**For Transportation Element Amendments:** **1.** Application Form **2.** Compelling Justification Letter **3.** Approval received in writing from the Commissioner in whose district the alignment is located; or, if such Commissioner is constrained by ethical conflicts of interest, the request for acceptance shall be placed on an agenda for the Board to consider. **4.** Project Description
c. Adoption Process	In accordance with Section 30.12.035: **1.** Upon receipt of a request by a member of the Board to amend an element, the Director of Comprehensive Planning (Director) shall prepare an agenda item to receive direction at a subsequent meeting of the Board. **2.** If the Board determines that the amendment is worthy of further consideration, the public hearing process shall be initiated and the proposed amendment referred to the Commission. **3.** The Commission shall consider the amendment at a public hearing per Section 30.16.210 within 40 days of the TAB/CAC meeting or neighborhood meeting (if not within a TAB/CAC boundary) and shall act upon the amendment within 90 days of the Board referral. The affirmative vote of not less than 2/3 of the total membership of the Commission shall be required to adopt any amendment. The Commission shall forward a certified copy of the adopted amendment to the Board. **4.** Following action by the Commission, or the 90 day period, whichever comes first, the Board shall conduct a public hearing to consider the amendment and the facts presented. The Board may approve, approve with changes, or deny the amendment adopted by the Commission. **A.** If the Board approves the amendment certified by the Commission, the amendment shall be considered adopted, and no further action is required. **B.** Pursuant to NRS 278.220, if the Board denies or approves the amendment with changes from the Commission's certified copy, the amendment shall be returned to the Commission within 40 days. **i.** The Commission shall then respond in a report addressing the Board's action which shall be filed with the Board within 40 days. The adoption date of the amendment shall be the date the Commission report is received by the Board. **ii.** If no report is sent within 40 days, the amendment shall be deemed approved and the adoption date shall be the date the Board approved the plan. **C.** The Board may only consider an amendment that has been considered by the Commission
d. Notice Requirements	**1.** Transportation Element Amendment: posted notice, entity notice, newspaper notice and notice shall be sent to all property owners within a 750 foot radius **2.** All Other Comprehensive Plan elements: posted notice, entity notice, and newspaper notice. (See Section 30.16.230 for detailed notice requirements.)
e. Recommending Entities	**1.** For all Comprehensive Plan elements: Town Board(s), government entities, or Commission; plus Cities within city notice area for projects of regional significance. **2.** For Transportation Element Amendments Public Works and RTC recommendation prior to TAB/CAC meeting or neighborhood meeting.
f. Approval Authority	Commission, pursuant to NRS 278.210, except the action of the Commission shall be forwarded to the Board for final action pursuant to NRS 278.220.
g. Standards for Approval	Upon a determination that the general prosperity, health, safety, and/or welfare will be served, the Commission and Board may adopt amendments and additional elements to the Plan.

Table 30.12-1 ***COMPREHENSIVE PLAN AMENDMENT* - AUTHORITY AND CONSIDERATION TABLE**	
h. Application Expiration	None
i. Denial	The denial of an amendment shall constitute a finding that the amendment is inconsistent with the standards and purposes enumerated in the Plan, this Title, and/or the Nevada Revised Statutes.

(Ord 3924 § 2, 1/2011; Ord 3885 § 2 (part), 8/2010; Ord. 3635 § 2, 6/2008; Ord 3586 § 2, 2/2008; Ord. 3549 § 2, 9/2007; Ord. 3296 § 2 (part), 10/2005; Ord. 3209 § 3 (part), 3/2005; Ord. 2756 § 2, 6/2002)

Table 30.12-2 **LAND USE PLAN UPDATE - AUTHORITY AND CONSIDERATION TABLE**	
a. Initiating Authority	Board
b. Adoption Process	In accordance with Section 30.12.040: **1.** If the Land Use Plan Update is not within a TAB/CAC boundary, a neighborhood meeting (open house) is required to explain proposed changes to the Plan. If within a TAB/CAC boundary, a meeting is required to explain proposed changes to the Plan. **2.** When the Board determines that the update is worthy of further consideration, the public hearing process shall be initiated and the proposed update referred to the Commission. **3.** The Commission shall initially consider the update at a public hearing per Section 30.16.210 within 40 days of the TAB/CAC meeting or neighborhood meeting (if not within a TAB/CAC boundary) and then shall act upon the update within 90 days of the Board referral. The affirmative vote of not less than 2/3 of the total membership of the Commission shall be required to adopt any update. The Commission shall forward a certified copy of the adopted update to the Board. **4.** Following action by the Commission, or the expiration of the 90 day period, whichever comes first, the Board shall conduct a public hearing to consider the update. The Board may approve, approve with changes, or deny the update adopted by the Commission. **A.** If the Board approves the update certified by the Commission, the update shall be considered adopted, and no further action is required. **B.** Pursuant to NRS 278.220, if the Board denies or approves the update with changes from the Commission's certified copy, the update shall be returned to the Commission within 40 days. **i.** The Commission shall then respond in a report addressing the Board's action which shall be filed with the Board within 40 days. The adoption date of the update shall be the date the Commission report is received by the Board. **ii.** If no report is sent within 40 days, the plan shall be deemed approved and the adoption date shall be the date the Board approved the plan. **C.** The Board may only consider updates that have been considered by the Commission unless the proposed update changes a land use designation in a manner that completes a land use pattern.
c. Notice Requirements	Posted notice, entity notice, newspaper notice and notice shall be sent to property owners within a 750-foot radius.
d. Recommending Entities	Applicable Town Board(s), government entities, and Commission; plus Cities within city notice area for projects of regional significance.
e. Approval Authority	Commission, pursuant to NRS 278.210, except the action of the Commission shall be forwarded to the Board for final action pursuant to NRS 278.220.
f. Standards for Approval	Upon a determination that the general prosperity, health, safety, and/or welfare will be served, the Commission and Board may adopt updates to the Plan, or may adopt a new plan.
g. Application Expiration	None
h. Denial	The denial of an update shall constitute a finding that the update is inconsistent with the standards and purposes enumerated in the Plan, this Title, and/or the Nevada Revised Statutes.
i. Re-examination Process	**1.** The Board may re-examine any part of a land use plan if it determines that there are facts which were not fully considered at the time of the original approval, the existence of which would likely result in a different decision. **2.** Upon request by a property owner or interested party any Board member may request a re-examination of any part of a land use plan within 90 days of its adoption, and all such requests shall be considered together at a re-examination public hearing to be scheduled and noticed for 45 days after the close of the 90 day request period. **3.** Any re-examination shall be considered pursuant to subsections (c) through (f) above.

(Ord 3885 § 2 (part), 8/2010)

Table 30.12-3 ***LAND USE PLAN ANNUAL AMENDMENT* - AUTHORITY AND CONSIDERATION TABLE**	
a. Initiating Authority	Board
b. Standards of Acceptance	**1.** Annual amendments shall be considered for each planning area not more than once per year following adoption. **2.** Applications for amendment may be accepted for 30 days following the update anniversary. These time limits do not apply to amendments to adopt an approved Specific Plan for a Major Project.
c. Document Submittal Requirements	**1.** Application Form **2.** Compelling Justification Letter **3.** Approval received in writing from the Commissioner in whose district the property is located; or, if such Commissioner is constrained by ethical conflicts of interest, the request for acceptance shall be placed on an agenda for the Board to consider. #2 and #3 above do not apply to amendments to adopt an approved Specific Plan for a Major Project.
d. Adoption Process	In accordance with Section 30.12.040: **1.** Upon receipt of a request by a member of the Board to accept an application for an annual amendment, the Director of Comprehensive Planning (Director*)* shall prepare an agenda item to receive direction at a subsequent meeting of the Board. **2.** The Commission shall consider the annual amendment at a public hearing within 40 calendar days of the TAB/CAC meeting or neighborhood meeting (if not within a TAB/CAC boundary) and shall act upon the amendment within 90 days of the Board referral. The affirmative vote of not less than 2/3 of the total membership of the Commission shall be required to adopt any annual amendment. The Commission shall forward a certified copy of the adopted annual amendment to the Board. **3.** Following action by the Commission, or the expiration of the 90 day period, whichever comes first, the Board shall conduct a public hearing to consider the amendment and the facts presented. The Board may approve, approve with changes, or deny the amendment adopted by the Commission. **A.** If the Board approves the amendment certified by the Commission, it shall be considered adopted, and no further action is required. **B.** Pursuant to NRS 278.220, if the Board denies or approves the amendment with changes from the Commission's certified copy, the amendment shall be returned to the Commission within 40 days. **i.** The Commission shall then respond in a report addressing the Board's action which shall be filed with the Board within 40 days. The adoption date of the Annual Amendment shall be the date the Commission report is received by the Board. **ii.** If no report is sent within 40 days, the Annual Amendment shall be deemed approved and the adoption date shall be the date the Board approved the plan. **C.** The Board may only consider amendments that have been considered by the Commission and TAB/CAC unless the proposed amendment changes a land use designation in a manner that completes a land use pattern. **4.** If an amendment is denied, the adoption date of the existing land use plan shall remain unchanged.
e. Notice Requirements	Posted notice, entity notice, newspaper notice and notice shall be sent to property owners within a 750 foot radius. The 750 foot notification requirement does not apply to amendments to adopt an approved Specific Plan for a Major project (Notification for Specific Plan satisfies NRS notification requirements of NRS 278.210).
f. Recommending Entities	Applicable Town Board(s), government entities, and Commission*;* plus Cities within city notice area for projects of regional significance.
g. Approval Authority	Commission, pursuant to NRS 278.210, except the action of the Commission shall be forwarded to the Board for final action pursuant to NRS 278.220
h. Standards for Approval	Upon a determination that the general prosperity, health, safety, and/or welfare will be served, the Commission may adopt an annual amendment to the land use plans.
i. Application Expiration	None
j. Denial	The denial of an amendment shall constitute a finding that the amendment is inconsistent with the standards and purposes enumerated in the Plan, this Title, and/or the Nevada Revised Statutes.

Table 30.12-3 ***LAND USE PLAN ANNUAL AMENDMENT* - AUTHORITY AND CONSIDERATION TABLE**	
k. Reconsideration Process	**1.** A request for reconsideration must be physically received by the Zoning Administrator by 5:00 p.m. of the fifth day, or 5 days after the adoption date. Once a request for reconsideration has been filed, it cannot be withdrawn. **2.** All such requests shall be considered together at a reconsideration public hearing of an amendment within 45 days after the close of the 5 day request period unless continued for good cause. **3.** Only the proposed changes which were itemized on the staff report and were on the agenda may be re-considered at the public meeting. **4.** Any plan amendment considered at a reconsideration hearing shall include a review by any applicable Town Board(s) and public hearings before the Commission and the Board; additional notification from the boundaries of all affected parcels shall be required [see subsection (e) above].

(Ord. 3975 § 2 (part), 8/2011; Ord 3885 § 2 (part), 8/2010)

PART C COMMUNITY DISTRICTS

30.12.050 **Purpose** The purpose of establishing different community districts within unincorporated Clark County is to enable the establishment of alternative development standards particularly suited for the geographic areas described below. Each community district is designated on the latest map adopted by the Board, or within any adopted land use plan, and may have special development standards which shall apply within that district only. Such special development standards shall be designed to reflect and accommodate the particular social, geographic and other characteristics of the district.

30.12.060 **Established Community Districts.**

a. Community District 1 shall include the property shown as a regional economic base and employment center.

b. Community District 2 shall include the property shown as the urban growth area.

c. Community District 3 shall include the property shown as the future development/rural open space.

d. Community District 4 shall include the property shown as growth centers or satellite communities.

e. Community District 5 shall include those portions of unincorporated Clark County towns and communities as shown within the South County, Northeast Clark County and Northwest Clark County Land Use Plans including but not limited to: Indian Springs, Mt. Charleston, Searchlight, Bunkerville, Glendale, Moapa, Moapa Valley, Goodsprings, Nelson, Palm Gardens, Cal-Nev-Ari, Blue Diamond, Mountain Springs, and Sandy Valley as shown in Appendix G, map 3A. Within community district 5, uses and standards specified as permitted within community district 5 as shown in Table 30.44-1 (Global Use Table), shall be permitted even if the slope exceeds twelve percent (12%).

f. Community District 6 shall include the property shown as an open space and conservation district, or land which has a slope in excess of 12%. (Ord 3885 § 2 (part), 8/2010; Ord. 2573 § 3, 2001; Ord. 2510 § 2, 2000)

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30.16 Land Use Application Processing

30.16.010 Purpose. The purpose of this Chapter is to provide standards and procedures for the acceptance, processing, hearing and final action of Land Use Applications. To merit approval by the approval authority, an application, amendment, or map must demonstrate compatibility with all applicable community goals as follows:

1. Furthering the purpose of the Plan.

2. Contributing to the general prosperity, health, safety, and welfare of the community.

3. Avoiding or minimizing impacts on adjacent property.

4. Complementing or enhancing the character of the neighborhood and promoting logical and orderly development patterns.

5. Minimizing negative impacts on traffic conditions.

6. Ensuring adequate parking is provided.

7. Minimizing negative environmental impacts, including but not limited to water, noise, dust, odor, smoke, air quality, drainage, light, glare, wildlife, vegetation, wetlands, and the natural functioning of the environment.

8. Providing or contributing to required public improvements, facilities, or services to ensure that adequate transportation, recreation, drainage, fire protection, utility, and other applicable needs are met.

9. Considering the impact on public schools.

30.16.020 General Land Use Application Processing. Land use applications may be initiated, accepted, processed, noticed, heard and acted upon in accordance with the provisions of this Chapter. Each application shall be processed as specified in this Chapter. Sections 30.16.040 through 30.16.200 establish specialized standards for processing and final action on various application types. Section 30.16.210 describes the general standards for processing and consideration of all applications. Section 30.16.230 details the notice requirements when a public hearing is required, and Section 30.16.240 lists document submittal requirements for each of the application types.
(Ord. 2970 § 2 (part), 11/2003)

30.16.030 Procedural and Administrative Matrix. DELETED

Table 30.16-1: DELETED

(Ord. 2970 § 2 (part), 11/2003)

30.16.040 Application Types. Tables 30.16-2 through 30.16-17 describe the various Land Use Applications and the initiation, consideration, and final approval authorities for each.

30.16.050 Text Amendment. Applications to amend the text of the Unified Development Code shall be processed per Table 30.16-2. ***NOTE: ADDITIONAL REQUIREMENTS ARE ESTABLISHED IN SECTIONS 30.16.210 AND 30.16.240.***

Table 30.16-2 ***TEXT AMENDMENT* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
a. Initiating Authority	Board *or* Board member, Zoning Administrator, Director of Public Works, Director of Development Services, or a person with a property interest related to the requested text amendment
b. Standards for Acceptance	**1.** Any member of the Board may direct the Zoning Administrator to prepare an ordinance and schedule it for introduction and a public hearing in accordance with Section 244.095-115 of the Nevada Revised Statutes. Any other person shall obtain the concurrence of a Board member prior to submission of a text amendment and, if applicable, shall comply with the following: **A.** Prior to submitting a text amendment application to amend the Mixed Use Overlay District map, the property owner or applicant shall engage in a pre-submittal conference with the County pursuant to Section 30.48.750. The pre-submittal conference shall not be scheduled without written consent of the applicable Board member(s) pursuant to subsection (b)(1)(B) below. **B.** Applications to amend the Mixed Use Overlay District map shall not be accepted without written consent of the Board member(s) in whose district the property is located; or, if any such Board member is constrained by ethical conflicts of interest or declines to consent to the acceptance of an application, a request for acceptance may be placed on an agenda for the Board to consider at the request of the applicant. When the Board member(s) in whose district the property is located declines to consent, the Board may nevertheless consider the request and approve acceptance of an application with a unanimous vote of the other Board members voting and not abstaining, subject to NRS requirements. In all other instances, a simple majority vote is required to accept an application.
c. Document Submittal Requirements	**1. Pre-Submittal Conference Requirements (mixed use development only):** 20 compelling justifications — 20 vicinity maps 20 project descriptions — 3 RISE reports 2 landscape plans — 2 assessor's maps Written consent from Board member(s) or Board approval per subsection (b) above **2. All Other Application Submittals:** Application form 3 justification letters Disclosure form Concurrence with the merits of the text amendment from a member of the Board Additionally, for applications to expand or amend the Mixed Use Overlay District: vicinity map, project description, reports, compelling justification pursuant to Section 30.48.720(b), and written consent from Board member(s) or Board approval per subsection (b)(1)(B) above (See Section 30.16.240 Document Submittal Requirements)
d. Fee	$200; Applications to amend the Mixed Use Overlay District shall require an additional notification fee of $1,000 plus $1 per every notice over 1,000, and a pre-submittal conference fee of $500
e. Application Process	Hearing before the Board per 30.16.210; plus Commission for applications to amend the Mixed Use Overlay District, whose recommendation shall be forwarded to the Board no sooner than the second zoning agenda following Commission action
f. Notice Requirements	Posted notice, entity notice, and city notice; plus 2,500 foot radius and signs for amendments to the Mixed Use Overlay District. If the proposed regulation is to amend airport zoning regulations, the notice must be sent 15 calendar days prior to the hearing, in accordance with NRS 497.080 (See Section 30.16.230 Notice)
g. Recommending Entities	Cities, Government entities, and Town Board

Table 30.16-2 ***TEXT AMENDMENT* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
h. Approval Authority	Board
i. Standards for Approval	**1.** If a determination is made that an amendment requested by a person other than a Board member may serve the general prosperity, health, safety, and/or welfare of the entire County, the Board may direct the Zoning Administrator to draft an ordinance accordingly. The Zoning Administrator shall schedule the ordinance for introduction and a public hearing in accordance with NRS Section 244.095-119 **2.** A text amendment is not intended to relieve particular hardships nor to confer special privileges or rights upon any person or property **3.** A text amendment to expand or amend the Mixed Use Overlay District shall only be approved when the proposed area meets the intended purpose of the Overlay, including transit-oriented development as described in Sections 30.48.700 and 30.48.760, and the proposal constitutes a broader, community-serving adjustment of Overlay boundaries rather than site-specific, parcel-based adjustments
j. Related Application Submittal	A required Land Use Application may be submitted after an enabling ordinance has been adopted, provided the application is not acted on before the effective date of the ordinance; however, applications for a mixed use development may be submitted after approval of the text amendment provided they are not acted upon prior to the effective date of the ordinance amending the Mixed Use Overlay District map

(Ord. 3848 § 3 (part), 2/2010; Ord. 3549 § 3(part), 9/2007; Ord. 3432 § 2(part), 10/2006; Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3229 § 3 (part), 6/2005; Ord. 3219 § 2 (part), 5/2005; Ord. 3209 § 4 (part), 3/2005; Ord. 3174 § 2 (part), 1/2005; Ord. 3085 § 39, 6/2004; Ord. 2970 § 2 (part), 11/2003)

30.16.060 Zone Boundary Amendment. Applications to amend the Official Zoning Map shall be processed per Table 30.16-3. ***NOTE: ADDITIONAL REQUIREMENTS ARE ESTABLISHED IN SECTIONS 30.16.210 AND 30.16.240.***

Table 30.16-3 ***ZONE BOUNDARY AMENDMENT* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
a. Initiating Authority	Board or property owner
b. Standards for Acceptance	**1.** Proposed amendments shall be processed as conforming amendments if submitted on or after the adoption date of the land use plan map when in compliance with the definition of conforming amendment; however, such applications shall not be acted upon prior to the effective date of the adopted land use plan. **2.** Nonconforming amendments shall not be considered within 2 years of the plan's adoption unless approval is received in writing from the Commissioner in whose district the property is located; or, if such Commissioner is constrained by ethical conflicts of interest, the request shall be placed on an agenda for the Board to consider. Notwithstanding the above, the content of a zone boundary amendment may ultimately be determined to be nonconforming although the request is processed as conforming. **3.** Amendments may follow the parcel lines identified on the Clark County Assessor's parcel map(s) if the submitted legal description does not exactly match the parcel boundaries unless the reclassification request includes more than 1 district within the parcel or unless the request is for only a portion of the parcel. **4.** Prior to submitting any nonconforming amendment, or a conforming amendment for the uses listed below (A-F), the owner or applicant shall engage in a pre-submittal conference with the County to discuss form and filing requirements and preliminary land planning, including but not limited to land use relationships and intensity, density, transportation systems, infrastructure, related capital improvements, and other potential impacts. A pre-submittal conference shall include plans as required pursuant to the Chapter (if applicable) noted and/or as determined by the Zoning Administrator. **A.** uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC (determination of pertinent requirements for the proposed use) **B.** planned unit development (PUD) (see Chapter 30.24) **C.** mixed use development (see Chapter 30.48 Part J) **D.** high impact project (see Table 30.16-4 – Special Use Permit) **E.** neighborhood casinos (see Chapter 30.48 Part E) **F.** resort hotel **5.** Amendments to establish increased density or intensity within any overlay district shall not be accepted unless in compliance with Chapter 30.48. **6.** Amendments to establish U-V zoning outside the Mixed Use Overlay District (see Appendix G, Map 15a) shall not be accepted prior to approval of the required text amendment application to amend the Overlay boundaries, pursuant to Section 30.48.720. **7.** Nonconforming zone boundary amendment applications to establish C-1, C-2, or H-1 zoning for a mixed use development within the Mixed Use Overlay District shall not be accepted. **8.** FAA and other additional requirements and standards are established in 30.16.210.

Table 30.16-3 *ZONE BOUNDARY AMENDMENT* **- AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
c. Document Submittal Requirements	**1. Pre-submittal Conference Requirements** (for nonconforming amendments; uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC; planned unit development (see Chapter 30.24); mixed use development (see Chapter 30.48 Part J); neighborhood casinos (see Chapter 30.48 Part E); resort hotels, and high impact projects *(see Table 30.16-4)* only): Pre-submittal form 20 site plans 20 project descriptions 20 elevations 20 floor plans 20 landscape plans 2 assessor's maps 20 compelling justification letters (copies) (*nonconforming amendments only*) **2. Conforming and Nonconforming Amendments:** Application form Disclosure form 5 site plans (conforming only) 3 justification letters (conforming only) 2 elevations 2 landscape plans 2 assessor's maps 2 legal descriptions 2 floor plans 2 zone boundary maps/legals 2 deeds Parking analysis Fire permit survey form Photos of adjacent development (For amendments to CP or CRT districts and for nonconforming amendments) 2 grading plans if hillside development (see Chapter 30.56, Part C) List and quantities of hazardous materials only if applicable (See Clark County Fire Department *Hazardous Materials Systems Guideline,* NRS, and NAC) Written evidence of prior submittal to FAA of Form 7460-1, Notification of Proposed Construction, pursuant to Section 30.16.210(4)(F), if applicable For mixed use developments within the Mixed Use Overlay District, concurrent submittal of design review and (if applicable) special use permit applications, and 4 copies of the Educational Services Report per 30.16.240(a)(16)(H) 2 Records of survey for projects with Las Vegas Boulevard frontage Residential Impact Statement for Manufactured Home Park Closures To establish a Historic Neighborhood Overlay District see Chapter 30.48 Part O for additional submittal requirements. **3. Additional Requirements for Nonconforming Amendments:** 3 RISE reports 20 project descriptions 20 site plans 20 compelling justification letters 2 neighborhood meeting reports (see Subsection (e)(2)(D)(iii) below) 1 pre-submittal conference summary (See Section 30.16.240 for FAA and additional document submittal requirements)
d. Base Fee	**1.** Conforming Amendments: $900, plus $500 for pre-submittal conference if applicable **2.** Nonconforming Amendments: $500 for pre-submittal conference, and $1,150 plus $50 per acre with application **3.** Add $200 if within a major project (See Chapter 30.80 Fees)

Table 30.16-3 *ZONE BOUNDARY AMENDMENT* **- AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
e. Application Process	**1.** Conforming Amendment: Public hearing before the Board per 30.16.210 (and pre-submittal conference for uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC; planned unit development; mixed use development; and projects of regional significance). **2.** Nonconforming Amendment: **A.** Public Hearings before the Commission and Board per Section 30.16.210 **B.** Nonconforming amendments within the urban area except Laughlin, or within Moapa Valley, shall be considered for each planning area not more than once per calendar quarter. Urban Town Board/Citizens Advisory Council area boundaries which include properties that fall outside the urban area (as defined in 30.08) shall be considered as located within the urban area for the purpose of processing nonconforming zone boundary amendments **C.** A pre-submittal conference is required prior to scheduling of neighborhood meeting **D.** At least one neighborhood meeting with property owners within a 1,500 foot radius of the project is required prior to the Town Board meeting. The applicant shall perform the following: **i.** send a notice to all property owners and manufactured home tenants within the 1,500 foot project radius (or the nearest 30 separately-owned parcels) and the town advisory Board of the date, time, and location of the neighborhood meeting at least 10 days prior to that meeting; **ii.** conduct the neighborhood meeting; and **iii.** document to the Zoning Administrator the notification of property owners provided and the status of neighborhood concerns. The meetings shall be scheduled in the evening hours and located in the same area as the proposal **E.** A presentation to the Town Board is required **F.** In addition and if necessary, the applicant shall coordinate with service providers and local government entities to address issues identified in the required impact analyses and reports and to ensure the proposal will not adversely affect existing and future infrastructure plans
f. Notice Requirements	**1.** Conforming Amendment: posted notice, entity notice, city notice, newspaper notice, 1,000 foot radius notice, and signs; plus any local government whose boundary is within 1/2 mile (2,640') for a project of regional significance. **2.** Nonconforming Amendment: posted notice, entity notice, city notice, newspaper notice, 1,500 foot radius notice, and signs; plus any local government whose boundary is within 1/2 mile (2,640') for a project of regional significance. (See Section 30.16.230 Notice)
g. Recommending Entities	Government Entities and Town Board; plus Cities for project of regional significance and Commission for zone boundary amendment processed as a nonconforming amendment.
h. Approval Authority	Board.
i. Appeal Authority	No administrative appeal.
j. Standards For Approval	**1.** Requests for amendments are subject to the discretion of the Board in consideration of the Plan. The Board may approve a request as submitted, or may reduce a request to a more restrictive district, within the same zoning district category. To change zoning district category, it must be held and renotified prior to final action by the Board. **2.** Good cause shall be shown if the Board approves a density of over 2 dwelling units per acre within 330 feet of an RNP-I or RNP-II district; 4 dwelling units per acre within 330 feet of an RNP-III district; or a non-residential use within 330 feet of an RNP-I, RNP-II, or RNP-III district. **3.** If the allowable density or intensity of use is sought to be decreased, and at least 20% of the owners within the notification radius object to the change, the Board shall consider the merits of the objections and shall make a written finding that the public interest and necessity will be promoted by the change. **4.** For a nonconforming zone boundary amendment, the applicant shall provide compelling justification that approval of the nonconforming zoning is appropriate. The Board may consider the cumulative impacts of nonconforming zone boundary amendments within the planning area. (See Section 30.08.030, Compelling Justification) **5.** FAA and other additional requirements and standards are established in 30.16.210.

Table 30.16-3 *ZONE BOUNDARY AMENDMENT* **- AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
k. Application Expiration	**1.** Conforming Amendment. No time limit unless the Board deems that a resolution of intent is necessary. Upon approval, an ordinance to finalize the zoning and amend the Official Zoning Map, shall be prepared and introduced for consideration by the Board. **2.** Nonconforming Amendment. Time limit of 3 years for completion unless an alternative time limit is set by the Board. Upon approval, the property owner shall execute a resolution of intent to reclassify the property. **3.** Superseded Applications. Action on an amendment that has not been ordinanced is void with the approval of a subsequent amendment.
l. Resolutions of Intent	**1.** A resolution of intent to reclassify shall include any conditions, stipulations or limitations which the Board may deem necessary and require in the public interest as a prerequisite to final action on a request for an amendment to a zoning district boundary. **2.** The fulfillment of all conditions, stipulations and limitations contained in any such resolution shall make the resolution a binding commitment on the part of the Board. **3.** A resolution of intent is entered into for the benefit of the public and not for the benefit of any private individual or entity. **4.** Upon completion of all conditions contained in the resolution the Board shall authorize an amendment to a zoning district boundary or a zoning district reclassification by the adoption of an ordinance amending the Official Zoning Map. If a subdivision map is recorded for a portion of the zone boundary amendment, an ordinance to reclassify the property may be approved by the Board only for that portion included in the map.

(Ord. 3992 § 2 (part), 11/2011; Ord. 3955 § 2 (part), 6/2011; Ord. 3848 § 3 (part), 2/2010; Ord. 3805 § 2 (part), 9/2009; Ord. 3757 § 2 (part), 4/2009; Ord 3720 § 2 (part), 12/2008; Ord 3688 § 3 (part), 10/2008; Ord 3586 § 3 (part), 2/2008; Ord. 3564 § 1, 12/2007; Ord. 3549 § 3(part), 9/2007; Ord. 3520 § 2 (part), 6/2007; Ord. 3499 § 1 (part), 3/2007; Ord. 3472 § 3 (part), 1/2007; Ord. 3432 § 2 (part), 10/2006; Ord. 3357 § 2 (part), 3/2006; Ord. 3355 § 2 (part), 2/2006; Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3229 § 3 (part), 6/2005; Ord. 3219 § 2 (part), 5/2005; Ord. 3209 § 4 (part), 3/2005; Ord. 3174 § 2 (part), 1/2005; Ord. 3163 § 1, 12/2004; Ord. 3160 § 4 (part), 11/2004; Ord. 3106 § 2 (part), 8/2004; Ord. 3055 § 2 (part), 4/2004; Ord. 2988 § 1, 12/2003; Ord. 2970 § 2 (part), 11/2003;)

30.16.070 Special Use Permits. Applications for special use permits shall be processed per Table 30.16-4. ***NOTE: ADDITIONAL REQUIREMENTS ARE ESTABLISHED IN SECTIONS 30.16.210 AND 30.16.240.***

Table 30.16-4 ***SPECIAL USE PERMIT* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
a. Initiating Authority	Board, public utility, property owner or leaseholder
b. Standards for Acceptance	**1.** Applications to expand the Gaming Enterprise District shall not be accepted unless in compliance with Chapter 30.48, Part E. **2.** Applications for a special use, or for increased density, intensity, or height within any overlay district are also subject to the additional requirements and restrictions established in Chapter 30.48. (see respective Part). **3.** Applications for the following (A-F) shall not be accepted prior to a pre-submittal conference which shall include plans as required pursuant to the Chapter (if applicable) noted and/or as determined by the Zoning Administrator: **A.** uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC (determination of pertinent requirements for the proposed use) **B.** planned unit development (PUD) (see Chapter 30.24) **C.** mixed use development (see Chapter 30.48 Part J) **D.** high impact project **E.** neighborhood casinos **F.** resort hotel **4.** FAA and other additional requirements and standards are established in 30.16.210. **5.** Applications to establish package wastewater treatment plants shall demonstrate compliance with Clark County Code, Chapter 24.28, prior to submittal and acceptance. **6.** Applications to establish supportive housing shall not be accepted without written verification from a competent professional that the project complies with all applicable HUD requirements for supportive housing. **7.** High impact projects*:* submit initial RISE (regional infrastructure and service evaluation) reports with the pre-submittal filing package. Applicant cannot submit the special use permit until receipt of a letter from the Director of Comprehensive Planning accepting the final RISE reports as sufficient for consideration by the Board of County Commissioners.

Table 30.16-4 ***SPECIAL USE PERMIT* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
c. Document Submittal Requirements	**1. Pre-submittal Conference Requirements** (for uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC; planned unit development (see Chapter 30.24); mixed use development (see Chapter 30.48 Part J); neighborhood casinos (see Chapter 30.48 Part E); resort hotel and high impact projects only): Pre-submittal form — 20 site plans — 20 project descriptions 20 elevations — 20 floor plans 2 landscape plans — 2 assessor's maps List and quantities of hazardous materials only (See Clark County Fire Department *Hazardous Materials Systems Guideline*, NRS and NAC) **High impact projects only:** Proof of traffic impact analysis submittal. (Minimum of 30 days prior to formal submittal) 2 vicinity maps 3 initial RISE reports **2. All Other Application Submittals:** Application form — 5 site plans 2 floor plans — 2 elevations 2 landscape plans — 2 deeds 3 justification letters — Parking analysis 2 assessor's maps — 2 legal descriptions Disclosure form — Fire permit survey form 4 locator maps for expansion of the Gaming Enterprise District only Traffic Impact analysis for expansion of the Gaming Enterprise District, high impact projects, resort hotels and neighborhood casinos submitted to the Department of Development Services 30 days prior to submission of application (see Chapter 30.48, Part E) 2 grading plans if hillside development (see Chapter 30.56, Part C) List and quantities of hazardous materials only (See Clark County Fire Department *Hazardous Materials Systems Guideline*, NRS, and NAC) Written evidence of prior submittal to FAA of Form 7460-1, Notification of Proposed Construction, pursuant to Section 30.16.210(4)(F), if applicable Written verification from a competent professional that the project complies with all applicable HUD requirements for supportive housing, if applicable 2 Records of survey for projects with Las Vegas Boulevard frontage (See Section 30.16.240 for FAA and additional document submittal requirements) Residential Impact Statement for Manufactured Home Park Closures **High impact projects only:** RISE Report Acceptance Letter 3 final RISE reports
d. Base Fee	$325 - except as required below, plus sign fee if applicable $450 - project of regional significance $850 – high impact projects $850 - alcohol as a principal use when not located within a Gaming Enterprise District $850 - mixed use developments in any permitted district $1,050 - hazardous materials $10,000 - expansion of Gaming Enterprise District Add $200 - if within a major project Add $500 - pre-submittal conference fee if applicable

Table 30.16-4 ***SPECIAL USE PERMIT* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
e. Application Process	**1.** Pre-submittal conferences required for uses involving hazardous chemicals, explosives, materials or wastes, in amounts regulated by NRS and NAC; planned unit development*;* mixed use development*;* high impact projects*;* and neighborhood casinos. **2.** For an expansion of the Gaming Enterprise District, a court reporter shall record the hearing in accordance with NRS Chapters 463 and 656. **3.** To establish a neighborhood casino, at least 1 neighborhood meeting with property owners within a 2,500 foot radius (or the nearest 30 separately owned parcels) of a project shall be required prior to the Town Board meeting. The applicant shall perform the following: **i.** Send a notice to all property owners, manufactured home tenant and the Town Board with the date, time, and location of the neighborhood meeting at least 10 days prior to that meeting; **ii.** Conduct a neighborhood meeting; and **iii.** Document the notification of property owners and status of neighborhood concerns to the Zoning Administrator. **iv.** All neighborhood meetings shall be scheduled in the evening hours and located in the same area as the proposal. **4.** For high impact projects and resort hotel the applicant shall separately submit a traffic impact analysis to the Department of Public Works prior to the pre-submittal conference. After RISE report and other related document distribution to related agencies, a pre-submittal conference will be scheduled within 30 days of filing, to discuss the project as well as any potential infrastructure and services required to mitigate impacts of the project. Upon RISE report finalization, the Director of Comprehensive Planning will issue an acceptance letter and the applicant may submit a special use permit application, and follow the procedure below. **5.** All applications require a Public Hearing per Section 30.16.210.
f. Notice Requirements	**1.** Project of Regional Significance*:* Posted notice, entity notice, city notice, 750 foot radius notice and any local government whose boundary is within 1/2 mile (2640'). High Impact Project*:* Posted notice, entity notice, city notice, 1,500 foot radius notice and any local government whose boundary is within 1/2 mile (2,640'). **2.** Gaming Enterprise District Expansion: Posted notice, entity notice, city notice, 2,500 foot radius notice, and signs. **A**. To establish a neighborhood casino, the applicant shall advertise the project in a newspaper of general circulation within the County, minimum 1/8 of page, substantially concurrent with the time public hearing notices are sent. Content of advertising is left to applicant, but must be approved by staff. **3.** Explosives, Hazardous Materials or Waste in amounts regulated by NRS and NAC*:* Posted notice, entity notice, city notice, newspaper notice, 1,000 foot radius notice (including multiple family tenants), and signs. Notice must also be sent to the entities listed in Section 278.147 of NRS. The same notice must be provided for hearings before both the Commission and Board. **4.** Mixed Use Development in any permitted districts or Alcohol as a principal use outside a gaming enterprise district: Posted notice, entity notice, city notice, 1,500 foot radius notice, and signs. **5.** A*ll Others*: Posted notice, entity notice, city notice, and 500 foot radius notice. **6.** Notice for applications to redevelop a manufactured home park to a different use shall include signs per 30.16.230(8)(E)(iv). (See Section 30.16.230 Notice)
g. Recommending Entities	Government Entities and Town Board, plus Cities for a project of regional significance, and Commission for mixed use developments nonconforming to Section 30.48.770 whose recommendation shall be forwarded to the Board For Explosives, Hazardous Materials or Waste: entities listed under Section 278.147 of NRS

Table 30.16-4 *SPECIAL USE PERMIT* - **AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
h. Approval Authority	Commission; except the recommendation of the Commission shall be forwarded to the Board for the following applications to: **1.** expand the Gaming Enterprise District **2.** establish a facility for Explosives, Hazardous Materials or Waste in amounts regulated by NRS and NAC and as required pursuant to NRS 278.147 **3.** establish a heliport **4.** modify evaluative criteria for mixed use development in the C-1, C-2, U-V, and H-1 districts pursuant to Section 30.48.730 **5.** redeveloping manufactured home parks to a different use Board for the following: **1.** submitted in conjunction with, or in lieu of, another application that requires Board approval **2.** project of regional significance **3.** mixed use development pursuant to Section 30.48.730(2) **4.** high impact project **5.** waivers for check cashing conditions **6.** increase in number of allowed dogs or cats (see 30.44-1 Household Pets) **7.** projects within the SOSA Design Overlay District (see Chapter 30.48 Part M) **8.** brewery or distillery
i. Appeal Authority	Board
j. Standards for Approval	**1.** Special uses shall not be permitted by right, but shall be considered on a case by case basis for the proposed lot(s) or parcel(s). Applications are subject to the discretion of the Commission and/or Board in consideration of the Plan in accordance with Chapter 30.12. **2.** No application shall be approved unless the applicant establishes that the use is appropriate at the proposed location by showing the following: **A.** The proposed use shall be in harmony with the purpose, goals, objectives and standards of the Plan and of this Title; **B.** The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and **C.** The proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden **3.** Applications for high impact projects and projects approved through a nonconforming zone boundary amendment shall demonstrate with clear and convincing evidence that any proposed modification to required design and development standards, including reductions to landscaping, screening and buffering requirements, will not adversely impact neighboring properties. **4.** Expansions to the gaming enterprise district shall demonstrate that: **A.** The roads, water, sanitation, utilities and related services to the location are adequate; **B.** The proposed establishment will not unduly impact public services, consumption of natural resources and the quality of life enjoyed by residents of the surrounding neighborhoods; **C.** The proposed establishment will enhance, expand and stabilize employment and the local economy; **D.** The proposed establishment will be located in an area planned or zoned for that purpose pursuant to NRS 278.010 to 278.630, inclusive; **E.** The proposed establishment will not be detrimental to the health, safety or general welfare of the community or be incompatible with the surrounding area; and **F.** All traffic impacts can be adequately mitigated. **5.** A majority vote of 3/4 of the Board's members present at the meeting shall be required to approve an expansion of the Gaming Enterprise District. **6.** FAA and other additional requirements and standards are established in 30.16.210.
k. Conditions of Approval	High impact projects may cause substantial effects to infrastructure and services. The Board may impose reasonable conditions that are related and roughly proportional to the proposed use of the property, and consistent with the intent of this Title, therefore, a development agreement may be proposed. **A.** Units or other improvements demolished and replaced with a like use will not be included in determining project impacts for purposes of the development agreement **B.** A development agreement will ensure provision of necessary improvements to mitigate impacts and adequately serve the proposed development (See also 30.16.210(11)(F))
l. Application Expiration	2 years to commence except when approved in conjunction with a zone boundary amendment

(Ord. 4036 § 7, 7/2012; Ord 4004 § 2, 3/2012; Ord. 3955 § 2 (part), 6/2011; Ord. 3924 § 3 (part), 1/2011; Ord. 3848 § 3 (part), 2/2010; Ord. 3771 § 3, 6/2009; Ord. 3720 § 2 (part), 12/2008; Ord. 3659 § 1(part), 6/2008; Ord. 3635 § 3(part), 6/2008; Ord. 3549 § 3(part), 9/2007; Ord. 3520 § 2 (part), 6/2007; Ord. 3499 § 1 (part), 3/2007; Ord. 3432 § 2 (part), 10/2006; Ord. 3397 § 2 (part), 6/2006; Ord. 3357 § 2 (part), 3/2006; Ord. 3355 § 2 (part), 2/2006; Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3229 § 3 (part), 6/2005; Ord. 3219 § 2 (part), 5/2005; Ord. 3209 § 4 (part), 3/2005; Ord. 3174 § 2 (part), 1/2005; Ord. 3113 § 2 (part), 8/2004; Ord. 3078 § 1 (part), 6/2004; Ord. 3055 § 2 (part), 4/2004; Ord. 3008 §1 (part), 12/2003; Ord. 2988 § 1, 12/2003; Ord 2981§ 2 (part) 11/2003; Ord. 2970 § 2 (part), 11/2003)

30.16.080 Administrative Temporary Use. Applications for an administrative temporary use shall be processed per Table 30.16-5.

Table 30.16-5 ***ADMINISTRATIVE TEMPORARY USE* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
a. Initiating Authority	Board, public utility, property owner or leaseholder
b. Standards for Acceptance	Applications shall only be accepted when expressly permitted under Tables 30.44-1 or 30.72-3.
c. Document Submittal Requirements	Application form 3 site plans Justification letter (See Section 30.16.240 Document Submittal Requirements)
d. Fee	$100
e. Processing Time	5 working days
f. Application Process	Administrative review per 30.16.210
g. Notice Requirements	None
h. Recommending Entities	Government Entities
i. Approval Authority	Zoning Administrator
j. Appeal Authority	The decision may be appealed by submitting a special use permit application per Table 30.16-4.
k. Standards for Approval	No administrative temporary use shall be approved unless the applicant demonstrates that the proposed temporary use is appropriate for its proposed location during the proposed period
l. Finality of Decision	Final and effective the date of action on the application

(Ord. 3970 § 2 (part), 8/2011: Ord. 3924 § 3 (part), 1/2011; Ord.3848 § 3 (part), 2/2010; Ord. 3549 § 3(part), 9/2007; Ord. 2970 § 2 (part), 11/2003)

30.16.090 Variances. Applications for variances shall be processed per Table 30.16-6. ***NOTE: ADDITIONAL REQUIREMENTS ARE ESTABLISHED IN SECTIONS 30.16.210 AND 30.16.240.***

Table 30.16-6 ***VARIANCE* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
a. Initiating Authority	Property owner or leaseholder
b. Standards for Acceptance	**1.** Applications shall only be accepted for variances to the development standards of this Title **2.** When a Waiver of Standards application is identified in this Title as an alternative method to seek relief, an applicant must pursue the waiver of standards application (receive decision from the appeal authority) prior to submittal of a variance **3.** An application for a variance to the following standards is expressly prohibited, including additional standards which may be specified as such in this Title, and cannot be accepted by the Zoning Administrator: **A.** A use of property not expressly authorized by the zoning district regulation governing the property in question, as identified in Chapter 30.44 **B.** Site development standards required with specific uses subject to the requirements of Chapters 30.44 and 30.48 **C.** Airport Environs Overlay District requirements of Chapter 30.48 **D.** Requirements for the expansion of the Gaming Enterprise District of Chapter 30.48 **E.** Sight zone requirements of Chapter 30.56 **F.** Clear visibility for all interior drive aisles per Section 30.60.020 **G.** Mobility impaired parking spaces per 30.60.060 **H.** Restrictions on the size of water features as identified in Section 30.64.060 **I.** Procedural requirements of this Title, including Major Projects, Chapters 30.04, 30.16, 30.20, and 30.28 **J.** Fees as identified in Chapter 30.80 **K.** Parking spaces required per Table 30.60-1 **L.** Residential density restrictions as identified in Chapters 30.40 and 30.48 **M.** Variances to incidental take permits as identified in 30.32.050 **N.** Requirements for uses involving hazardous chemicals, explosives, materials or wastes **O.** Reductions to design standards established in 30.24.080 **P.** Applications to vary or modify zoning base district standards or mixed use requirements, including density and height, for mixed use development in the C-1, C-2, or H-1 districts, except as permitted by Chapter 30.48 Part J **4.** FAA and other additional requirements and standards are established in 30.16.210
c. Document Submittal Requirements	Application form — 5 site plans 2 floor plans — 2 elevations 2 landscape plans — Parking analysis 2 assessor's maps — 2 deeds 3 justification letters — 2 legal descriptions Disclosure form — Fire permit survey form 2 grading plans if hillside development (see Chapter 30.56, Part C) List and quantities of hazardous materials only if applicable (See Clark County Fire Department *Hazardous Materials Systems Guideline*, NRS, and NAC) Written evidence of prior submittal to FAA of Form 7460-1, Notification of Proposed Construction, pursuant to Section 30.16.210(4)(F), if applicable 2 Records of survey for projects with Las Vegas Boulevard frontage Residential Impact Statement for Manufactured Home Park Closures (See Section 30.16.240 for FAA and additional document submittal requirements)
d. Base Fees	$250 if the deviation is less than 30% of the development standard $325, plus additional notice fee if required $450 for high impact project or project of regional significance Add $200 if within a major project (See Chapter 30.80 Fees)
e. Application Process	Public hearing per 30.16.210
f. Notice Requirements	**1.** If the deviation is less than 30% of the development standard, entity notice, city notice, 100 foot radius notice **2.** Project of regional significance: Posted notice, entity notice, city notice, 750 foot radius notice, and any local government whose boundary is within 1/2 mile (2,640') **3.** Mixed use development: Posted notice, entity notice, city notice, and 1,500 foot radius notice **4.** All others: Posted notice, entity notice, city notice, 500 foot radius (See 30.16.230 Notice)

Table 30.16-6 *VARIANCE* **- AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
g. Recommending Entities	Government Entities and Town Board.
h. Approval Authority	Commission, except for requests to reduce the required separation for large scale retail businesses, which shall be forwarded to the Board Board for the following: **1.** application submitted in conjunction with, or in lieu of, another application that requires Board approval **2.** variances to the CMA Area Design Overlay District standards **3.** applications for a project of regional significance **4.** projects within the SOSA Design Overlay District (see Chapter 30.48 Part M) **5.** variances to paving
i. Appeal Authority	Board
j. Application Expiration	Two years to commence from the date of approval, except when approved in conjunction with a zone boundary amendment Temporary on site paving variances of no more than one year if in compliance with Clark County Air Quality Regulation Section 94
k. Standards for Approval	**1.** In cases where there are special circumstances or conditions peculiar to the property or building by reason of exceptional narrowness, shallowness, shape or topographic condition of a specific piece of property, or by reason of other extraordinary or exceptional situation, where the strict application of the regulations of this Title would result in peculiar and exceptional practical difficulties to the development of the property, an applicant may request a variance and shall have the burden of proof to establish that the proposed variance is appropriate for its proposed location. The Commission or Board shall take into consideration the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or County by such grant. In making such determination the Commission or Board shall also consider: **A.** Whether an undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the variance **B.** Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than a variance **C.** Whether the requested variance is substantial **D.** Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district **E.** Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Commission or Board, but shall not necessarily preclude the granting of the variance **2.** Applications for projects of regional significance and projects approved through a nonconforming zone boundary amendment shall demonstrate with clear and convincing evidence that any proposed modification to required design and development standards, including reductions to landscaping, screening, and buffering requirements will not adversely impact neighboring properties **3.** If the Commission or Board determines that the granting of a variance is appropriate in accordance within Subsection 1 above, the Commission or Board shall grant the minimum variance that it shall deem necessary and adequate in order to preserve and protect the character of, and minimize any adverse impacts on the neighborhood and the health, safety, and welfare of the County. The Commission or Board may impose reasonable conditions and restrictions which are directly related and incidental to the proposed use of the property, and are consistent with the intent of this Title **4.** FAA and other additional requirements and standards are established in 30.16.210

(Ord. 4052 § 1 (part), 9/2012; Ord. 3955 § 2 (part), 6/2011; Ord. 3848 § 3 (part), 2/2010; Ord. 3720 § 2 (part), 12/2008; Ord. 3688 § 3 (part), 10/2008; Ord. 3549 § 3(part), 9/2007; Ord. 3520 § 2 (part), 6/2007; Ord. 3499 § 1 (part), 3/2007; Ord. 3357 § 2 (part), 3/2006; Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3219 § 2 (part), 5/2005; Ord. 3209 § 4 (part), 3/2005; Ord. 3078 § 1 (part), 6/2004; Ord. 3062 § 2 (part), 5/2004; Ord. 3055 § 2 (part), 4/2004; Ord. 3021 § 1, 2/2004; Ord. 2981 § 2 (part), 11/2003; Ord. 2970 § 2 (part), 11/2003)

30.16.100 Waiver of Development Standards. Applications for waivers of development standards shall only be processed per Table 30.16-7. ***NOTE: ADDITIONAL REQUIREMENTS ARE ESTABLISHED IN SECTIONS 30.16.210 AND 30.16.240.***

Table 30.16-7 ***WAIVER OF DEVELOPMENT STANDARDS* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
a. Initiating Authority	Property owner or leaseholder
b. Standards for Acceptance	Applications shall only be accepted for waivers to allow the substitution of alternative development standards for those contained within this Title, or to waive a standard, unless specifically prohibited by any provision of this Title **1.** Applications to waive or modify zoning base district standards or mixed use requirements, including density and height, for mixed use development in the C-1, C-2, or H-1 districts, except as permitted by Chapter 30.48 Part J, shall not be accepted **2.** FAA and other additional requirements and standards are established in 30.16.210
c. Document Submittal Requirements	Application form — 5 site plans 2 floor plans — 2 elevations 2 landscape plans — 2 assessor's maps 2 deeds — 2 legal descriptions Parking analysis — 3 justification letters Disclosure form — Fire permit survey form 2 grading plans if hillside development (see Chapter 30.56, Part C) List and quantities of hazardous materials only if applicable (See Clark County Fire Department *Hazardous Materials Systems Guideline*, NRS, and NAC) Written evidence of prior submittal to FAA of Form 7460-1, Notification of Proposed Construction, pursuant to Section 30.16.210(4)(F), if applicable 2 Records of survey for projects with Las Vegas Boulevard frontage Residential Impact Statement for Manufactured Home Park Closures (See Section 30.16.240 for FAA and additional document submittal requirements)
d. Base Fee	$225 for waivers to development standards listed in 30.52.120 (except paving waivers) $250 for deviation less than 30% of the development standard $325 (including paving waivers listed in 30.52.120) plus additional notice fee if required $450 for high impact project or project of regional significance Add $200 if within a major project (See Chapter 30.80 Fees)
e. Application Process	Public hearing per 30.16.210 unless specified in this Title that the hearing is not required to be a public hearing
f. Notice Requirements	**1.** For waivers of development standards listed in 30.52.120 (except paving waivers): Posted notice, entity notice, city notice **2.** For deviation less than 30% of the development standard: Posted notice, entity notice, city notice, 100 foot radius notice **3.** Project of regional significance: Posted notice, entity notice, city notice, seven 750 foot radius notice and any local government whose boundary is within 1/2 mile (2,640') **4.** Mixed Use Development: Posted notice, entity notice, city notice, and 1,500 foot radius notice **5.** All others (including paving waivers): Posted notice, entity notice, city notice, and 500 foot radius (See Section 30.16.230 Notice)
g. Recommending Entities	Government Entities and Town Board; Commission for projects of regional significance; Department of Air Quality for waivers of on-site paving requirements

Table 30.16-7 ***WAIVER OF DEVELOPMENT STANDARDS* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
h. Approval Authority	Commission, except for requests to reduce the required separation for large scale retail businesses, which shall be forwarded to the Board Board for the following: **1.** application submitted in conjunction with, or in lieu of, another application that requires Board approval **2.** waivers to the CMA Area Design Overlay District standards **3.** applications for a project of regional significance **4.** applications to modify the requirements for mixed use development as permitted by Chapter 30.48 Part J **5.** waivers for paving **6.** waivers for check cashing conditions **7.** waivers to appeal a denial of extension of time for bond per 30.52.090 **8.** projects within the SOSA Design Overlay District (see Chapter 30.48 Part M)
i. Appeal Authority	Board
j. Application Expiration	Two years to commence except when approved in conjunction with a zone boundary amendment Temporary on site paving waivers of no more than one year if in compliance with Clark County Air Quality Regulation Section 94
k. Standards for Approval	**1.** The applicant for a waiver of development standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: **A.** The use and value of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner; **B.** The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood, and will not be materially detrimental to the public welfare; **C.** The granting of such application shall be in harmony with the general purpose, goals, objectives and standards of the Plan and of this Title, and; **D.** The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities or services **2.** Applicants for a waiver of standards shall further respond to additional standards as specified within the various chapters of this Title **3.** Applications for projects of regional significance and projects approved through a nonconforming zone boundary amendment shall demonstrate with clear and convincing evidence that any proposed modification to required design and development standards, including reductions to landscaping, screening, and buffering requirements will not adversely impact neighboring properties **4.** A waiver of off-site improvement standards constitutes a temporary postponement only and shall only be approved subject to signing deed restrictions for future improvements **5.** FAA and other additional requirements and standards are established in 30.16.210

(Ord. 4052 § 1 (part), 9/2012; Ord 4008 § 22, 3/2012; Ord. 3955 § 2 (part), 6/2011; Ord. 3924 § 3 (part), 1/2011; Ord. 3848 § 3 (part), 2/2010; Ord. 3720 § 2 (part), 12/2008; Ord. 3688 § 3 (part), 10/2008; Ord. 3659 § 1(part), 6/2008; Ord. 3549 § 3(part), 9/2007; Ord. 3520 § 2 (part), 6/2007; Ord. 3518 § 4 (part), 5/2007; Ord. 3499 § 1 (part), 3/2007; Ord. 3432 § 2 (part), 10/2006; Ord. 3357 § 2 (part), 3/2006; Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3219 § 2 (part), 5/2005; Ord. 3209 § 4 (part), 3/2005; Ord. 3113 § 2 (part), 8/2004; Ord. 3062 § 2 (part), 5/2004; Ord. 3008 § 1 (part), 12/2003; Ord. 2981 § 2 (part), 11/2003; Ord. 2970 § 2 (part), 11/2003)

30.16.110 Administrative Minor Deviations. Applications for minor deviations shall be processed per Table 30.16-8.

Table 30.16-8 ***ADMINISTRATIVE MINOR DEVIATIONS* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
a. Initiating Authority	Property owner, leaseholder
b. Standards for Acceptance	Applications shall only be accepted for administrative minor deviations as specified in this Title. Applications may be processed to allow deviations up to 10% of the standards to allow for a construction error (even when this Title prevents the filing of deviations or waivers of development standards), only if the approved building permit plans showed the correct standard and previous related inspections were approved on the property.
c. Document Submittal Requirements	Application form 2 floor plans 2 assessor's maps 3 justification letters 2 site plans 2 elevations Deed Letters of consent (if applicable) (See Section 30.16.240 Document Submittal Requirements)
d. Fee	$50.00
e. Processing Time	10 working days
f. Application Process	Administrative review per 30.16.210
g. Notice Requirements	None
h. Recommending Entities	Government Entities.
i. Approval Authority	Zoning Administrator in cooperation with the Director of Public Works and the Director of Building
j. Appeal Authority	Board
k. Standards for Approval	A minor deviation may be approved if there is no material detriment or injury to the neighborhood, or there is an alternative which will produce a living environment or design quality superior to that produced under the existing standards, as evidenced by concurrence from adjacent or abutting property owners when applicable
l. Application Expiration	2 years to commence. No extensions shall be permitted

(Ord. 4036 § 8, 7/2012; Ord. 3955 § 2 (part), 6/2011; Ord. 3924 § 3 (part), 1/2011; Ord 3720 § 2 (part), 12/2008; Ord 3688 § 3 (part), 10/2008; Ord. 3549 § 3(part), 9/2007; Ord. 3432 § 2 (part), 10/2006; Ord. 3397 § 2 (part), 6/2006; Ord. 3209 § 4 (part), 3/2005; Ord. 3085 § 40, 6/2004; Ord. 2970 § 2 (part), 11/2003)

30.16.120 Design Review. Applications for design review shall be processed per Table 30.16-9. A Design Review or Administrative Design Review shall be required in addition to any other Land Use Application for which plans have been submitted. ***NOTE: ADDITIONAL REQUIREMENTS ARE ESTABLISHED IN SECTIONS 30.16.210 AND 30.16.240.***

Table 30.16-9 ***DESIGN REVIEW* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
a. Initiating Authority	Property owner *or* leaseholder
b. Standards for Acceptance	A design review or administrative design review shall be required in addition to any other required Land Use Application for all construction as specified in this Title within any of the various districts for development visible from any street, except as noted below or when the Board, Commission, or Zoning Administrator determines that a design review is not necessary. Applications shall only be accepted when the applicant demonstrates that the proposed project is in conformance with the provisions of this Title. A design review is required for the following or as specified in this Title (see Table 30.16-10 for Administrative Design Review criteria): **1**. A modification to an approved project which increases the non-single family residential building area by more than 100 square feet or 10% whichever is greater. **2.** A modification to an approved project which increases the non-single family residential building height by more than 4 feet or 10%, whichever is greater. **3.** The relocation of any dwelling which is not a manufactured home (as defined by NRS 489.113) 6 years or older. **4.** Significant changes in location of previously approved uses or principal structures. **5.** To establish a manmade decorative water feature. **Note:** Approval of an Administrative Design Review application is additionally required to operate a manmade decorative water feature (see Section 30.64.070(C)). **6.** FAA and other additional requirements and standards are established in 30.16.210. **7.** Hillside Development **8.** To establish a Planned Unit Development **9.** All development located within a P-F zoning district if visible from the street and/or significant impacts to neighboring area. **10.** For development as specified in Section 30.48.1080 within a Historic Neighborhood Overlay District. **Note:** If the Design Review is for the following uses (A-F), a pre-submittal conference is required prior to submitting a Land Use Application. A pre-submittal conference shall include plans as required pursuant to the Chapter (if applicable) noted and/or as determined by the Zoning Administrator. **A.** uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC (determination of pertinent requirements for the proposed use) **B.** planned unit development (PUD) (see Chapter 30.24) **C.** mixed use development (see Chapter 30.48 Part J) **D.** high impact project (includes resort hotel) (see Table 30.16-4 – Special Use Permit) **E.** neighborhood casinos (see Chapter 30.48 Part E) **F.** resort hotel

Table 30.16-9 ***DESIGN REVIEW* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
c. Document Submittal Requirements	**1. Pre-submittal Conference Requirements** for uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC; planned unit development (see Chapter 30.24); mixed use development (see Chapter 30.48 Part J); neighborhood casinos (see Chapter 30.48 Part E); resort hotel and high impact projects only: Pre-submittal form — 20 site plans — 20 project descriptions 20 elevations — 20 floor plans — 2 assessor's maps 2 landscape or pedestrian realm plans 2 Pedestrian Realm Section Diagrams (Mixed Use Overlay District only) **2. All Other Applications Submittals:** Application form — 5 site plans — 2 floor plans 2 elevations — 2 landscape plans — 2 assessor's maps 2 deeds — 2 legal descriptions — Parking analysis 3 justification letters — Disclosure form — Fire permit survey form 2 grading plans if hillside development (see Chapter 30.56, Part C) 2 pedestrian circulation plans (mixed use development only) List and quantities of hazardous materials only if applicable (See Clark County Fire Department *Hazardous Materials Systems Guideline*, NRS, and NAC) Photographs, samples, or other documentation may be required to determine compatibility with surrounding development Written evidence of prior submittal to FAA of Form 7460-1, Notification of Proposed Construction, pursuant to Section 30.16.210(4)(F), if applicable 2 Records of survey for projects with Las Vegas Boulevard frontage For projects within the Asian Design Overlay District see Chapter 30.48 Part K for additional submittal requirements For projects within the Moapa Valley Overlay District see Chapter 30.48 Part L for additional submittal requirements Residential Impact Statement for Manufactured Home Park Closures Neighborhood meeting report (when required for property within a Historic Neighborhood Overlay District, see Section 30.48.1080) (See Section 30.16.240 for FAA and additional document submittal requirements)
d. Base Fee	$300, plus notice and sign fees if required $2,000 for high impact projects $500 for projects of regional significance Add $200 if within a major project Add $500 Pre-submittal conference fee if applicable (See Chapter 30.80 Fees)
e. Application Process	Hearing (no Radius Notice) Public hearing for the following: relocation of any dwelling which is not a manufactured home 6 years or older, for any development within the P-F zoning district, for Hillside Development, for specified development within a Historic Neighborhood Overlay District (per Section 30.48.1080) or when otherwise required. See Section 30.16.210 (and pre-submittal conference for uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC; planned unit development; mixed use development; projects of regional significance*:* and projects within the Asian Design Overlay District)
f. Notice Requirements	Posted notice, entity notice, and city notice, plus the following: **1.** If a public hearing is required by this Title, Zoning Administrator or for a moved building over 6 years old; 500 foot radius **2.** For a project of regional significance: 750 foot radius, and any local government whose boundary is within 1/2 mile (2,640') **3.** For mixed use development: 1,500 foot radius notice, and signs **4.** Design review notices may also include notice of proposed changes in location of uses or principal structures when applicable **5.** If the Zoning Administrator determines that there will be sufficient interest or potential impact generated by the application to warrant notice by mail, notice shall be sent. **6.** If a public hearing is required by the Commission, Board or Zoning Administrator for a subsequent application, the notice provided shall be the same radius notification currently required for the original application requiring the design review. **7.** For development within a Historic Neighborhood Overlay District, all property owners within the Overlay shall be notified, including those beyond the 500' notification radius. (See Section 30.16.230 Notice)
g. Recommending Entities	Government Entities, public utilities, and Town Board, plus Cities for projects of regional significance.

Table 30.16-9 ***DESIGN REVIEW* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
h. Approval Authority	Commission, except Board for the following: **1.** Design reviews for signage in conjunction with resort hotels or projects within the *CMA Area Design Overlay District* **2.** When required as a condition of approval of any previous application **3.** At the discretion of the Zoning Administrator **4**. Application submitted in conjunction with, or in lieu of, another application that requires Board approval **5.** Applications to establish a mixed use development **6.** Applications for a project of regional significance **7.** Applications to establish a manmade decorative water feature **8.** Projects within the Asian Design Overlay District (see Chapter 30.48 Part K) **9.** Projects within the SOSA Design Overlay District (see Chapter 30.48 Part M) Commission; except the recommendation of the Commission shall be forwarded to the Board for the following application: **1.** Projects within a Historic Neighborhood Overlay District (see Chapter 30.48 Part O)
i. Appeal Authority	Board
j. Standards for Approval	The applicant for any design review shall have the burden of proof to establish that plans, including changes in location of uses or principal structures, satisfy the following criteria: **1.** The proposed development is compatible with adjacent development and development in the area: **2.** The proposed development is consistent with the applicable land use plan, this Title, and other regulations, plans and policies of the County; **3.** Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic; **4.** Building and landscape materials are appropriate for the area and for the County; **5.** Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area; **6.** Appropriate measures are taken to secure and protect the public health, safety, and general welfare; and **7.** FAA and other additional requirements and standards as established in Sections 30.16.210 - 30.16.240
k. Application Expiration	2 years to commence, except when approved in conjunction with a zone boundary amendment

(Ord. 4010 § 2 (part), 4/2012; Ord. 3992 § 2 (part), 11/2011; Ord. 3955 § 2 (part), 6/2011; Ord. 3924 § 3 (part), 1/2011; Ord. 3848 § 3 (part), 2/2010; Ord. 3805 § 2 (part), 9/2009; Ord. 3757 § 2 (part), 4/2009; Ord. 3720 § 2 (part), 12/2008; Ord. 3688 § 3 (part), 10/2008; Ord. 3635 § 3(part), 6/2008; Ord 3586 § 3 (part), 2/2008; Ord. 3549 § 3(part), 9/2007; Ord. 3521 § 1, 6/2007; Ord. 3520 § 2 (part), 6/2007; Ord. 3518 § 4 (part), 5/2007; Ord. 3499 § 1 (part), 3/2007; Ord. 3472 § 3 (part), 1/2007; Ord. 3432 § 2 (part), 10/2006; Ord. 3382 § 1 (part), 5/2006; Ord. 3357 § 2 (part), 3/2006; Ord. 3355 § 2 (part), 2/2006; Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3229 § 3 (part), 6/2005; Ord. 3219 § 2 (part), 5/2005; Ord. 3209 § 4 (part), 3/2005; Ord. 3174 § 2 (part), 1/2005; Ord. 3160 § 4 (part), 11/2004; Ord. 3062 § 2 (part), 5/2004; Ord. 2970 § 2 (part), 11/2003)

30.16.130 Administrative Design Review. Applications for administrative design review shall be processed per Table 30.16-10. A Design Review or Administrative Design Review shall be required in addition to any other Land Use Application for which plans have been submitted.

Table 30.16-10 ***ADMINISTRATIVE DESIGN REVIEW* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
a. Initiating Authority	Property owner *or* leaseholder
b. Standards for Acceptance	Applications shall only be accepted when the applicant demonstrates that the proposed project is not a project of regional significance, is in conformance with the provisions of this Title, and when the application is for (see Table 30.16-9 for Design Review): **A.** An addition to an existing non-single family residential building of up to 50% of the floor area, but not to exceed 10,000 square feet, if the architectural style is consistent with the existing structure **B.** A non- residential building of any size or an accessory structure when the architectural style is consistent with the buildings within an existing or approved non-residential development or when an existing non-residential building acts as a buffer to single family residential development; and for all retail/vending structures and drive-thru windows added after original approval or construction to address queuing and onsite circulation (e.g., windmill and similar water dispensers, smog checks, banks, fast food, drycleaners, etc.) **C.** Communication antennas and/or towers per Table 30.44-1 **D.** Operation of manmade decorative water features in accordance with subsection 30.64.070 (C)(8). Note: Approval of a Design Review application is required to establish a manmade decorative water feature (see Table 30.16-9) **E.** Increased height or reconstruction of off-premise signs pursuant to Section 30.76.060 **F.** Applications for projects which the County is directed to approve by a court of competent jurisdiction **G.** The digital conversion of an existing off-premise sign (See Section 30.76.060)
c. Document Submittal Requirements	Application form 2 floor plans 2 landscape plans 2 deeds Parking analysis 5 site plans 2 elevations 2 assessor's maps 2 legal descriptions 3 justification letters 2 pedestrian circulation plans (mixed use development only) Photographs, samples, or other documentation may be required to determine compatibility with surrounding development For communication towers, evidence of technological or economic hardship which would prevent collocation on a building or structure within 600 feet For applications to operate manmade decorative water features, a receipt from the Southern Nevada Water Authority as required by 30.64.070(C)(8), and the plan shall show the amount of turf to be removed and/or the surface area of the water feature (See Section 30.16.240 for Document Submittal Requirements)
d. Base Fee	$300 Add $200 if within a major project $10,000 for off-premise digital sign conversion including off-premise digital signs previously converted without all required permits and approvals including but not limited to building and electrical permits.
e. Processing Time	10 working days after the last day of the week of the filing period during which the application is submitted
f. Application Process	Administrative review per 30.16.210
g. Recommending Entities	Government Entities.
h. Approval Authority	Zoning Administrator
i. Appeal Authority	Board
j. Standards for Approval	Development shall comply with all development standards as specified in this Title, shall be harmonious and compatible with surrounding development, and shall not be unsightly, undesirable, or noxious For Off-Premise Digital Sign Conversion (Comply with Section 30.76.060)

Table 30.16-10 ***ADMINISTRATIVE DESIGN REVIEW* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
k. Application Expiration	2 years to commence For Off-Premise Digital Sign Conversion 6 months to commence; no extensions of time may be permitted.

(Ord. 3955 § 2 (part), 6/2011; Ord. 3924 § 3 (part), 1/2011; Ord. 3805 § 2 (part), 9/2009; Ord. 3741 § 3(part), 3/2009; Ord 3720 § 2 (part), 12/2008; Ord. 3549 § 3(part), 9/2007; Ord. 3472 § 3 (part), 1/2007; Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3209 § 4 (part), 3/2005; Ord. 3160 § 4 (part), 11/2004; Ord. 3106 § 2 (part), 8/2004; Ord. 3094 § 2, 7/2004; Ord. 3061 § 3 (part), 5/2004; Ord. 3055 § 2 (part), 4/2004; Ord 3019 § 3, 2/2004; Ord 2981 § 2 (part), 11/2003; Ord. 2970 § 2 (part), 11/2003)

30.16.140 Vacation and Abandonment. Applications for vacation and abandonment shall be processed per Table 30.16-11.

Table 30.16-11 ***VACATION AND ABANDONMENT* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
a. Initiating Authority	Board, Director of Public Works, Zoning Administrator, or property owner of any property abutting the alignment
b. Standards for Acceptance	At a minimum, applications shall be processed for entire street segments, from intersection to intersection unless a determination is made by the Director of Public Works or Zoning Administrator that the vacation and abandonment of a partial segment is appropriate. Collector or arterial street or alignment requiring a Transportation Element Amendment shall be processed prior to or concurrent with a Comprehensive Plan Amendment per Table 30.12-1.
c. Document Submittal Requirements	Application form 4 site plans 2 assessor's maps 2 deeds 2 legal descriptions 2 easement/right-of-way documents 3 justification letters Disclosure form Utility company approval for Administrative Vacation and Abandonment only If vacating patent easements only, without a public hearing, in addition to the above: Letters of consent from property owners adjacent to the easement and/or any extension of the easement to the nearest dedicated right-of-way 2 Records of survey for projects with Las Vegas Boulevard frontage (See Section 30.16.240 Document Submittal Requirements)
d. Base Fee	$200 to vacate patent easements only, without a public hearing $300 to vacate right-of-way, or easements with a public hearing plus $200 delivery confirmation mail fee Add $200 if within a major project (See Chapter 30.80 Fees)
e. Approximate Processing Time	To vacate patent easements only, without a public hearing: 10 working days after the last day of the week of the filing period during which the application is submitted
f. Application Process	Public hearing or administrative review per Section 30.16.210
g. Notice Requirements	**1.** To vacate patent easements only, without a public hearing: none **2.** To vacate easements with a public hearing, or right-of-way: posted notice, entity notice, city notice, newspaper notice, and 500 foot notice (delivery confirmation mail required for abutting properties only) (See Section 30.16.230 Notices)
h. Recommending Entities	**1.** To vacate patent easements only, without a public hearing: Government Entities, public utilities, and Town Board (shall be used if received but are not required); letters of consent from property owners adjacent to the easement and/or any extension of the easement to the nearest dedicated right-of-way shall also serve as recommendations **2.** To vacate easements with a public hearing, or right-of-way: Government Entities, public utilities, and Town Board
i. Approval Authority	**1.** Administrative - To vacate patent easements only, without a public hearing: Director of Public Works **2.** Commission - To vacate easements with a public hearing, or rights-of-way: Commission, except full-width rights-of-way for collector and arterial streets included on the Transportation Element map shall be forwarded to the Board with the Commission's recommendation **3.** Board – Application submitted in conjunction with, or in lieu of, another application that requires Board approval
j. Appeal Authority	Board
k. Standards for Approval and Recordation	**1.** The Director of Public Works, Commission, or Board, shall determine that there is no present nor future public need for the area proposed to be vacated, and that the public will not be materially injured by the proposed vacation. The approval of a vacation and abandonment shall constitute such a determination **2.** The order of vacation shall not be recorded in the Office of the County Recorder until consenting recommendations have been received from any public utility and all conditions of approval have been satisfied, except as provided in "m" below
l. Application Expiration	The order of vacation must be recorded in the Office of the County Recorder within 2 years from the date of approval. Any extension of time shall require the re-approval of affected government and public utility entities. The vacation application cannot be administratively extended.
m. Recordation	The County may record the order of vacation if utility companies have not responded within 90 days from the approval date

(Ord 3955 § 2 (part) 6/2011; Ord 3885 § 3, 8/2010; Ord. 3859 § 3 (part), 6/2010; Ord. 3848 § 3 (part), 2/2010; Ord. 3757 § 2 (part), 4/2009; Ord. 3720 § 2 (part), 12/2008; Ord. 3688 § 3 (part), 10/2008; Ord. 3549 § 3(part), 9/2007; Ord. 3518 § 4 (part), 5/2007; Ord. 3499 § 1 (part), 3/2007; Ord. 3472 § 3 (part), 1/2007; Ord. 3432 § 2 (part), 10/2006; Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3160 § 4 (part), 11/2004; Ord. 3085 § 41, 6/2004; Ord. 2970 § 2 (part), 11/2003)

30.16.150 Reconveyance of Public Property. Applications for the reconveyance of public property shall be processed by the originating department or agency through the Clark County Department of Administrative Services, working in conjunction with the Departments of Building and Comprehensive Planning to satisfy related NRS requirements concerning public notification and Planning Commission recommendations. (Ord. 4036 § 9, 7/2012)

DELETED: Table 30.16-12 *(Italicized words are defined in Chapter 30.08)*
***RECONVEYANCE OF PUBLIC PROPERTY* - AUTHORITY AND CONSIDERATION TABLE**

(Ord. 3085 § 42, 6/2004; Ord. 2970 § 2 (part), 11/2003)

30.16.160 Administrative Street Naming. Applications to name (unnamed) streets, or to change names of certain streets, shall be processed per Table 30.16-13. Streets within a subdivision shall be named by the recordation of the map and need not follow this procedure.

Table 30.16-13 ***ADMINISTRATIVE STREET NAMING* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
a. Initiating Authority	Board, Zoning Administrator, or property owner
b. Standards for Acceptance	**1.** An administrative street naming may be processed to change the name of a street where there is no habitable structure on the street, all property abutting the street is under common ownership, and the Fire Alarm Office of the City of Las Vegas Fire Department does not object. **2.** If in compliance with this subsection, street names established by the recording of a subdivision map may be changed by filing a certificate of amendment in lieu of this application. **3.** An application to establish a street name inconsistent with the requirements of this table may be submitted as a street name change in accordance with Table 30.16-14 below.
c. Document Submittal Requirements	Application form 2 Assessor's maps Approval letter from the City of Las Vegas Fire Department's Fire Alarm Office (See Section 30.16.240 Document Submittal Requirements)
d. Fee	None
e. Processing Time	5 working days
f. Application Process	Administrative review per 30.16.210. Certificates of Amendment shall be submitted to the County Surveyor.
g. Notice Requirements	None
h. Recommending Entities	City of Las Vegas Fire Department's Fire Alarm Office
i. Approval Authority	Zoning Administrator; or for Certificates of Amendment, County Surveyor
j. Appeal Authority	Board
k. Standards for Approval	All proposed street names shall comply with the Las Vegas Valley Street Naming and Address Assignment Policy, as adopted by the Board on August 3, 1988, as shown in Appendix A.
l. Application Expiration	None
m. Conditions of Approval	**1.** The Zoning Administrator may require the posting of street signs in accordance with the Las Vegas Valley Street Naming and Address Assignment Policy. **2.** The applicant shall be responsible for installation of street signs, per Public Works requirements.
n. Compliance	Upon the approval of a street name, the Zoning Administrator shall determine its application to all streets, avenues, thoroughfares or other traffic-ways, or to the numbering of any premises thereon, and shall communicate the same to the owner of each abutting developed parcel. The official, assigned address of all buildings, units of buildings, or other approved land uses shall be displayed in accordance with the display requirements prescribed in the Las Vegas Valley Street Naming and Address Assignment Policy. Street signs shall be installed within 60 calendar days of the approval of the application.

(Ord. 4036 § 10, 7/2012; Ord. 3970 § 2 (part), 8/2011; Ord. 3924 § 3 (part), 1/2011; Ord. 3549 § 3(part), 9/2007; Ord. 3085 § 43, 6/2004; Ord. 2970 § 2 (part), 11/2003)

30.16.170 Street Name or Numbering System Change. Applications to change street names which have habitable or occupied buildings facing them, or to name streets inconsistent with the standards of the Address and Street Numbering Policy shall be processed per Table 30.16-14.

Table 30.16-14 *STREET NAME OR NUMBERING SYSTEM CHANGE* - AUTHORITY AND CONSIDERATION TABLE ***SEE ALSO 30.16.210 for general process information and standards***	
a. Initiating Authority	Board, Zoning Administrator, or property owner of any property abutting the alignment
b. Standards for Acceptance	Only 1 street alignment, or numbering system, shall be considered with each application, and applications shall be processed for entire street segments, from intersection to intersection. Nothing in this subsection shall prevent a property owner from requesting an address change that conforms to Las Vegas Valley Street Naming and Address Assignment Policy.
c. Document Submittal Requirements	Application form 2 Assessor's maps 3 Justification letters Disclosure form Recommendation letter from City of Las Vegas Fire Department's Fire Alarm Office (See Section 30.16.240 for Document Submittal Requirements)
d. Fee	$300
e. Application Process	Public hearing per Section 30.16.210
f. Notice Requirements	Posted notice, entity notice, city notice, and abutting property notice (See Section 30.16.230 Notice)
g. Recommending Entities	Government Entities, Town Board, and City of Las Vegas Fire Department's Fire Alarm Office
h. Approval Authority	Commission
i. Appeal Authority	Board
j. Standards for Approval	All proposed street names shall comply with the Las Vegas Valley Street Naming and Address Assignment Policy, as adopted by the Board on August 3, 1988, as shown in Appendix A unless the Commission or Board determines that the public interest will be served by the change. The approval of a street name or numbering system change shall constitute such a determination.
k. Application Expiration	None
l. Conditions of Approval	The applicant shall be responsible for installation of street signs, per Public Works requirements.
m. Compliance	Upon the approval of a system of street naming, numbering or house numbering, or any amendment thereto, the Zoning Administrator shall determine its application to all streets, avenues, thoroughfares or other traffic-ways, or to the numbering of any premises thereon, and shall communicate the same to the owner of each abutting developed parcel. The official, assigned address of all buildings, units of buildings, or other approved land uses shall be displayed in accordance with the display requirements prescribed in the Las Vegas Valley Street Naming and Address Assignment Policy. Street signs shall be installed within 60 calendar days of the approval of the application.

(Ord. 3970 § 2 (part), 8/2011; Ord. 3848 § 3 (part), 2/2010; Ord. 3549 § 3(part), 9/2007; Ord. 3085 § 44, 6/2004; Ord. 2970 § 2 (part), 11/2003)

30.16.180 Waiver of Conditions. Applications for waivers from conditions shall be processed per Table 30.16-15.

Table 30.16-15 ***WAIVER OF CONDITIONS* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
a. Initiating Authority	Property owner, leaseholder, or Board
b. Standards for Acceptance	An application may be accepted to waive a condition imposed by the Zoning Administrator, Director of Public Works, Commission or Board on any approved Land Use Application or subdivision map application, providing the waiver is heard by the original or higher approval authority. The waiver may be submitted in conjunction with a subsequent Land Use Application. If the plan was originally approved by a public hearing, the waiver shall also be a public hearing.
c. Document Submittal Requirements	Application form 3 Justification letters Disclosure form 2 Records of survey for projects with Las Vegas Boulevard frontage (See Section 30.16.240 Document Submittal Requirements)
d. Base Fee	$300 plus the notification fee required by the original application
e. Application Process	The same hearing process conducted for the original application
f. Notice Requirements	The same radius notification currently required for the original application (See original application type)
g. Recommending Entities	Government Entities, and Town Board.
h. Approval Authority	Commission or Board
i. Appeal Authority	Board
j. Standards for Approval	**1.** Upon finding that the condition will no longer fulfill its intended purpose, the authority may waive conformance to the condition. **2.** Applications for projects approved through a nonconforming zone boundary amendment shall demonstrate with clear and convincing evidence that any proposed waiver will not adversely impact neighboring properties.
k. Application Expiration	No time limit provided the underlying application does not expire.

(Ord. 3955 § 2 (part), 6/2011; Ord. 3859 § 3 (part), 6/2010; Ord. 3848 § 3 (part), 2/2010; Ord. 3720 § 2 (part), 12/2008; Ord. 3635 § 3(part), 6/2008; Ord. 3586 § 3 (part), 2/2008; Ord. 3549 § 3(part), 9/2007; Ord. 3499 § 1 (part), 3/2007; Ord. 2970 § 2 (part), 11/2003)

30.16.190 Annexation Requests. Application requests for the annexation of property within the boundaries of an unincorporated town as such boundary existed on July 1, 1983, as required by NRS 268.580(d), into an incorporated city shall be processed per Table 30.16-16. For the purposes of this subsection, "city" shall mean the City of Henderson, the City of Las Vegas, or the City of North Las Vegas.

Table 30.16-16 ***ANNEXATION REQUEST* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***			
a. Initiating Authority	Property owner		
b. Document Submittal Requirements	Application form 2 deeds 3 justification letters Disclosure form (See Section 30.16.240 Document Submittal Requirements)	5 site plans 2 legal descriptions 3 annexation letters	2 assessor's maps
c. Fee	$1,000		
d. Application Process	Hearing per 30.16.210		
e. Notice Requirements	Posted notice, entity notice, and city notice (See Section 30.16.230 Notice)		
f. Recommending Entities	Government Entities and Town Board		
g. Approval Authority	Board		
h. Standards for Approval	An application may be approved by the Board for good cause shown in order to achieve the following: eliminate County islands, establish consistent boundaries based on natural features which will provide for consistent and logical services and service areas, to correct faulty survey errors, and ensure the request will not have a negative fiscal impact upon the County. The approval of an annexation request shall constitute such a determination.		
i. Time Limit if Approved	None		

(Ord. 3848 § 3 (part), 2/2010; Ord. 3549 § 3(part), 9/2007; Ord. 3296 § 3 (part), 10/2005; Ord. 3055 § 2 (part), 4/2004; Ord. 2970 § 2 (part), 11/2003)

30.16.200 **Extensions of Time.** Applications for extensions of time shall be processed per Table 30.16-17.

Table 30.16-17 ***EXTENSIONS OF TIME* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
a. Initiating Authority	Property owner, leaseholder, or same required initiating authority as original application
b. Standards for Acceptance	**1.** Administrative extension of time for commencement or completion, even if the original application has expired, when: **A.** A separate and active Land Use Application or tentative map (must have an expiration date) for the initial development of the same property and project has been approved prior to the expiration date. The original application may be extended to match the expiration date of the active application or map; **B.** A building permit application to construct the improvement has been submitted to the Building Official prior to the expiration date. The application may be extended to match the time limit for the issuance of the permit; or **C.** A building permit has been issued, construction commenced, and the project has been under continuous construction **2.** Administrative extension of time as permitted by this Title for applications approved administratively. **3.** Extension of time by hearing: For all other circumstances, a hearing extension of time may be requested. A request to extend an application shall be submitted before 5:00 p.m. of the day the application is due to expire, or the last working day prior to expiration.
c. Document Submittal Requirements	Application form 2 deeds (only if new owner) Disclosure form Fire permit survey form 3 justification letters List and quantities of hazardous materials only if applicable (See Clark County Fire Department's *Hazardous Materials Systems Guideline*, NRS, and NAC) 2 Records of survey for projects with Las Vegas Boulevard frontage must be submitted prior to approval of Extension of Time (See Section 30.16.240 for document submittal details)
d. Base Fee	$150 base $300 if original application is a Zone Boundary Amendment, Development Agreement, or Public Facilities Needs Assessment $200 if original application is a tentative map Add $200 if within a major project If public hearing, notice fees for original application shall be added. (See Chapter 30.80, Fees)
e. Approximate Processing Time	Administrative Extension: 5 working days
f. Application Process	Administrative review or hearing per 30.16.210
g. Notice Requirements	**1.** No notice required for administrative extensions. **2.** For a hearing extension: Posted notice, entity notice, and city notice. **3.** In addition, if the original approval required a public hearing for any extension, or the Zoning Administrator determines that the general prosperity, health, safety, and welfare of the community will be served, notice shall be sent in accordance with the original application. **4.** Any extension of time for a neighborhood casino shall be a public hearing with notice required as follows: posted notice, entity notice, city notice, and 2,500 foot radius notice. (See Section 30.16.230 for details)
h. Recommending Entities	Government Entities and Town Board unless a recommendation is not received by the Zoning Administrator.
i. Approval Authority	Zoning Administrator, Commission, or Board
j. Appeal Authority	Board

Table 30.16-17 ***EXTENSIONS OF TIME* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
k. Standards for Approval	**1.** For an administrative extension, the Zoning Administrator may grant an extension of time providing that conditions have not sufficiently changed to warrant denial. **2.** For an extension of time by hearing, the approval authority may grant an extension of time for any time period, or eliminate further review. The approval authority may deny or add new conditions to the application if it finds that circumstances have substantially changed to warrant denial or added conditions. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property.
l. Application Expiration	**1.** For an administrative extension, the time may be extended to match the expiration date for the subsequent application, building permit, or map. **2.** For a hearing extension, the Commission or Board shall determine a time limit. A time limit for review to assess the continued impact of the use on the community and adjacent uses may also be imposed.
m. Conditions of Approval	All extensions are subject to all the conditions of the original approval unless otherwise specified by the Commission or Board. The Commission or Board may impose additional conditions to further mitigate potential adverse effects of the proposal on adjacent properties and the community.

(Ord. 3955 § 2 (part), 6/2011; Ord. 3848 § 3 (part), 2/2010; Ord. 3757 § 2 (part), 4/2009; Ord. 3741 § 3 (part), 3/2009; Ord. 3720 § 2 (part), 12/2008; Ord. 3688 § 3 (part), 10/2008; Ord. 3549 § 3(part), 9/2007; Ord. 3499 § 1 (part), 3/2007; Ord. 3432 § 2 (part), 10/2006; Ord. 3355 § 2 (part), 2/2006; Ord. 3106 § 2 (part), 8/2004; Ord. 3085 § 45, 6/2004; Ord. 3061 § 3 (part), 5/2004; Ord 2981 § 2 (part), 11/2003)

30.16.205 Zoning Compliance Application. Applications to ensure specified developments are in compliance with development code requirements shall be processed per Table 30.16-17.5.

Table 30.16-17.5 ***ZONING COMPLIANCE APPLICATION* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
a. Initiating Authority	Property owner or leaseholder, or the operator of a community residence
b. Standards for Acceptance	Applications shall only be accepted when the applicant demonstrates that the proposed project is in conformance with the provisions of this Title.
c. Document Submittal Requirements	Application form Justification letter If applicable: 1. Parking analysis 2. Letters of consent 3. Photographs to confirm compliance with residential standards **For Community Residences only** – In addition to above: 2 floor plans 2 landscape plans 2 deeds Parking analysis If the applicant is a renter, notarized authorization to submit the application from the property owner. (See Section 30.16.240 for Document Submittal Requirements) 2 site plans 2 elevations 2 assessor's maps 2 legal descriptions
d. Base Fee	$150 (except that applications for community residences shall be exempt from any fees)
e. Processing Time	10 working days
f. Application Process	Administrative review per 30.16.210
g. Recommending Entities	Government Entities
h. Approval Authority	Zoning Administrator
i. Appeal Authority	The decision may be appealed by submitting a special use permit application per Table 30.16-4.
j. Standards for Approval	Development shall comply with all development standards as specified in this Title.
k. Application Expiration	2 years to commence For agriculture-gardening/greenhouse, home occupations, and auto repair accessory to a residence, a new zoning compliance application, with current letters of consent, shall be required every 2 years; every 5 years for community gardens.

(Ord. 4010 § 2 (part), 4/2012; Ord. 3993 § 2, 12/2011; Ord. 3970 § 2 (part), 8/2011; Ord. 3924 § 3 (part), 1/2011; Ord. 3726 § 2, 12/2008; Ord. 3549 § 3 (part), 9/2007; Ord. 3423 § 3, 8/2006)

30.16.206 Development Agreement. Applications for a development agreement other than major projects shall be processed per Table 30.16-20.

Table 30.16-20 ***DEVELOPMENT AGREEMENT* - AUTHORITY AND CONSIDERATION TABLE** ***SEE ALSO 30.16.210 for general process information and standards***	
a. Initiating Authority	Board, property owner, any other government entity
b. Standards for Acceptance	**1.** Issuance of RISE Report Acceptance Letter. **2.** An application for a Development Agreement is not required if a public facilities needs assessment (PFNA) encompassing the property has been previously approved, unless the Board determines a development agreement is necessary to further address infrastructure and services not covered in the PFNA, and the development agreement has been agreed to and imposed as a condition of approval on a Land Use Application. **3.** A Development Agreement may be processed concurrently with, but not prior to a Land Use Application for the proposed development, provided negotiations have commenced.
c. Document Submittal Requirements	Application form 2 Development Agreements Copy of RISE Report Acceptance Letter Additional information may be required following review of submitted materials (See Section 30.16.240 for details)
d. Fee	$2,000 Plus: • $2 per acre plus $2 per parcel over 1 parcel; • Up to 20 acres – $25; • 20 to 100 acres – $50; and • More than 100 acres – $100
e. Application Process	Prior to development agreement submittal staff will meet with applicant and relevant departments and agencies to negotiate development agreement details. Negotiations may begin any time during the process. The application may be submitted for Board consideration after substantial elements of the development agreement have been resolved. Hearing before the Board per 30.16.210.
f. Notice	Posted notice, entity notice, city notice
g. Recommending Entities	Government Entities (See 30.16.230 for detailed notice requirements)
h. Approval Authority	Board
i. Standards for Approval	Approval is contingent upon the Board determining that the development agreement is: **1.** adequately addressing issues identified in the RISE reports; **2.** a necessary and appropriate mechanism to facilitate development of the project; **3.** consistent with the objectives, policies, general land uses and programs specified in the master plan; **4.** compatible with uses authorized in, and regulations prescribed for, the zoning district in which the property is located and all other provisions of this Title; **5.** not be detrimental to public health, safety and general welfare; and **6.** consistent with the provision of Nevada Revised Statutes Chapter 278 If approved, the agreement shall be adopted by ordinance in accordance with Nevada Revised Statutes.
j. Vesting of Rights	Any development agreement approved and adopted pursuant to this Chapter may allow the property owner to be vested for specific development rights only upon achieving specific progress thresholds. Such progress thresholds shall be based on contributions toward or construction of specific public or private improvements as specified in the agreement. The property owner or applicant shall acquire no vested rights other than those allowed in the agreement and as otherwise provided under applicable laws
k. Time Limit if Approved	As specified in the agreement. All agreements are subject to a 2 year review of the agreement

(Ord. 3848 § 3(part), 2/2010; Ord. 3635 § 3(part), 6/2008; Ord. 3549 § 3(part), 9/2007; Ord. 3520 § 2 (part), 6/2007)

30.16.210 Application Process. When specified within this Title that such an application is required or authorized, the approval authority shall consider applications in accordance with the following procedure in addition to the requirements listed in sections 30.16.040 through 30.16.200 above for specific application types:

1. **Applications.** Any application, amendment, or map requiring approval shall be filed with the Zoning Administrator and shall be presented to the approval authority for review and approval within the approximate time specified under the application type. Administrative applications shall be processed and acted upon without a formal hearing. Hearing applications shall be scheduled to a meeting before the approval authority; however, public hearing notices need not be sent to adjacent and nearby properties provided other required notice is given. Public hearing applications shall be scheduled to a meeting before the approval authority and shall be notified per the appropriate application requirement, including notice to adjacent and nearby properties.

2. **Pre-submittal Conference.** Any application, amendment, or map requiring a pre-submittal conference shall include plans as required pursuant to this Title and/or as determined by the Zoning Administrator, and shall satisfy all pre-submittal requirements prior to the application's submittal. Multiple applications for the same project may utilize one pre-submittal conference, subject to expiration as established in Section 30.16.210(19)(G). A pre-submittal conference, including any required document submitted thereto, shall not be considered a Land Use Application submittal. A pre-submittal conference shall be required for the following (A-G) and as otherwise determined by the Zoning Administrator:

   A. uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC (determination of pertinent requirements for the proposed use)

   B. planned unit development (PUD) (see Chapter 30.24)

   C. mixed use development, including mixed use development in C-1, C-2 and H-1. (see Chapter 30.48 Part J)

   D. high impact project

   E. neighborhood casinos

   F. nonconforming zone boundary amendments

   G. Resort Hotel

3. **Document Submittal Requirements.** Land use pre-submittal forms and applications shall not be acceptable without the required documents unless the Zoning Administrator determines a listed document is not required. If circumstances warrant, the Zoning Administrator may require additional documentation necessary to evaluate a particular application.

4. **Standards for Acceptance.**

   A. All parcels of land included within a single petition or application must be contiguous. Except for specific applications to waive standards, all plans shall show development that complies with the standards of this Title. If such an application is accepted and later found to not be in conformance with this Title, the application shall be considered to be withdrawn and the fees shall be refunded to the applicant or owner. In addition, standards for acceptance of specific applications are as listed with each application type.

   B. Applications, amendments, or maps to establish uses involving hazardous chemicals, explosives, materials or wastes shall not be accepted prior to submittal of the Clark County Fire Permit Survey Form to the Building Official. The owner or applicant shall also engage in a pre-submittal conference with County staff to discuss hazardous materials requirements pertinent to the proposed development prior to submitting an application for a chemical and/or hazardous material use.

   C. Applications for increased density or intensity, or for exceptions to the special standards required, within any overlay district shall not be accepted unless in compliance with Chapter 30.48.

D. Annexation applications shall not be accepted without the required acknowledgement from the City into which a property is proposed to be annexed (See Annexation Letter, Section 30.16.240 (13).

E. Applications for waivers to defer temporarily on-site paving requirements shall not be accepted without concurrence from the Department of Air Quality. A waiver to defer on-site paving shall not be required if paving is not required by Clark County Air Quality Regulations Section 92.

F. Applications for any land use that requires submittal of FAA Form 7460-1, Notification of Proposed Construction, per Section 30.56.070 and Chapter 30.48 Part B shall not be accepted without written evidence (from FAA) of prior submittal to the FAA.

G. Applications for any land use that requires a pre-submittal conference shall not be accepted prior to satisfying all pre-submittal conference requirements.

5. Fees. When applicable, the applicant shall pay a filing fee per Chapter 30.80 at the time of filing for a pre-submittal conference request, application, amendment, or map *(fees are also listed in each application table)*.

6. Processing Time. Generally, *action* shall be taken approximately within the specified period as measured from the date of acceptance of the application unless appealed, extended by the County, at the request by owner, or for good cause.

7. Review.

A. The Zoning Administrator may notify interested public utilities and governmental entities. The Town Board whose jurisdiction includes the area of the petition shall be notified not less than 10 days prior to the hearing unless it is an administrative application.

B. If a hearing is required to be a public hearing, public notice as required shall be provided, and interested parties shall have an opportunity to be heard.

C. The approval authority shall consider the submitted data and information, recommendations from public utilities, government entities including town boards, and interested parties in an endeavor to determine whether the application will help accomplish the purpose and intent of this Title.

D. For an expansion of the Gaming Enterprise District, a court reporter shall record the hearing in accordance with Chapters 463 and 656 of NRS.

8. Approval Authority. The approval authority listed in Tables 30.16-2 through 30.16-17 shall have the authority to take final action on an application, amendment, or map, except that applications for which the Commission is the approval authority may instead, when submitted in conjunction with another application, amendment, or map requiring Board action, be acted on by the Board.

9. Request to Hold. The owner or applicant may request the approval authority to postpone consideration of an application, amendment, or map from the scheduled date to a future date. The approval authority may hold the application, amendment, or map as requested, may hold it to a date other than requested, or may act on it if the approval authority determines action is appropriate. Per NRS 278.050 and 278.3195, the approval authority shall not grant more than 2 continuances on the same matter unless additional circumstances are warranted by the determination of good cause shown by the applicant. A request to hold a nonconforming zone change within the urban area except Laughlin, or a nonconforming zone change within Moapa Valley, may result in the application being held to the next group of applications within the same planning area.

10. Decision. The approval authority shall act upon the application with consideration to recommendations from the Town Board and other government entities, providing all applicable requirements of this Title are met.

A. If the recommendation of the Town Board or City is not followed, the approval authority shall specify for the record the reasons for its decision.

B. The applicant and Town Board (or Citizens Advisory Council) shall be notified of the decision on an application not less than 10 days following final action.

11. Conditions of Approval. As a prerequisite to approval of an application, the approval authority may impose conditions on any application, amendment, or map necessary to accomplish the objectives of this Title and to mitigate potential adverse effects of an application on adjacent properties and the community which shall be binding on property owner(s) and their successors, including but not limited to the following:

A. All development or use of land is subject to the development standards listed in this Title unless otherwise specified.

B. Compliance with all approved plans, conditions, restrictions and rules is required prior to permit issuance or map recordation, except that the approval authority may require revisions to plans.

C. The approval authority may require the property owner to grant to the County right-of-way, easements, or other consideration necessary for the protection of the health and welfare of the community, including the signing of a resolution of intent in conjunction with an application for a zone boundary amendment.

D. Any condition imposed by the Board in conflict with any requirement of this Code which is designed to mitigate the impact of an application, amendment, or map on adjacent property owners or the community shall be permitted without additional Land Use Application submittals unless the condition would create a health or safety hazard (including, without limitation, sight zone or airport environs hazards).

E. Any condition imposed on a previously approved application may be waived on any subsequently approved application if required notices show the waiver requested. The Commission may only waive conditions imposed by the Commission; however, the Board may waive conditions imposed by the Commission or Board.

F. The approval authority may consider a Development Agreement for high impact projects. The agreement will address the need for the provision of adequate public facilities and/or infrastructure including but not limited to transportation, fire and police protection, flood control and drainage, parks, and open space, trails system, schools, water and sewer services, related to the proposed development, and as identified in the RISE reports submitted with special use permit application. In addition, the Development Agreement will evaluate phasing of additional facilities and services for the proposed development, and ensure existing services for established development will not be significantly affected. The approval authority may consider whether a less intense project is appropriate if the Development Agreement does not adequately address the impacts and related needs identified in the RISE reports.

G. For projects other than high impact projects or Major Projects, the approval authority may propose a Development Agreement consistent with the needs identified by the Southwest Las Vegas Valley PFNA Report initiated and approved by the Board. Modifications to the formula for the Standard Agreement are not permitted except through a Negotiated Development Agreement.

12. **Standards for Approval.** In addition to specific standards for approval for each application type listed in Sections 30.16.040 through 30.16.200 above, the following standards apply for the consideration of all application types:

    A. An application, amendment, or map may be approved if it meets the following criteria:

        i. It is generally consistent with the Plan, as amended, or reflects conditions that have changed since the adoption or amendment to the Plan.

        ii. There will be capacity to provide adequate public facilities and services, including but not limited to transportation, utility, sewer, water, police, and fire service, to accommodate development permitted under the proposal.

        iii. It complies with and forwards the capital improvement planning efforts of the County.

        iv. It will not significantly impact the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

        v. It will result in a logical and orderly development pattern.

        vi. The proposal, including but not limited to the density, intensity, scale, height, and operations, is harmonious and compatible with existing and planned development on adjacent properties and in the surrounding area or neighborhood; shall not be unsightly, undesirable, or noxious; and/or includes measures that will be taken to adequately buffer or otherwise mitigate any incompatibility.

    B. The approval of an application, amendment, or map shall constitute a finding by the approval authority that the application, amendment, or map is consistent with the standards and purposes enumerated in the Plan, this Title, and/or NRS. The approval of any application, amendment, or map will not waive building codes, fire codes, business license requirements, or any other requirement imposed by County, State, or Federal regulations or law.

    C. Except for administrative minor deviations, special use permits, waivers, and variances to specific development standards as approved, development shall comply with all development standards as specified in this Title.

    D. Written evidence that the FAA has determined whether a proposed structure constitutes a hazard to air navigation shall be submitted two weeks prior to final approval unless the Zoning Administrator concludes the FAA determination has been submitted early enough for action to occur, on any related Land Use Application for any proposed structure that intrudes into the Airport Airspace Overlay District that is not excepted (see Chapter 30.48 Part B); applications for which required FAA determinations have not been received shall be held or denied.

13. **Denial.** The denial of an application, amendment, or map shall constitute a finding by the approval authority that the application, amendment, or map is inconsistent with the standards and purposes enumerated in the Plan, this Title, or the Nevada Revised Statutes. Unless denied without prejudice, an application, amendment, or map that is denied is subject to the re-petition period specified in this chapter.

14. Appeal.

A. Except for Administrative Temporary Uses, Administrative Minor Deviations, Zoning Compliance and applications acted on by the Board, the decision of the approval authority may be appealed to the Board within 5 working days of the decision, in which case the approval authority's decision will serve as a recommendation to the Board. All appeals shall be in writing, except that no appeal is required if, at the hearing on an item, Staff announces that the item shall be forwarded to the Board for final action. If appealed, the hearing process as shown below for appeals, re-petition, and reconsideration shall apply.

B. The appeal must be physically received by the Zoning Administrator by 5:00 p.m. of the fifth working day, or 5 working days after a notice of Administrative Decision has been mailed for administrative applications only. Once an appeal has been filed, it cannot be withdrawn.

C. Administrative Temporary Uses and Administrative Minor Deviations shall be final and effective the date of action on the application, and the manner of appeal is to submit, respectively, a special use permit for the use or a waiver of development standards for the deviation.

D. Any person may appeal the Board'*s* approval of an application to expand the Gaming Enterprise District outside the Las Vegas Boulevard Gaming Corridor or the Rural Clark County Gaming Zone, per Chapter 463 of NRS, to the review panel of the Gaming Policy Committee within 10 working days of the decision of the Board.

E. A Planning Commissioner who voted on an application may not file an appeal.

F. In the event of an appeal, the application shall be scheduled for a hearing by the Board within 40 calendar days of the close of the appeal period unless continued for good cause. The Board may limit its discussion to the issues raised in the appeal.

15. Finality of Decision. Except where an item has been appealed or forwarded to the Board for final action, a decision becomes final upon expiration of the appeal or reconsideration period. No permits or licenses shall be issued until the action becomes final.

A. For all administrative applications other than administrative temporary uses, the applicant shall be sent a Notice of Administrative Decision following action on the application. Action shall be final and effective 5 working days from the date the letter was sent unless appealed to the Board. The applicant or correspondent notification must include delivery confirmation.

B. For all applications acted on by the Commission or Board, the notice shall be sent by first class mail following final action.

16. Withdrawal. An application, amendment, or map withdrawn by the property owner or applicant shall cease its consideration. Thereafter, the only consideration shall be whether the application, amendment, or map is subject to the re-petition limits. An application, amendment, or map request withdrawn by the property owner or applicant shall be subject to the re-petition limits specified in this chapter unless accepted as withdrawn without prejudice by the Commission or Board. An application requested to be withdrawn by the County will be considered withdrawn without prejudice. A property owner or applicant may not withdraw any portion of an application that is initiated by a government entity.

17. Re-petition. Unless initiated by a governmental entity, applications, amendments, and maps are subject to the following re-petition limits:

A. Unless expressly denied or withdrawn without prejudice, the same application, amendment, or map, or a different application, amendment, or map for a more intensive use or increase in density, shall not be accepted by the Zoning Administrator within 12 months of final action on the previous application, amendment, or map.

18. Reconsideration.

A. Request. For any application, amendment, or map whereby final action is decided by the Board, any member of the Board who voted in favor of the motion which carried may request that the application, amendment, or map be reconsidered if made in writing and received by the Zoning Administrator within 5 working days of the decision, in which case the decision shall not become final. The request for reconsideration shall thereafter be scheduled for a hearing before the Board on the second zoning agenda after the request was made.

B. Rehearing. Should the Board approve reconsideration of the decision at the hearing, the application, amendment, or map shall be scheduled for a public hearing at a subsequent meeting of the Board.

19. Expiration.

A. Unless otherwise specified in the approval of any amendment or application, the applicant or owner shall have the time specified in Tables 30.16-2 through 30.16-17 to commence or complete the use as measured from the date of the approval.

B. The approval authority may also approve a special use permit, waiver of development standards, or variance application with a review date to determine continued compatibility with adjacent properties and the community.

C. Any Land Use Application heard in conjunction with another application, amendment, or map shall have the same time limit unless otherwise specified by the approval authority.

D. If construction is commenced, work shall continue until completed. If permits for the construction expire before completion and after the commencement date, the amendment or application shall expire unless an extension of time is submitted and approved.

E. An application, amendment, or map held shall expire if more than 6 months elapse from the last scheduled meeting date without a request by the applicant for a hearing, in which case the re-petition limits shall apply. An application that has been placed on hold due to insufficient funds shall expire after 3 months from the submittal date if no replacement funds have been received.

F. A special use permit, waiver of standards, variance, design review, zoning compliance, or administrative design review application that establishes any use, for which construction has been completed or the use commenced, shall expire if the building is destroyed and not reconstructed, or the use is discontinued and not reestablished, within 1 year if the use or structure has not otherwise become nonconforming. A use is considered to be discontinued if the required license or permit for the use has expired. When reconstruction is required, if reconstruction is commenced within 1 year, the application shall not expire, providing construction is continuous and building permits do not expire.

G. Satisfaction of pre-submittal conference requirements, including all documents submitted thereto, shall be considered expired after 180 days, or 2 successive application batching cycles if applicable, whichever comes first (Note: the batching cycle during which a pre-submittal conference occurs shall count as the first of 2 successive cycles.)

(Ord. 4052 § 1 (part), 9/2012; Ord 4008 § 23, 3/2012; Ord. 3975 § 3 (part), 8/2011; Ord. 3955 § 2 (part), 6/2011; Ord. 3924 § 3 (part), 1/2011; Ord. 3848 § 3(part), 2/2010; Ord. 3757 § 2 (part), 4/2009; Ord 3720 § 2 (part), 12/2008; Ord 3688 § 3 (part), 10/2008; Ord 3586 § 3 (part), 2/2008; Ord. 3520 § 2 (part), 6/2007; Ord. 3518 § 4 (part), 5/2007; Ord. 3472 § 3 (part), 1/2007; Ord. 3432 § 2 (part), 10/2006; Ord. 3397 § 2 (part), 6/2006; Ord. 3382 § 1 (part), 5/2006; Ord. 3355 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3229 § 3 (part), 6/2005; Ord. 3219 § 2 (part), 5/2005; Ord. 3163 § 2, 12/2004; Ord. 3085 § 46, 6/2004; Ord. 3055 § 2 (part), 4/2004)

30.16.220 DELETED – Hearing Process. (Ord. 2970 § 2, 11/2003)

30.16.230 Notice.

a. Before an application for which a hearing is required is acted upon, notice of the hearing shall be provided as required in Tables 30.16-2 through 30.16-17 above.

1. Any notice required shall be written in language which is easy to understand and shall give the date, time, place, purpose of the hearing and, when applicable, give a physical description or map of the property in question.

2. The notice shall be sent by mail or by electronic means, when acceptable to the owner, tenant, or entity to which the notice is sent, if receipt of the electronic notice can be verified.

3. All required public hearing notices must be sent prior to the first public hearing as stated below. If the date and time of any subsequent hearing is announced at the meeting, additional notice is not required, except for hazardous material or explosive requests.

4. Additional notice and fees apply when more than 85 calendar days have elapsed since the date of the meeting from which the last notice was sent. If an application is held indefinitely, or a less restrictive request is made part of the application, renotification is required.

5. If the Commission or Board requires a subsequent application with public hearing as a condition of approval for an application, the notice provided shall be the same radius notification currently required for the original application. Notices for design review applications may also include notice of proposed changes in location of uses or principal structures when applicable.

6. Special use permit applications for explosives, or hazardous materials or waste, shall include a list of the substances and quantities that will be located at the facility.

b. Pursuant to the notification requirements established in Tables 30.16-2 through 30.16-17, public notice consists of the following types:

1. Entity Notice. Where entity notice is required, an advisory notice of an application shall be sent to interested governmental and public utility entities including the Town Board whose jurisdiction includes the area of the petition as requested, or as required by law, a minimum of 10 calendar days prior to the meeting. A courtesy notice shall also be sent to any Town Board whose jurisdiction is within 1/2 mile of the proposed project.

A. When the application is a special use permit for explosives or hazardous materials or waste, notice shall be sent to:

i. The Administrator of the Division of Environmental Protection of the Department of Conservation and Natural Resources.

ii. The State Fire Marshal.

iii. The Administrator of the Division of Industrial Relations of the Department of Business and Industry.

B. When the application is a zone boundary amendment to establish a Historic Neighborhood Overlay District, an advisory notice shall be sent to the State Historic Preservation Office.

2. Posted Notice. All applications scheduled for a hearing before the Commission and/or Board shall be shown on an agenda, which shall be posted in various designated public locations within the community, in conformance with NRS 241.020 (Open Meeting), a minimum of 3 working days prior to the meeting. Note: all agendas are accessible on the Clark County internet web page (www.accessclarkcounty.com).

3. Newspaper Notice. Where newspaper notice is required, notice of the hearing shall be published in a newspaper of general circulation within the County a minimum of 10 calendar days prior to the meeting.

4. City Notice. Where city notice is required, notice of the hearing shall be sent to the governing body of a city which completely surrounds the property proposed to be reclassified or which is within an area affected by an interlocal agreement between the County and city. City notice required for special use permits shall include any city whose boundary is within 500 feet of the proposed site, and city notice for projects of regional significance and high impact projects shall include any city whose boundary is within 1/2 mile (2,640') of the proposed site.

5. Radius Notice. Where radius notice is required, notice of the hearing shall be sent a minimum of 10 calendar days prior to the meeting to:

A. Each owner of real property listed on the latest assessment rolls of the County within the radius specified to the exterior boundary of the land described in the petition, or the owners of the nearest 30 separately owned parcels, whichever provides notice to the greater number of property owners. The specified distance listed in Tables 30.16-2 through 30.16-17 for each application type or specific request shall be noticed.

B. Each tenant of a manufactured home park when the park is within the notice area specified above, and including each tenant of a manufactured home park proposed for redevelopment to a different use.

C. The property owner or applicant. If a proposed amendment involves a change of the zoning district that reduces the density or intensity of use, the notice must include a section that allows the property owner whose property's density or intensity of use will be decreased to state his approval of or opposition to the proposed amendment.

D. Where delivery confirmation notice is required, notice shall be sent by delivery confirmation mail at least 10 calendar days prior to the meeting to the owners of all properties within the specified radius.

E. If the application is for a special use permit for explosives, hazardous materials or waste, the tenants of multiple family dwelling units shall also be notified, and the notice shall be sent not less than 30 calendar days prior to the hearing before the Commission and the Board.

F. Any property or homeowner's association registered with the County whose organization boundaries are defined by a recorded subdivision and are located within the notification radius for the specified application type. When located within a Historic Neighborhood Overlay District, the site need not be within a recorded subdivision.

6. Abutting Properties. Where notice to abutting properties is required, notice shall be sent least 10 calendar days prior to the meeting to the owners of all properties abutting any segment of a street established by easement, dedication, or prescriptive right, the name of which is proposed to be changed, or to all properties within the area affected by any street numbering change.

7. Area Notice. For a major project initiated by a property owner, after a pre-application conference and prior to the Board hearing on a Specific Plan, the developer shall notify property owners inside and within 2,500 feet of the proposed planning area, to provide information on the proposed project, to allow opportunity for public input, and to address the rights and obligations of the property owners within the planning area. The developer shall notify the County of the date, time and location of the meeting. If the proposed major project has been initiated by the Board, the Zoning Administrator shall schedule, notify and conduct the meeting. See Chapter 30.20.

8. Signs. When required, a sign, or signs, shall be posted by the County on the property describing the time and place of the public hearing, existing and proposed land use categories, and the purpose of the request. Sign requirements include:

A. The sign shall be a minimum of 4 square feet (2' x 2') in size.

B. The letters indicating the time of the public hearing and the proposed application shall be a minimum of 2 inches in height.

C. The sign shall remain on the property until final action is complete.

D. The sign must reasonably calculated to withstand the elements for 40 calendar days and must be consistent in the use of colors for the background and lettering of the sign.

E. Number of Signs.

i. For tracts of land less than 15 acres, 1 notification sign is required.

ii. For tracts which exceed 15 acres, an additional notification sign is required for each improved street front within the petition which exceeds 1,320 feet.

iii. No single application shall be required to post more than 5 notification signs on the property.

iv. For manufactured home parks proposing redevelopment to a different use, one additional sign shall be clearly posted at the entrance to the manufactured home park's on-site manager's Office. (Ord. 3992 § 2 (part), 11/2011; Ord. 3848 § 3(part), 2/2010; Ord. 3780 § 1, 6/2009; Ord. 3757 § 2 (part), 4/2009; Ord. 3635 § 3(part), 6/2008; Ord. 3549 § 3(part), 9/2007; Ord. 3520 § 2 (part), 6/2007; Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3229 § 3 (part), 6/2005)

Table 30.16-18 LAND USE APPLICATIONS - NOTICE REQUIREMENTS FOR APPLICATIONS SUBJECT TO A HEARING
NOTE: SECTIONS 30.16.210, 30.16.230, AND 30.16.240 MAY ESTABLISH ADDITIONAL REQUIREMENTS

	Non-Public Hearing				Public Hearing								
Application Type	Posted Notice	Entity Notice	City Notice	Newspaper Notice	100' Radius	500' Radius	750' Radius	1000' Radius	1500' Radius	2500' Radius	Abutting Properties	Area Notice	Signs
Text Amendment	Yes	Yes	Yes							Yes[12]			Yes[12]
Zoning Boundary Amendment - Conforming	Yes	Yes	Yes[8]	Yes				Yes[14]	Yes[12]				Yes[14]
Zone Boundary Amendment - Nonconforming	Yes	Yes	Yes[8]	Yes					Yes[10, 12, 14]				Yes[14]
Special Use Permit	Yes	Yes	Yes[8,9]			Yes[14]	Yes[1]		Yes[8, 15]				Yes[14]
Special Use Permit (Explosives and Hazardous Materials in amounts regulated by NRS 459.3816)	Yes	Yes[2]	Yes[8,9]	Yes				Yes[3]					Yes
Special Use Permit (Alcohol as Principal Use outside a Gaming Enterprise District, or Mixed Use Development)	Yes	Yes	Yes[8,9]						Yes				Yes[12]
Special Use Permit (Gaming Enterprise)	Yes	Yes	Yes[8,9]							Yes			Yes
Variance (for deviations less than 30%)	Yes	Yes	Yes		Yes		Yes[1]	Yes[4]					
Variance (for deviations more than 30%)	Yes	Yes	Yes[8]			Yes	Yes[1]	Yes[4]	Yes[12]				
Design Review	Yes	Yes	Yes[8]										
Design Review-Public Hearing [13]	Yes	Yes	Yes[8]			Yes	Yes[1]		Yes[12]				Yes[12]
Vacation and Abandonment, public hearing	Yes	Yes	Yes	Yes		Yes[11]							
Vacation and Abandonment, easement only		Yes											
Street Name or Numbering Change	Yes	Yes	Yes								Yes		
Waiver of Conditions	Yes	Yes	Yes		Yes[6]	Yes[6]	Yes[6]	Yes[6]	Yes[6]	Yes[6]			
Waiver of Development Standards (for deviations less than 30%)	Yes	Yes	Yes		Yes		Yes[1]	Yes[4]					
Waiver of Development Standards	Yes	Yes	Yes[8]			Yes	Yes[1]	Yes[4]	Yes[12]				
Annexation Request	Yes	Yes	Yes										
Extension of Time - Hearing	Yes	Yes	Yes			Yes[7]		Yes[7]		Yes[7]			
Development Agreement (Non-major project)	Yes	Yes	Yes										
MAJOR PROJECTS													
Concept Plan	Yes	Yes	Yes[8]							Yes			
Specific Plan	Yes	Yes	Yes[8]							Yes			Yes
Public Facilities Needs Assessment/Plan	Yes	Yes	Yes[8]							Yes			
Development Agreement	Yes	Yes	Yes[8]										
Tentative Map[14]	Yes	Yes	Yes										Yes[14]

Table 30.16-18	LAND USE APPLICATIONS - NOTICE REQUIREMENTS FOR APPLICATIONS SUBJECT TO A HEARING NOTE: SECTIONS 30.16.210, 30.16.230, AND 30.16.240 MAY ESTABLISH ADDITIONAL REQUIREMENTS

Additional Requirements:

1. For a project of regional significance only.
2. Notice must be sent to the entities listed under 30.16.230 (1).
3. Notice must be sent to the tenants of multi-family housing units in addition to property owners and manufactured home park tenants. All required notices shall be sent a minimum of 30 calendar days prior to the Planning Commission hearing and shall also be resent a minimum of 30 calendar days prior to the hearing before the Board.
4. Only if to reduce the required separation for large scale retail businesses.
5. Newspaper notice shall be published and public hearing notices sent a minimum of 10 calendar days prior to the Board's public hearing.
6. The same notice as the original application.
7. The same notice as the original application, if required.
8. For projects of regional significance and high impact projects, city notification shall include a radius of 1/2 mile (2640') from the boundary of any adjacent city.
9. City notification shall include a radius of 500 feet from the boundary of any adjacent City.
10. The 1,500' notification radius also applies to neighborhood meetings required for nonconforming zone boundary amendments.
11. Notice must be sent by certified mail.
12. For applications to expand or amend the Mixed Use Overlay District.
13. Notice for design review applications may include changes in location of uses or principal structures. If the Commission or Board requires a subsequent design review with public hearing as a condition of approval for an application, the notice provided shall be the same notice provided for the original application requiring the design review.
14. Notice to redevelop a manufactured home park to a different use shall include each tenant of the manufactured home park proposed for redevelopment, and one additional sign posted at the entrance to the manufactured home park Office.
15. For high impact projects only.

(Ord. 3975 § 3 (part), 8/2011; Ord 3924 § 3 (part), 1/2011; Ord 3688 § 3 (part), 10/2008; Ord. 3520 § 2 (part), 6/2007; Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3229 § 3 (part), 6/2005; Ord. 3219 § 2 (part), 5/2005; Ord. 3209 § 4 (part), 3/2005; Ord. 3174 § 2 (part), 1/2005)

30.16.240 Document Submittal Requirements.

a. All documents accompanying applications shall be legible and suitable for microfilm and imaging reproduction. All documents submitted are available to the public for inspection and copying. All plans must be accurate, drawn to a standard scale not smaller than 1 inch equals 60 feet, or 1/8 inch equals 1 foot, dimensioned, and folded so they can be placed into a legal size file.

1. Application. A signed application, notarized when required by the Zoning Administrator, detailing the nature and justification for the request. For signature of a corporation, or of someone other than the property owner, corporate declaration of authority or power of attorney must accompany the application. A leaseholder should consult with the property owner prior to the submission of an application.

2. Site Plans.

A. Site development plans showing the uses of the parcel of land, existing and proposed structures, setbacks, yards and open space, maximum slope of property (if exceeds 12%), see Chapter 30.56 for hillside development), lot layout, the size and number of parking spaces, routes of vehicular access, the location of signs, the location of landscaping, trash enclosures, loading spaces, sight zones, and any other information that is necessary for the Zoning Administrator to evaluate the request. Proposed development shall be shown on the entire parcel or parcels included within the application. Plans accompanying applications other than a Design Review or Administrative Design Review shall be considered conceptual plans only, and will still require the submission of a Design Review or Administrative Design Review.

B. For an annexation request and vacation and abandonment, the plan shall show the property proposed to be annexed or vacated, the adjacent parcels, and the political jurisdiction to which the adjacent parcels belong.

C. For planned unit development (PUD), the plan shall additionally show (or a separate plan be submitted that shows):

i. All required open space areas in relation to property lines, buildings, pavement, streets, and pedestrian connections.

ii. All public parks, public recreational facilities, or other open space reserved for public use with acreage equivalent to the open space requirements for the proposed project.

3. Floor Plans. Floor plans indicating the size of existing and proposed buildings, the use of space and total square footage of buildings. Plans accompanying applications other than a Design Review or Administrative Design Review shall be considered conceptual plans only, and will still require the submission of a Design Review or Administrative Design Review.

4. Elevation. Elevations indicating the architectural appearance, the types of building materials proposed for the exterior, and the height of the existing and proposed buildings. At the discretion of the Zoning Administrator, photographs of existing structures may be substituted for required elevations. Plans accompanying applications other than a Design Review or Administrative Design Review shall be considered conceptual plans only, and will still require the submission of a Design Review or Administrative Design Review.

5. Landscape Plan. Plans accompanying applications other than a Design Review or Administrative Design Review may be conceptual. All other plans shall address applicable

sight visibility concerns, including adequate spatial considerations for the size (height and width) and foliage spread of plant materials at maturity, and shall show the following:

A. Landscaped areas in relation to property lines, pavement, streets, buildings, traffic control signs and devices, and sight visibility zones.

B. The common name, botanical name, size, number and location of existing and proposed plant materials and non-living ground cover (See Southern Nevada Regional Planning Coalition's Regional Plant list).

C. Water features, fences, and retaining walls.

D. Total landscape area in square feet, with amount of any permitted turf (in square feet) separately listed.

E. Grading to show retention of precipitation when possible.

F. Location of overspray sprinklers.

6. Locator Map. A map which shows the location of residential developments, structures for religious services, and public or private schools within 2,500 feet of the property upon which the establishment is to be located.

7. Assessor's Map(s). The most recent official Assessor's plat map or maps, to scale, indicating the subject parcels, together with a list of all of the parcel numbers included within the proposal if more than 1 parcel is involved. For street naming, street name or numbering change, and vacation and abandonment applications, Assessor's maps for the entire alignment affected by the application shall be required.

8. Zone Boundary Map/Legal Description. When multiple zoning districts are requested with a single application, the legal description for the area of each zone boundary shall be typed on a clean sheet of paper, together with maps showing the proposed district boundaries.

9. Deed. The most recent recorded deed is required. For any extension of time, the deed is required only if ownership of the property has changed since the original application's approval.

10. Legal Description. The legal description of the property shall be typed on a clean sheet of paper. The legal description of an easement and/or right-of-way to be vacated or property to be reconveyed must be typed on the "Exhibit A" form provided by the Zoning Administrator.

11. Parking Analysis. An analysis of required parking for all existing and/or proposed uses at the location shall demonstrate adequate parking based on Chapter 30.60. The analysis may be included on the site plan. For any waiver of standards which proposes to reduce required parking, a parking study justifying the reduction shall also be submitted.

12. Letters of Consent. Notarized letter(s) of consent as required by this Title.

13. Annexation Letter. A letter, memo, or standard form issued by the City into which a property is proposed to be annexed acknowledging the property owner's intent to be annexed and the City's willingness to consider the request if approved by the County.

14. **Justification Letter.** A letter stating justification(s) for the approval of a Land Use Application, including how the proposal will produce an environment of stable and desirable character consistent with the objectives of this Title and the Comprehensive Plan, an analysis of outstanding issues, the intended uses, the impact on adjacent properties, the need for any public utility or public services, actions to be taken to minimize any detrimental impacts of the proposal, an analysis of how the proposal is consistent with the standards of approval listed for the various applications and, if applicable, the time period for which any permit is sought. A justification letter submitted for a special use permit or waiver of development standards for a group home shall be considered a request for accommodation. A justification letter submitted for waiver or variance applications for projects approved through a nonconforming zone boundary amendment shall include clear and convincing evidence pursuant to Table 30.16-7(1)(3). Also see Compelling Justification in Section 30.08.030.

15. **Letters from Fire Alarm Office and Building Official.** A letter from the Fire Alarm Office and Building Official which specifies that the proposed name is in accordance with the guidelines shown in Las Vegas Valley Street Naming and Address Assignment Policy, as adopted by the Board on August 3, 1988.

16. **Regional Infrastructure and Services Evaluation (RISE) Reports.** The RISE reports are an integral part of the application process for high impact projects to identify additional necessary infrastructure and/or services. The Director of Comprehensive Planning shall provide a RISE Report handout for completion and submittal by the applicant. Separate unbound copies of the reports must include the name of the correspondent, telephone number, project location, Assessor's parcel number(s), project information including number of units and area for single-family, multi-family, commercial, industrial and hotel/casino uses, a development schedule (including demolition) and any phasing plans. The reports are to include relevant information for consideration by the reviewing authority. They are intended to evaluate existing infrastructure and services. The reports should indicate how services not planned in the Comprehensive Plan, or anticipated can be provided to accommodate any increased demand for services created by the proposed project such as a high impact project, non-conforming zone change or text amendment to modify the Mixed Use Overlay District. Except as provided below, they are not intended to be detailed engineering studies nor are they intended to substitute for detailed engineering studies required later in the development process, however, the reports must include accurate data representing the impact of the proposed project. The reports include:

    A. **Water Supply Report.** Report indicating: 1) the quantity of water demanded during, and after, its construction, estimated by applying a demand factor established by the provider of water service, or an equivalent calculation, to the number of units that will be created, and the gross acreage that will be occupied, by the project; and 2) that there is an adequate supply of water and that the necessary facilities exist to deliver the water to accommodate the project. The report should also include all fire flow requirements. If the existing water supply or service facilities are not adequate, the petitioner must indicate how the existing supply and service facilities will be augmented to accommodate the development. The report should also address the effect of any officially adopted plans and/or schedules for publicly provided improvements.

    B. **Wastewater Treatment Report.** Report indicating: 1) raw sewage quantity discharged for the entire project, estimated by applying a sewage generation factor established by the sewer service provider to the proposed number of units or area of indoor floor space; 2) raw sewage quantity discharged for each phase; 3) whether the project will generate any industrial waste; 4) a pre-treatment plan for industrial waste; 5) the existing wastewater treatment facilities and pipelines are adequate. If existing wastewater treatment capacity, equipment and pipelines are not adequate, indicate how existing facilities will be augmented to accommodate the proposed development. The report should address the

effect of any officially adopted plans and/or schedules for publicly provided improvements.

C. Transportation Report. A report prepared by a professional engineer addressing overall transportation impacts including pedestrian circulation, traffic, right-of-way, and mass transit, as outlined below. The report shall also include any required improvements such as pedestrian bridges, grade separated arterials, and any alternative transportation facilities or structures, such as bicycle racks. High impact projects should submit, a summary of the traffic impact analysis, highlighting the following:

Traffic. The report shall address both vehicular and pedestrian traffic generated at full build out. The analysis must estimate traffic volumes generated by the proposed development (estimated by applying to the proposed project, average trip rates for peak days and hours established by the Institute of Transportation Engineers or its successor), distribute, and assign these volumes to the study area streets and intersections. Effects of expected traffic must be included, mitigation measures proposed and recommend a network of arterial and collector streets to accommodate traffic volumes projected at project build out. The proposed arterial and collector network must be presented with estimated lane requirements, including required grade separations, and regional continuity and connectivity shall be demonstrated. A level of service analysis must be furnished for each study area intersection under estimated build out traffic volumes, and shall include proposed mitigation measures and attempt to improve level of service of any intersection within the study area projected to have a level of service "D" or lower due to the proposed development.

Right-of-way. The report should address impacts to the Clark County Transportation Element of the Regional Master Plan of Streets and Highways of the Regional Transportation Commission and any officially adopted plans and/or schedules for publicly provided improvements and provide preliminary information delineating public and private right-of-way dedication measures and the existing and planned, capacities of roads considered by the petitioner to be adequate to alleviate adverse access and traffic circulation impacts. The report shall also delineate proposed access controls and address the need for pedestrian bridges.

Mass Transit. The report must also provide the distance from the proposed site to the nearest existing mass transit loading point for both employees and visitors. The analysis must include projected demand of the project for mass transportation to/from the site even if the site is served or planned for service.

D. Geotechnical Report. Report delineating proposed impact mitigation measures considered by the petitioner to be adequate to alleviate adverse geologic hazards and adverse subsurface soil and groundwater conditions. The development must comply with the currently adopted building code and local amendments.

E. Flood Control and Drainage Report. The report should indicate the project will comply with Clark County Regional Flood District Hydrologic Criteria and Drainage Design Manual. The developer will be responsible for building adequate facilities in compliance with the flood control manual. The report must indicate how the existing site area drainage pattern will be altered; estimate quantity of storm water runoff increase, by using adopted hydrologic methods. The report should address if total water runoff quantity after construction exceeds the existing or planned storm water drainage system capacity; if the proposed project will require drainage mitigation to protect the development and downstream property owners from interim flows, and facilities needed to mitigate the flows should be incorporated into the overall site design.

F. Fire Protection and Emergency Services Report. General project information inclusive of project square footage, acreage and average daily trips, as well as tourist accommodation information. For existing projects, include total square footage to be demolished, total rooms and or resort to be demolished. Project demand should be analyzed regarding Fire Department personnel, facilities and services in the following areas at a minimum: adequate water supply, location of project with respect to the existing service area, and any special hazards accompanying storage, use or processing of hazardous materials associated with the project. Finally the report should include the lowest occupied floor below grade and the estimated completion date of the project.

G. Police Service Report. The report shall indicate the following: 1) the number of calls for police service in the vicinity and the average police response time; 2) identification of any security measures proposed to be provided for the project by the petitioner; 3) address the effect of any officially adopted plans and/or schedules for publicly provided improvements; and 4) the distance from the site to where the nearest police services are provided, including facilities that are planned but not yet constructed, and facilities which have been included in a plan for capital improvements prepared by the appropriate local government pursuant to NRS 278.0226.

H. Educational Services Report. An estimate of the number of school-age children (elementary through high school) which will live in the proposed development and data regarding the current capacity of the public schools which provide educational services to the area and the existing and planned capacities of schools. The report should include infrastructure necessary to serve the development. The report should also address the effect of any officially adopted plans and/or schedules for publicly provided improvements.

I. Neighborhood Impact Report. A report estimating the impact on existing public services, consumption of natural resources, housing and the quality of life enjoyed by the residents of surrounding neighborhoods, and also demonstrating that the proposal will not be detrimental to the health, safety, or general welfare of the community. Total proposed population generated by the project should be included. The report must list amenities within 1/4 mile of the proposed site including but not limited to open spaces, planned recreation areas, resort hotels, shopping centers, and theaters and in general, places open to the public. Each item should be accompanied by a description of each possible way the amenity could be accessed from the proposed site.

J. Economic and Employment Impact Report. A report estimating the economic benefit of the proposal, including the number of potential jobs created by the proposal, direct and indirect impacts to the economy, job to income ratio and housing.

K. Parks/Trails/Federal Lands. A report estimating the effects to recreation and cultural services as delivered by Clark County Parks and Recreation Department, specifically, effects on the County minimum standard of 2.5 acres of programmable recreation space and 1.5 acres of open space for a total of the minimum standard of 4 acres of open space per 1,000 residents, and aesthetic quality in public spaces. Specific projected population information must be included. Any proposed recreational facilities and parks must meet Clark County Parks and Recreation Department standards. The report must include any plans for facilities, artwork, and parks maintenance including estimates of how existing or proposed facilities may be affected by increased user visits, trips, or tourism. The applicant must provide the distance of the project to existing or proposed recreation and cultural facilities. Density, intensity, geographic or transportation barriers to facilities must be addressed and any other unusual conditions of access to public recreation and cultural facilities. The applicant should address any safety and security concerns

or effects. The report should identify existing or planned trails and possible linkages to the Las Vegas Valley Pedestrian/Bicycle Trail System**.**

Federal Lands. The report should include if the land is currently held in private or public ownership. If still in public ownership, information describing the status of the land acquisition process must be included.

Trails. If the project borders a thoroughfare identified on the Regional Primary Trails Plan as a trail corridor, a description of how the project will implement the plan must be included.

L. Air Quality and Environmental Review. The report shall include the following information:

Air Quality. The project shall comply with all applicable air quality regulations. The applicant shall complete and submit to the Department of Air Quality the air quality report (part of RISE report handout) containing all pertinent project information to determine projected air quality impacts and permit requirements.

Environmental.

Habitat & Species Conservation. The project shall comply with all applicable requirements of the Multiple Species Habitat Conservation Plan pursuant to sections 30.32.050 and 30.80.080 of this code. The report shall include a description of how the project will demonstrate compliance before beginning land disturbing activities.

M. Water Quality. The project shall conform with the applicable water quality standards and regulations including conformity with the most current Clark County Area-Wide Water Quality Management Plan.

N. Storm Water. The report shall include a description of how the project design will prevent illicit and foreign substances from entering the storm water conveyance system, including materials from roads and parking surfaces.

O. Analysis Summary. A summary report of the analysis, issues, improvements, and proposed phasing of improvements concurrent with development.

P. Additional Reports. The Zoning Administrator, Planning Commission or Board may require the submittal of any other reports and/or information they feel is necessary to make an informed decision on the application.

17. Ownership/Applicant Disclosure. A disclosure form provided by Clark County that requires applicants to list the names of individuals holding more than 5% ownership or financial interest in the business entity appearing before the Board of County Commissioners, except as provided below, shall be submitted with an application as required. "Business entities" include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations. Publicly traded corporations shall list all Corporate Officers and Board of Directors in lieu of disclosing the names of individuals with ownership or financial interest. The disclosure requirement, as applied to land-use transactions, extends to the applicant and the landowner.

18. Fire Permit Survey Form. A disclosure form provided by Clark County that requires applicants to identify the presence of hazardous chemicals, explosives, hazardous chemical

waste, or other hazardous materials or substances involved in the storage, manufacturing, or use of such materials at a business site.

19. Project Description. A brief summary description of the proposed development, including total acreage, zoning or amendment requested, significant site characteristics (if any), building designs, heights, and intended uses as shown on plans, previous and potential use permit or waiver requests, surrounding zoning and land uses, analysis of outstanding issues not covered by the compelling justification letter, and any other information necessary for a preliminary evaluation of the project.

20. Easements/Right-of-Way Documents. These shall include 1 copy of each document, which created an encumbrance or easement on the property as shown on the title report. For right-of-way dedication purposes, the applicant shall perform a record of survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard. For all projects along Las Vegas Boulevard, a transportation study shall identify the necessary improvements in relation to the determination of necessary right-of-way. (See also 30.52.030 (a)(1)(J))

21. Vicinity Map. A map showing the location of a proposed project in relation to the surrounding area (vicinity) which shall include, at a minimum, the notification radius required for a given application type and identify all major streets, highways, and railway lines within the vicinity and all the land uses proposed for the project. Additional information shall also be included as required per Title 30 for various application types.

22. FAA Submittal. Written evidence from FAA of prior submittal of Form 7460-1, Notification of Proposed Construction, pursuant to Section 30.56.070 and Chapter 30.48 Part B.

23. Pedestrian Circulation Plan. A plan showing the functional integration and layout of all public and private pedestrian connections to adjacent projects, properties, and public rights-of-way. The plan shall clearly show pedestrian connections to all existing and proposed sidewalks, pedestrian bridges, trails, transit stops, parking areas (public and private), park and ride facilities, and public (open space) areas such as, but not limited to, pedestrian arcades and plazas. The plan shall also include the following:

A. Cross section and elevation details for all proposed pedestrian connections, including sidewalks on both sides of all streets whether public or private.

B. The location and design details of all amenity zone features within the pedestrian realm.

24. Development Agreement.

A. A development agreement shall:

i. Describe the land subject to the development agreement;

ii. Specify permitted property uses, density or intensity of the uses, and maximum height, size and setbacks of proposed buildings;

iii. Provide, where appropriate, reservation or dedication of land for public purposes, including, but not limited to rights-of-way, easements or public facilities, as may be required or permitted pursuant to laws, ordinances, resolutions, rules or plans adopted by the Board or the Regional Transportation Commission and in effect at the time of entering into the agreement;

iv. Specify the duration of the agreement and, if desired, terms for modification and extension of the agreement; provide that the parties shall not be precluded from extending the termination date by mutual agreement or from entering into subsequent development agreements or supplements thereto;

v. Specify other conditions, terms, restrictions and requirements for other discretionary actions;

vi. Address all issues identified in the RISE reports submitted with a land use application and the Public Facilities Needs Assessment (PFNA) relating to the project if a PFNA has been approved for the subject property in accordance with this Title; and

vii. Contain a description of the final resolution proposed for each issue identified, and any other information identified and deemed necessary as a result of any action by the Board.

B. A development agreement may:

i. Provide for commencement and completion of various portions of the proposed development. Each portion or phase of development or improvement contemplated should have the ability to stand alone, independent of proposed further phases or improvements. Subsequent phases of development may be added to completed phases to achieve independent status;

ii. Include conditions imposed by other land use and permit approvals related to the proposed project;

iii. If required by the Board, be accompanied by a bond, posted by the property owner, to ensure provision of some or all public facilities;

iv. Contain an indemnity or insurance clause requiring the developer, applicant and/or property owner to indemnify the County against certain claims arising out of the development process; and

C. The development agreement also may cover any other matter not inconsistent with this Chapter, nor prohibited by law.

25. Residential Impact Statement. A statement provided to the Planning Commission or the Board of County Commissioners with the addresses and corresponding manufactured home identification numbers of all tenants of the park proposed for closure or redevelopment; an analysis of replacement housing needs or requirements for the tenants; and an analysis of any sites to which the homes of the tenants may be moved per NRS 118B.

b. The Zoning Administrator may determine that any of the listed documents is not necessary for a particular application and may thereby waive the requirement for the submission of the document. Duplicate documents for multiple applications being considered at the same hearing are not required. If the nature of a particular application necessitates the submittal of additional documentation, such documentation may be required by the Zoning Administrator, Commission or Board. (Ord. 4010 § 2 (part), 4/2012; Ord 4008 § 24, 3/2012; Ord. 3987 § 2, 10/2011; Ord. 3955 § 2 (part), 6/2011; Ord. 3924 § 3 (part), 1/2011; Ord. 3826 § 6, 11/30/09; Ord. 3757 § 2 (part), 4/2009; Ord 3720 § 2 (part), 12/2008; Ord 3586 § 3 (part), 2/2008; Ord. 3549 § 3(part), 9/2007; Ord. 3520 § 2 (part), 6/2007; Ord. 3518 § 4 (part), 5/2007; Ord. 3499 § 1 (part), 3/2007; Ord. 3432 § 2 (part), 10/2006; Ord. 3356 § 2, 2/2006; Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3219 § 2 (part), 5/2005; Ord. 3174 § 2 (part), 1/2005; Ord. 3160 § 4 (part), 11/2004; Ord. 3106 § 2 (part), 8/2004; Ord. 3055 § 2 (part), 4/2004; Ord 3008 § 2, 12/2003; Ord. 2989 § 1, 12/2003; Ord. 2970 § 2 (part), 11/2003; Ord. 2865 § 4 (part), 4/2003; Ord. 2756 § 3 (part), 6/2002)

DELETED - Table 30.16-19: Document Submittal Requirements Table

(Ord. 3354 § 3, 2/2006)

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30.20 Major Project Application Processing

30.20.010 Purpose.

a. The purpose of this Chapter is to provide standards and procedures for the acceptance, processing, hearing, and final action on applications for the residential and/or mixed use development of lands designated for future growth or lying beyond the current infrastructure capacity projected to meet the near term urban growth. It allows the comprehensive consideration of such projects and the infrastructure required for them, in accordance with the purpose of the Comprehensive Plan per Chapter 30.12 (The Comprehensive Plan and Community Districts).

b. Additionally, NRS 278 provides authority for the County to carry out its plan for infrastructure financing through the negotiation of development agreements.

c. The guidelines which establish the development process options under which a project developer may proceed with a Major Project are outlined in this Chapter. (Ord. 3622 § 2 (part), 4/2008)

30.20.020 Qualification and Requirements for Major Projects. Qualification requirements and Development Agreement options for Major Projects are established as follows:

1. Any residential or mixed use project of 300 acres or more shall be considered a Major Project and shall require a Negotiated Development Agreement.

2. Projects within the MDP (Major Development Project) land use designation of the Lone Mountain/Centennial Hills planning area shall be processed as Major Projects (regardless of size) and shall be required to utilize the Standard Development Agreement, which does not require approval of a land use application per Table 30.20-7. Modifications to the formula for the Standard Development Agreement are not permitted except through a Negotiated Development Agreement. (Ord. 3975 § 4, 8/2011; Ord. 3622 § 2 (part), 4/2008; Ord. 3229 § 4, 6/2005; Ord. 2868 § 1, 3/2003)

30.20.030 Application Processing for Major Projects. Applications for a Major Project shall be processed and conform to the requirements per Tables 30.20-1 through 30.20-8. All parcels of land included within a single petition or application must be contiguous.

Table 30.20-1 OVERVIEW OF MAJOR PROJECT PROCESS			
Application	**Approximate Processing Time**	**Recommending Bodies**	**Approval Body**
Concept Plan (See Table 30.20-2)	150 days	Staff, Town Board and Planning Commission	BCC
Public Facilities Needs Assessment/Plan (see Table 30.20-3) **AND**	Minimum 135 days (depending on time needed to resolve issues)	Staff, Agencies, Town Board and Planning Commission	BCC
Specific Plan Review (see Table 30.20-4) **(Must be processed concurrently)**			
Land Use Plan Amendment	Per Chapter 30.12		
Development Agreement (see Table 30.20-7)	60 days	Town Board and Planning Commission	BCC
Land Use Approvals (see Chapter 30.16)	Chapter 30.16		

(Ord. 3975 § 5, 8/2011; Ord. 2868 § 2, 3/2003)

30.20.040 Concept Plan. Applications for a Concept Plan shall be processed per Table 30.20-2.

Table 30.20-2 CONCEPT PLAN AUTHORITY AND CONSIDERATION TABLE	
a. Initiating Authority	Board, Property owner, or any other Government Entity
b. Document Submittal Requirements	Only complete submittals will be accepted by the Zoning Administrator which must include: Application Adequate documentation to verify ownership Justification letter Legal description Land Suitability Statement 30 copies of Concept Plan Concept Plan Checklist Additional information may be required following review of submitted materials. (See Section 30.20.110 for details)
c. Fee	$825 + $1,000 notification fee + $2 per acre
d. Notice	Posted Notice, Entity Notice, City Notice[1], 2500' radius notice
e. Application Process	**1.** Application submitted to staff; **2.** Application presents Draft Concept Plan to Town Board for review (minimum of 30 days after submittal); **3.** Upon submittal of Final Concept Plan proposal, staff schedules Final Plan for Town Board, Planning Commission, and Board meetings for final action (approximately 90 days from submittal). (Public hearing per Section 30.16.210)
f. Reviewing/ Recommending Entities	Government Entities, Town Board, Planning Commission, Staff
g. Approval Authority	Board
h. Time Limit	Any Concept Plan shall expire within 1 year if a Public Facilities Needs Assessment/Plan and Specific Plan have not been submitted, unless an extension of time application has been submitted per Table 30.16-17. Any extension may be subject to the applicant updating all or part of the analysis. Thereafter the Concept Plan shall have the same expiration date as the Public Facilities Needs Assessment/Plan and Specific Plan.
i. Issue identification and resolution	The applicant shall thereafter appoint a representative(s) to consult with the Director of Comprehensive Planning to resolve issues related to development of the project identified by the Board and staff with the Concept Plan. All issues shall be addressed prior to the submission of, and be reflected in the proposed Public Facilities Needs Assessment/Plan and Specific Plan.
Footnotes for Table 30.20-2 Additional Requirements: 1. For projects of regional significance, city notification shall include a radius of one-half mile (2,640') from the boundary of any adjacent city.	

(Ord. 3975 § 6, 8/2011; Ord. 3549 § 4(part), 9/2007; Ord. 3518 § 5 (part), 5/2007; Ord. 2510 § 3 (part), 2000)

30.20.050 Public Facilities Needs Assessment/Plan. Applications for a Public Facilities Needs Assessment/Plan shall be processed per Table 30.20-3.

Table 30.20-3 ***PUBLIC FACILITIES NEEDS ASSESSMENT/PLAN*** **AUTHORITY AND CONSIDERATION TABLE**	
a. Initiating Authority	Board, Property owner
b. Standards for Acceptance	**1.** A Concept Plan must be approved prior to submittal of a Public Facilities Needs Assessment/Plan. **2.** A Specific Plan must be submitted and reviewed concurrent with the Public Facilities Needs Assessment/Plan.
c. Document Submittal Requirements	Only complete submittals will be accepted by the Zoning Administrator which must include: **Preliminary PFNA**: Application Adequate documentation to verify ownership 4 copies of Preliminary PFNA 1 electronic copy of Preliminary PFNA **Final PFNA:** Application 4 copies of Final PFNA 1 electronic copy of Final PFNA Additional information may be required following review of submitted materials. (See Section 30.20.110 for details)
d. Fee	$1000 plus $1,000 notification fee plus $4 per acre for each acre over three hundred (300) gross acres plus per parcel over one (1) parcel: Up to twenty (20) acres - $25; twenty (20) to one hundred (100) acres - $50 and more than one hundred (100) acres - $100
e. Application Process	**1.** Preliminary PFNA submitted to staff. **2.** Staff distributes PFNA to agencies. **3.** Applicant presents initial PFNA to Town Board. (Minimum 30 days after submittal) **4.** Meeting with staff, agencies and applicant. (Within approximately 14 days from Town Board meeting) **5.** Applicant works with staff and agencies to resolve issues identified in meeting. **6.** Final PFNA submitted to staff and scheduled for Town Board, Planning Commission and Board meetings for public hearing per Section 30.16.210. (Approximately 90 days from Final PFNA submittal) (The Town Board meeting satisfies the requirement for a neighborhood meeting per NRS 278.210.)
f. Notice	Posted notice, entity notice, city notice[1], and 2,500 foot radius notice. (See 30.16. 230 for detailed notice requirements)
g. Recommending Entities	Government Entities, Town Board, and Planning Commission
h. Approval Authority	Board
i. Standards for Approval	The application may be approved if the Board determines that the needs assessment and plan will ensure adequate public services including transportation, fire and police protection, flood control and drainage, parks and open space, trails system, schools, and water and sewer services, and evaluate the need for and phasing of additional facilities and services required will serve the proposed development, and that existing services to established development will not be significantly affected.

Table 30.20-3 ***PUBLIC FACILITIES NEEDS ASSESSMENT/PLAN*** **AUTHORITY AND CONSIDERATION TABLE**	
j. Conditions of Approval	**1.** The Board may identify issues, significant improvements and anticipated phasing, and may modify the assessment as needed. The approval of a public facilities needs assessment by the Board shall not confer the right to develop the Major Project, but shall only provide the developer guidance regarding the potential of the project and the issues which need to be resolved and methods of resolution to the satisfaction of the Board through subsequent applications and agreements. **2.** All approved plans, conditions, restrictions and rules shall be made a part of the application's approval and shall be binding on the property owner and applicant.
k. Time Limit if Approved	Any approved public facilities needs assessment/plan for which a land use application has not been submitted within two (2) years of the approval shall expire unless an extension of time has been granted per Table 30.16-17. Any extension may require updating all or part of the analysis.
l. Issue identification and resolution	If approved, the applicant shall continue consultation with the Director of Comprehensive Planning to resolve issues related to development of the project identified by the Board with the Concept Plan, or any subsequent application.
Footnotes for Table 30.20-3 Additional Requirements: 1. For projects of regional significance, city notification shall include a radius of one-half mile (2,640') from the boundary of any adjacent city.	

(Ord. 3975 § 7, 8/2011; Ord. 3549 § 4(part), 9/2007; Ord. 2756 § 4 (part), 6/2002)

30.20.060 Specific Plan. Applications for a Specific Plan shall be processed per Table 30.20-4.

Table 30.20-4 ***SPECIFIC PLAN* - AUTHORITY AND CONSIDERATION TABLE**	
a. Initiating Authority	Board, Property owner
b. Standards for Acceptance	**1.** A Specific Plan shall not be accepted prior to approval of the Concept Plan by the Board. **2.** The Specific Plan must be submitted and reviewed concurrent with a Public Facilities Needs Assessment/Plan (PFNA). **3.** A Specific Plan shall address any changes and issues identified in the Concept Plan, and shall also include: development standards, design manual (landscaping, streetscape, signage, buffering/transition between uses, performance factors), transportation plan, land use designations (which must follow the designations found in the Comprehensive Plan) and phasing plan. **4.** If the proposed Major Project is not in conformance with the adopted land use plan, a plan amendment in accordance with Table 30.12-2 must be approved by the Board after the approval of the Specific Plan. The land use categories approved in the Specific Plan will be included in the land use plan.
c. Document Submittal Requirements	Only complete submittals will be accepted by the Zoning Administrator which must include: Application 2 legal descriptions Adequate documentation to verify ownership Justification letter Development schedule 24 copies of Specific Plan 1 electronic copy of Specific Plan Additional information may be required following review of submitted materials.
d. Fee	$1,425 plus $1,000 notification fee plus $1 per notice for any notice in excess of 1000 notices plus $2 per acre over three hundred (300) gross acres plus per parcel over one (1) parcel: Up to twenty (20) acres - $25; twenty (20) to one hundred (100) acres - $50 and more than one hundred (100) acres - $100
e. Application Process	Specific Plan shall follow PFNA process resulting in a public hearing before the Board per 30.16.220.
f. Notice	Posted notice, entity notice, city notice[1], 2,500 foot radius notice, and signs per Table 30.16-18 (See 30.16.230 for detailed notice requirements)
g. Recommending Entities	Government Entities, Town Board, and Planning Commission, including those whose jurisdiction is within a two thousand five hundred (2,500) foot radius of the proposed project
h. Approval Authority	Board
i. Standards for Approval	The application may be approved if the Board determines that the plan is consistent with community goals, compatible with existing and planned land uses, and addresses issues identified at the Concept Plan and PFNA.
j. Conditions of Approval	**1.** The Board may identify additional issues, significant improvements and anticipated phasing, and may modify the plan as needed. The approval of a Specific Plan shall not confer the right to develop the Major Project, but shall only provide the developer guidance regarding the potential of the project and the issues which need to be resolved to the satisfaction of the Board through subsequent applications and agreements. **2.** The approval of the Specific Plan establishes the allowable land use categories. **3.** All approved plans, conditions, restrictions and rules shall be made a part of the application approval and shall be binding on the property owner and applicant. **4.** The applicant shall process a land use plan map amendment per Chapter 30.12 to adopt the land use categories approved in the Specific Plan.

Table 30.20-4 ***SPECIFIC PLAN* - AUTHORITY AND CONSIDERATION TABLE**	
k. Time Limit if Approved	Once a Specific Plan is incorporated into the Land Use Plan, there is no time limit. If a Specific Plan is not incorporated into the Land Use Plan, any approved Specific Plan for which land use applications for development have not been submitted within two (2) years of the approval shall expire, and all approvals for the Major Project shall be void, unless an application for an extension of time has been submitted per Table 30.16-17. Any extension may require updating all or part of the analysis.
l. Major Project Indicator	After Specific Plan approval, the Zoning Administrator shall identify the property as a Major Project on the Official Zoning Map.
Footnotes for Table 30.20-4 Additional Requirements: 1. For projects of regional significance, city notification shall include a radius of one-half mile (2,640') from the boundary of any adjacent city.	

(Ord. 3975 § 8, 8/2011; Ord. 3549 § 4(part), 9/2007; Ord. 3518 § 5 (part), 5/2007; Ord. 2756 § 4 (part), 6/2002; Ord. 2510 § 4 (part), 2000)

DELETED – LAND USE PLAN MAP AMENDMENT TABLE

(Ord. 3975 § 8, 8/2011; Ord. 3549 § 4(part), 9/2007; Ord. 3518 § 5 (part), 5/2007; Ord. 2756 § 4 (part), 6/2002; Ord. 2510 § 4 (part), 2000)

DELETED - 30.20.070 Purpose, Public Facilities Needs Assessment.

(Ord. 3975 § 9, 8/2011)

DELETED - 30.20.080 Purpose, Planned Community Overlay District

(Ord. 3975 § 10, 8/2011)

DELETED – PLANNED COMMUNITY OVERLAY DISTRICT TABLE

(Ord. 3975 § 10, 8/2011; Ord. 3549 § 4(part), 9/2007; Ord. 2510 § 4 (part), 2000)

30.20.090 Development Agreement. Applications for a Development Agreement shall be processed per Table 30.20-7.

Table 30.20-7 ***DEVELOPMENT AGREEMENT* AUTHORITY AND CONSIDERATION TABLE**	
a. Initiating Authority	Board, Property owner, any other Government Entity
b. Standards for Acceptance	A Development Agreement shall not be accepted prior to approval of the Public Facilities Needs Assessment/Plan and Specific Plan by the Board.
c. Document Submittal Requirements	Only complete submittals will be accepted by the Zoning Administrator which must include: Application 2 Development Agreements Adequate documentation to verify ownership Additional information may be required following review of submitted materials. (See Section 30.20.110 for details)
d. Fee	$2,000 plus $2 per acre plus per parcel over one (1) parcel: Up to twenty (20) acres - $25; twenty (20) to one hundred (100) acres - $50 and more than one hundred (100) acres - $100
e. Application Process	Hearing before the Board per 30.16.210
f. Notice	Posted notice, entity notice, city notice[1].
g. Recommending Entities	Government Entities, Town Board and Planning Commission (See 30.16.230 for detailed notice requirements)
h. Approval Authority	Board
i. Standards for Approval	The Development Agreement may be approved if the Board determines that: **1.** The issues identified in the Public Facilities Needs Assessment relating to this project have been adequately addressed; **2.** A Development Agreement is a necessary and appropriate mechanism to implement the development of the project; **3.** The Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the master plan; **4.** The Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the zoning district in which the property is located and all other provisions of this Title; **5.** The Development Agreement is in conformity with the public convenience, general welfare and good land use practices; **6.** The Development Agreement will not be detrimental to the public health, safety and general welfare; **7.** The Development Agreement will not adversely affect the orderly development of property; and **8.** The Development Agreement is consistent with the provisions of NRS Chapter 278.
j. Vesting of Rights	Any Development Agreement approved and adopted pursuant to this Chapter may provide that the property owner will be vested for specific development rights only upon achieving specific progress thresholds. Such progress thresholds shall be based on the construction of specific public or private improvements or the submission of Specific Plans or data prior to the exercise of certain development rights. If a park or other negotiated improvement is not completed or contribution is not made by the negotiated threshold included within the Development Agreement, no additional building permits shall be issued for the major project. The property owner or applicant shall acquire no vested rights other than those allowed in the agreement and otherwise provided under the laws of Clark County, the state of Nevada or governmental or quasi-governmental bodies. (See Note below 30.20-7.l)
k. Time Limit if Approved	As specified in the agreement, subject to a two year review of the agreement. If approved, the agreement shall be adopted by ordinance in accordance with the Nevada Revised Statutes. An updated development schedule shall be included with each two (2) year review.

Table 30.20-7 ***DEVELOPMENT AGREEMENT* AUTHORITY AND CONSIDERATION TABLE**	
l. Applicability to Code	When specified in the Development Agreement, the laws, ordinances, codes, resolutions and regulations (except for fees, monetary payments, submittal requirements or review procedures prescribed by ordinance for any provision relating to standards and specifications that have been adopted by any other governmental agency and those sections of the Code which apply to state and federal laws and regulations; uniformly applying to all development and construction) in effect as of the effective date of the agreement shall apply to all development within the community. If not specified, the laws, ordinances, codes, resolutions and regulations in effect at time of map approval or permit issuance shall apply, unless changed by an amended Development Agreement.
Footnotes for Table 30.20-7 Additional Requirements: **1.** For projects of regional significance, city notification shall include a radius of one-half mile (2,640') from the boundary of any adjacent city.	

(Ord. 3975 § 11, 8/2011; Ord. 3549 § 4(part), 9/2007; Ord. 2756 § 4 (part), 6/2002; Ord. 2510 § 4 (part), 2000)

DELETED - 30.20.100 Purpose, Development Plan (within a P-C Planned Community Overlay District)

(Ord. 3975 § 12, 8/2011)

DELETED - DEVELOPMENT PLAN For P-C Planned Community Overlay District Only TABLE

(Ord. 3975 § 12, 8/2011; Ord. 3549 § 4(part), 9/2007; Ord. 2756 § 4 (part), 6/2002; Ord. 2510 § 4 (part), 2000)

DELETED - 30.20.105 Purpose, Development Plan (within a P-C Planned Community Overlay District)

(Ord. 3975 § 13, 8/2011)

DELETED - DEVELOPMENT PLAN/ZONE BOUNDARY AMENDMENT (Non) P-C Planned Community Overlay District Only TABLE

(Ord. 3975 § 13, 8/2011; Ord. 3549 § 4(part), 9/2007; Ord. 3518 § 5 (part), 5/2007; Ord. 2756 § 4 (part), 6/2002; Ord. 2510 § 4 (part), 2000)

30.20.107 Application Process. Refer to 30.16.210 for application process requirements.
(Ord. 3975 § 14, 8/2011)

30.20.110 Document Submittal Requirements. All Major Project applications shall be accompanied by the documents and information described below when required by Tables 30.20-2 thru 4 and 7.

a. All documents shall be legible and suitable for electronic scanning/imaging. All plans must be accurate, drawn to a standard scale, and folded so they can be placed into a legal file. For an application to be acceptable for processing, all required documents which are applicable to the specific application must be filed:

1. Application. A signed application, notarized when required by the Zoning Administrator, detailing the nature and justification for the request.

2. Concept Plan. A map or maps, and report if necessary, identifying the proposed boundaries of a Major Project, as well as a logical planning area beyond the boundary. Boundary may be defined by natural or man-made boundaries including, without limitation, section lines, railroad rights-of-way, topographic limits of development, beltway, or major arterials. It shall contain generalized land use categories, and an overall maximum number of dwelling units. Any significant characteristics of the site shall also be identified, and transitioning to adjacent land uses shall be addressed.

3. Specific Plan. A site plan or plans showing the following:

A. The Specific Plan project boundaries, dimensions, overall density, and acreage;

B. The proposed land uses and land use categories, (the same land use categories shall be used as those in the Comprehensive Plan) including their locations and configurations, the amount of acreage and percentage of total site area of each category, the amount of open space or recreational facilities on public property or common area, and approximate location of public uses such as schools, parks, fire and police stations;

C. Significant natural characteristics of the site and surroundings including topography, drainage, subsidence, faults, other geologically unstable areas, or any other natural characteristic which may affect development of the land;

D. Existing and proposed drainage facilities, arterial and collector streets, and major utility facilities;

E. The major transportation and circulation routes as identified in the Public Facilities Needs Assessment;

F. The existing land uses of adjacent properties and the planned land uses of adjacent properties as indicated on a land use plan adopted by the Board or other local governing body if within their jurisdiction;

G. Existing physical or cultural features which are intended to be preserved, if any;

H. A vicinity map;

I. Locations of major grading or regrading; and

J. Accommodations for major utilities.

4. **Justification letter.** A letter stating the reasons which justify the approval of an application, including an analysis and plan of action to address outstanding issues, the intended uses and nature of the request, how the application is compatible with the plan and this Title, its impact on adjacent properties, the need for any public utility or public services, actions to be taken to minimize any detrimental impacts of the proposal, and, if applicable, the time period for which the permit is sought. The letter shall address the justification for the specific application for which it is submitted, and shall describe any previous and/or pending actions with regard to the proposed project, including application numbers and dates of hearings.

5. **Public Facilities Needs Assessment/Plan.** An assessment of existing infrastructure and services with a plan to accommodate any increased demand created by the proposed project. The applicant shall provide the following calculations, analysis or assessments per the handout provided by the Director of Comprehensive Planning: (Separate unbound copies of the reports must include the name of the correspondent, telephone number, project location, Assessor's parcel number(s), project information including number of units and area for single-family, multi-family, commercial, industrial and hotel/casino uses.)

   A. **Transportation.** Transportation and street network analysis addressing the impacts of vehicular and pedestrian traffic generated at full build out of the Specific Plan. The analysis must estimate traffic volumes generated by the proposed development of the Specific Plan and distribute and assign these volumes to the study area streets and intersections. The analysis must recommend a network of arterial and collector streets that will accommodate the traffic volumes projected at the build out of the neighborhood plan at a level of service ADD or higher. The limits of the study area will be determined in a meeting between the developer and the Clark County Traffic Engineer, during the review of the PFNA. A level of service analysis must be furnished for each study area intersection under estimated build out traffic volumes. The analysis shall include proposed mitigation measures to improve the level of service of any intersection within the study area projected to have a level of service "D" or lower due to the proposed development. The proposed arterial and collector network must be presented with estimated lane requirements. Regional continuity and connectivity of the proposed arterial and collector network shall be demonstrated. The analysis shall also address pedestrian circulation and connectivity, mass transit and other alternative modes of transportation.

   B. **Fire and Police Protection.**

      i. Assessment of the ability of the Clark County Fire Department to provide minimum fire protection services within the Specific Plan. A report shall be submitted presenting data indicating that existing suppression, EMS and prevention services, together with the administrative load associated with such services, are present to facilitate construction and ongoing life of the project. All data required is per the Fire Protection Element of the Clark County Comprehensive Plan.

      The data shall analyze the project demand with respect to existing Clark County Fire Department personnel, facilities and services in the following areas, at a minimum: 1) presence of adequate potable water supply in accordance with the Fire Code; 2) project location with respect to service area of existing fire stations; 3) response time required from existing fire stations to the project, compared to recognized response time requirements; 4) anticipated number of project response calls; 5) number of response calls expected to be reasonably handled by existing suppression and EMS services in the project service area; 6) special dangers accompanying storage, use, or processing of hazardous materials associated with the project; 7) inspection man-hours required; 8) review man-hours required; and 9) any other project facilities, equipment, appurtenances, or devices required to deliver suppression, EMS and

prevention services that exceed Clark County Fire Department current capacity, as identified by Clark County Fire Department.

Where analysis determines existing services provided by Clark County Fire Department are not sufficient to manage the demand of the project, the applicant must indicate how the existing services will be augmented to provide adequate suppression, EMS and prevention services for the project. If existing potable water supply and fire fighting services are not adequate to accommodate the proposal, the applicant must indicate how existing services will be augmented to provide adequate fire protection.

ii. Assessment regarding the ability of the Las Vegas Metropolitan Police Department to ensure the security of the citizens and visitors including the following: 1) number of dwelling units; area (square feet) of non-residential uses, hotel/motel/resort rooms, hotel/casino, and acreage to be developed; 2) number of calls for police service in the vicinity and average police response time; 3) identification of any security measures proposed to be provided for the project by the petitioner; 4) address the effect of any officially adopted plans and/or schedules for publicly provided improvements; 5) distance from the site to the nearest police services, including facilities planned but not yet constructed, and facilities which have been included in a plan for capital improvements prepared by the appropriate local government pursuant to NRS 278.0226; and 6) the ability to provide a pro rata share of costs for one fully equipped police substation, or fraction thereof, per one hundred twenty-five thousand (125,000) residents.

C. Flood Control and Drainage. A Conceptual Master Flood and Drainage analysis, indicating the project will comply with Clark County Regional Flood District Hydrologic Criteria and Drainage Design Manual. The developer will be responsible for building adequate facilities in compliance with the flood control manual. The report must indicate how the existing site area drainage pattern will be altered; estimate quantity of storm water runoff increase, by using adopted hydrologic methods. The report should address if total water runoff quantity after construction exceeds the existing or planned storm water drainage system capacity; if the proposed project will require drainage mitigation to protect the development and downstream property owners from interim flows, and facilities needed to mitigate the flows should be incorporated into the overall site design.

D. Parks/Trails/Federal Lands.

Parks. Preliminary parks plan based on estimating the effects to recreation and cultural services as delivered by Clark County Parks and Recreation Department, specifically, effects on the County minimum standard of 2.5 acres of programmable recreation space and 1.5 acres of open space for a total of the minimum standard of 4 acres of open space per 1,000 residents for the urban area, 6.0 acres of programmable recreation space per 1,000 residents for the rural area, and aesthetic quality in public spaces. Specific projected population information must be included. Any proposed recreational facilities and parks must meet Clark County Parks and Recreation Department standards. The report must include any plans for facilities, artwork, and parks maintenance including estimates of how existing or proposed facilities may be affected by increased user visits, trips, or tourism. The applicant must provide the distance of the project to existing or proposed recreation and cultural facilities. Density, intensity, geographic or transportation barriers to facilities must be addressed and any other unusual conditions of access to public recreation and cultural facilities. The applicant should address any safety and security concerns or effects.

Trails. The report should identify existing or planned trails and possible linkages to the Las Vegas Valley Pedestrian/Bicycle Trail System**.** If the project borders a thoroughfare

identified on the Regional Primary Trails Plan as a trail corridor, a description of how the project will implement the plan must be included.

Federal Lands. The report should include if the land is currently held in private or public ownership. If still in public ownership, information describing the status of the land acquisition process must be included.

E. Schools. School site analysis based on the criteria established by the Clark County School District. An estimate of the number of school-age children (elementary through high school) which will live in the proposed development and data regarding the current capacity of the public schools which provide educational services to the area and the existing and planned capacities of schools. The report should include infrastructure necessary to serve the development. The report should also address the effect of any officially adopted plans and/or schedules for publicly provided improvements.

F. Water Supply Report. Report indicating: 1) the quantity of water demanded during, and after, its construction, estimated by applying a demand factor established by the provider of water service, or an equivalent calculation, to the number of units that will be created, and the gross acreage that will be occupied, by the project; and 2) that there is an adequate supply of water and that the necessary facilities exist to deliver the water to accommodate the project. The report should also include all fire flow requirements. If the existing water supply or service facilities are not adequate, the petitioner must indicate how the existing supply and service facilities will be augmented to accommodate the development. The report should also address the effect of any officially adopted plans and/or schedules for publicly provided improvements.

G. Wastewater Treatment Report. Report indicating: 1) raw sewage quantity discharged for the entire project, estimated by applying a sewage generation factor established by the sewer service provider to the proposed number of units or area of indoor floor space; 2) raw sewage quantity discharged for each phase; 3) whether the project will generate any industrial waste; 4) a pre-treatment plan for industrial waste; 5) the existing wastewater treatment facilities and pipelines are adequate. If existing wastewater treatment capacity, equipment and pipelines are not adequate, indicate how existing facilities will be augmented to accommodate the proposed development. The report should address the effect of any officially adopted plans and/or schedules for publicly provided improvements.

H. Water Quality. The project shall conform with the applicable water quality standards and regulations including conformity with the most current Clark County Area-Wide Water Quality Management Plan.

I. Stormwater. The project shall comply with all applicable stormwater regulations, including Clark County Code Chapter 24.40, Storm Sewer System Discharge. The report shall include a description of how the project design will prevent illicit and foreign substances from entering the stormwater conveyance system, including materials from roads and parking surfaces.

J. Economic and Employment Impact Report. A report estimating the economic benefit of the proposal, including the number of potential jobs created by the proposal, direct and indirect impacts to the economy, job to income ratio and housing.

K. Geotechnical Report. Report delineating proposed impact mitigation measures considered by the petitioner to be adequate to alleviate adverse geologic hazards and adverse subsurface soil and groundwater conditions. The development must comply with the currently adopted building code and local amendments.

L. Air Quality and Environmental Review. The report shall include the following information.

Air Quality. The project shall comply with all applicable air quality regulations. The applicant shall complete and submit to the Department of Air Quality the air quality report (part of RISE report handout) containing all pertinent project information to determine projected air quality impacts and permit requirements.

Environmental.

Habitat & Species Conservation. The project shall comply with all applicable requirements of the Multiple Species Habitat Conservation Plan pursuant to sections 30.32.050 and 30.80.080 of this code. The report shall include a description of how the project will demonstrate compliance before beginning land disturbing activities.

M. Analysis Summary. A summary report of the analysis, issues, improvements and proposed phasing of improvements concurrent with development of the neighborhood plan, and including a list of suggested members of the review team for the project and the proposed schedule for the review process.

N. Additional Reports. The Zoning Administrator, Planning Commission or Board may require the submittal of any other reports and/or information they feel is necessary to make an informed decision on the application.

6. Development Schedule. The development schedule is a non-binding best estimate of the developer showing approximate phasing and proposed sequence of development, and anticipated requirements for the entire project, including approximate dates of commencement and completion of the planned community for a five year period, to be used by affected governmental and public utility entities to anticipate the need for services within the Specific Plan. The development schedule shall be complete if it contains the following:

A. Subdivision Maps. The number of tentative maps and final maps to be submitted for approval, including the number of lots per map and the total number of lots;

B. Building Permits. The total number of residential units and commercial and industrial projects, and the square footage of all commercial and industrial development;

C. Public Facilities.

i. Location, type and size of regional drainage facilities to be constructed;

ii. Number of parks/trails to be constructed, their size and location;

iii. Number of fire stations to be constructed and their location;

iv. Number of schools to be constructed, their type and location;

v. Number of police stations to be constructed and their location;

vi. Number of libraries to be constructed, their size and location; and

vii. Number of other public facilities, including new roads, to be constructed, their type, size and location.

7. Development Agreement.

A. A Development Agreement shall:

i. Describe the land subject to the Development Agreement;

ii. Specify the permitted uses of the property, the density or intensity of the uses, and the maximum height, size and setbacks of proposed buildings;

iii. Provide, where appropriate, for reservation or dedication of land for public purposes, including, but not limited to rights-of-way, easements or public facilities, as may be required or permitted pursuant to laws, ordinances, resolutions, rules or plans adopted by the Board or the regional transportation commission and in effect at the time of entering into the agreement;

iv. Specify the duration of the agreement and, if desired, terms for modification and extension of the agreement; provide that the parties shall not be precluded from extending the termination date by mutual agreement or from entering into subsequent Development Agreements or supplements thereto;

v. Specify the laws, ordinances, codes, resolutions, rules, regulations, plans, design and improvement standards by name and date of adoption applicable to the project. Unless specified in the agreement or unless directly in conflict with what is specified in the agreement, the laws, ordinances, codes, resolutions, rules, regulations, plans and design and improvement standards adopted by the Board or the regional transportation commission and in effect at the time of issuance of any required construction or building permit shall apply;

vi. Specify other conditions, terms, restrictions and requirements for other discretionary actions;

vii. Address the issues identified in the Public Facilities Needs Assessment/Plan relating to this project if a Public Facilities Needs Assessment/Plan has been approved for the subject property in accordance with this Title; and

viii. Contain a description of the final resolution proposed for each of the issues identified, and any other information identified and deemed necessary as a result of any action by the Board.

B. A Development Agreement may:

i. Provide for commencement and completion of various portions of the proposed development. Each portion or phase of development or improvement contemplated should be able to stand alone, independent of proposed further phases or improvements. Subsequent phases of development may be added to completed phases to achieve independent status;

ii. Include conditions imposed by other land use and permit approvals allowed by law as of the effective date of the Development Agreement;

iii. If required by the Board, be accompanied by a bond, posted by the property owner, to ensure provision of some or all of the public facilities;

iv. Contain an indemnity or insurance clause requiring the developer, applicant and/or property owner to indemnify the county against certain claims arising out of the development process; and

C. The Development Agreement also may cover any other matter not inconsistent with this Chapter, nor prohibited by law.

8. Assessor's Map(s). The most recent official assessor's plat map or maps, to scale, indicating the subject parcels, together with a list of all of the parcel numbers included within the proposal if more than one parcel is involved.

9. Legal Description. The legal description of the property shall be typed on a clean sheet of paper. The legal description of the easement and/or right-of-way or area to be vacated or reconveyed must be typed on the Exhibit A form provided by the Zoning Administrator.

10. Land Suitability Statement. While not intended to be an environmental impact statement, a land suitability statement shall include a description of existing natural characteristics of the site and surroundings including topography, drainage, subsidence, faults, other geologically unstable areas, presence of endangered species, or any other natural characteristic which may affect development of the land. The report shall also include any existing physical or historical features which are intended or required to be preserved per federal or state regulations.

11. Concept Plan Checklist. A completed checklist identifying any impact a proposed major project may have to the surrounding area, as well as the entire County. Topics covered by the checklist include, but are not limited to; maximum number of units at time of build out; total proposed population generated by the project; impact on existing public services and infrastructure; proposed circulation including access points to the project as well as major thoroughfares within; consumption of natural resources; housing and the quality of life enjoyed by the residents of surrounding neighborhoods; recreational amenities the project will offer to residents (immediate as well as those within the County). The checklist shall also include proposals to mitigate any impact, as well as identify any foreseen obstacles to the development process. The checklist shall be submitted with the Concept Plan, and may be presented to Town Board, Planning Commission and Board.

b. If the Director of Comprehensive Planning or Zoning Administrator determines that any of the listed documents are not necessary for a particular application, he/she may waive the requirement for the submission of the document. Duplicate documents for multiple applications being considered at the same hearing are not required. If the nature of a particular application necessitates the submittal of additional documentation, such documentation may be required by the Zoning Administrator. (Ord 4008 § 25, 3/2012; Ord. 3975 § 15, 8/2011; Ord. 3520 § 3 2007; Ord. 2510 § 4 (part), 2000)

DELETED - Table 30.20-10 UNIFIED DEVELOPMENT CODE
(Ord. 3975 § 16, 8/2011)

30.20.120 Conformance to Plans.

a. General Conformance. Approval of a *Major Project* and associated plans, conditions, restrictions and rules shall be binding on the applicant. The violation of such shall be sufficient to cause the application to become invalid.

b. Substantial Conformance.

1. Submission of more detailed plans for subsequent phases of an approved Major Project which do not include substantial changes from the originally approved plans, as determined by the Zoning Administrator, will be considered in substantial conformance.

2. In addition to, and prior to, any required additional land use approvals, any substantial change to a *Major Project* shall require the same submittals, processing, hearings and review as though it were a new Major Project.

3. Zone Boundary Amendments which do not conform with the Specific Plan shall not be accepted. The Specific Plan must be amended, which may require modifications to the Public Facilities Needs Assessment/Plan or the Development Agreement.
(Ord. 3975 § 17, 8/2011)

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30.24 Planned Unit Development (PUD)

30.24.010 **Purpose.** A planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area-sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems and streetscapes, enhanced residential amenities, and allowances for the provision of usable open space.

a. As with all land use approvals, the governing body will utilize its discretion of power as set forth in NRS 278 to review proposals to develop under this Chapter. However, all PUDs shall minimize adverse impacts on surrounding property.

1. The Commission or Board may approve only such level of intensity or density that is appropriate for a particular location and is not obligated to automatically approve the level of development intensity or density requested for a PUD.

2. The Commission or Board may require, as a condition of approval, any condition, limitation or design factor which will promote proper development and the use of effective land use transitioning.

b. A PUD shall address the following land use objectives:

1. Minimize adverse impacts on surrounding property.

2. Provide for the revitalization and/or redevelopment of areas where decline of any type has occurred.

3. Encourage infill development that is compatible and harmonious with adjacent uses, both existing and planned.

4. Provide development that is compatible with the County's goals and objectives and contributes to the general prosperity, health, safety and welfare of the community.

5. Provide consistency with the Plan, this Title, and other applicable plans, policies, standards and regulations. (Ord. 3381 § 2 (part), 5/2006; Ord. 3078 § 2 (part), 6/2004)

30.24.020 **Applicability.** A PUD shall only be established on sites that satisfy the following requirements:

1. The overall site shall consist of a minimum gross area of five (5) acres.

2. The entire property proposed for development as a PUD shall be under common ownership or unified control to ensure unified development. (Ord. 3078 § 2 (part), 6/2004)

30.24.030 **Pre-Submittal Conference.** Prior to acceptance of the required special use permit for a PUD application, a pre-submittal conference with the developer (or an authorized representative) and County staff, including staff from other regulatory agencies or jurisdictions, shall be required to discuss proposed plans and review submittal requirements. A PUD application submitted in conjunction with a nonconforming zone boundary amendment may utilize one pre-submittal conference for all related applications. Preliminary plans for the proposed development should satisfy the following expectations:

1. Is compatible and harmonious with adjacent and surrounding development.

2. Protects the general prosperity, health, safety and welfare of the community.

3. Avoids premature or inappropriate development that could result in incompatible uses, establish undesirable precedents, or create traffic and public service demands exceeding the capacity of existing or planned facilities.

4. Minimizes impacts upon adjacent roadways, neighborhood traffic, public facilities and other infrastructure.

5. Provides for an orderly and creative arrangement of land uses that include a variety of housing types, commercial services, employment and recreational opportunities, and open space areas for recreational purposes (passive or active), or any combination thereof, designed to achieve a balanced integration of economic, housing, or redevelopment opportunities.

6. Facilitates or enables development to occur in accordance with a uniform set of standards that reflect the specific circumstances of the site. (Ord. 3381 § 2 (part), 5/2006; Ord. 3085 § 47, 6/2004; Ord. 3078 § 2 (part), 6/2004; Ord. 2769 § 61, 7/2002)

30.24.040 Procedures to Establish.

a. A PUD is permitted as a special use in accordance with the procedures and standards for approval set forth in Table 30.16-4. A PUD may be established without a special use permit if the proposed development is in full compliance with all zoning and overlay district regulations, including density restrictions. Residential PUDs shall also comply with the requirements of NRS 116, and a subdivision map shall be recorded for all PUDs. A design review application is required in accordance with the procedures and standards for approval set forth in Table 30.16-9.

b. Except as prohibited by the requirements of this Chapter, the Commission or Board shall have the authority, in connection with the granting of any PUD approval pursuant to this Section, to change, alter, vary, modify or waive any provision of this Title as they deem appropriate to apply to an approved PUD, subject to all other applicable standards set forth in this Title.

c. Standards. No such change, alteration, variation, modification or waiver shall be approved unless the Commission or Board finds that the modified standards of the PUD as proposed shall:

1. Achieve the purposes for which PUDs may be approved pursuant to this Section;

2. Maintain harmony with the general purposes, goals, and objectives of this Title and the Plan; and

3. Result in a development providing amenities to address, offset, and mitigate development impacts. (Ord. 3805 § 3, 9/2009; Ord. 3381 § 2 (part), 5/2006; Ord. 3078 § 2 (part), 6/2004)

30.24.050 Plans Approval, Conditions, Conformance, and Amendments.

a. The Commission or Board may attach to the site development plans whatever conditions they deem necessary to ensure that proper amenities are provided and compatibility with surrounding, existing and proposed land uses is maintained. No specific condition of approval may be modified administratively. No change, alteration, variation, modification or waiver shall be permitted with respect to any standard made specifically applicable to PUDs by the regulations of any particular district, unless the *Commission or Board* expressly authorizes such a change, alteration, variation, modification, or waiver.

b. Flexibility. The approved plans shall become a part of the PUD approval, and any significant change proposed to the plans shall require the approval of a new special use permit, unless in conformance with the standards listed below.

1. With the initial development of a planned unit development, the Zoning Administrator may review and approve proposed minor amendments to an approved PUD without requiring an additional land use application submittal if the proposed amendments do not conflict with any imposed conditions of approval and do not result in any of the following:

   A. An increase in the density by more than one percent (1%) or one unit, whichever is greater;

   B. A decrease in the required amount of open space by more than ten percent (10%);

   C. A decrease in any setback by more than ten percent (10%) for up to ten percent (10%) of the lots (letters of consent from adjacent property owners shall be required for perimeter lots);

   D. Relocation of any public right-of-way, unless required by any governmental agency; or

   E. A change in any requirement for the payment of monies or the dedication of land or other property rights.

2. Modifications to approved, and substitution or addition of new, elevations and floor plans may also be reviewed and approved by the Zoning Administrator, provided any proposed changes are architecturally consistent and compatible with the approved elevations and floor plans on file, and including consistency of unit height.

3. **Additions.** After the initial development of a planned unit development, private property owners may add minor appurtenances as follows.

   A. In areas designated for private use, minor additions, accessory structures, patio covers and other minor appurtenances that comply with zoning base district requirements shall be permitted in accordance with all applicable zoning district regulations and may also be modified per those regulations in accordance with Chapter 30.16.

   B. Guest homes or accessory apartments are permitted in accordance with the requirements established in Table 30.44-1.

c. **Site Development Plans.** Plans submitted with the special use permit application shall include the following:

1. Layout of the subdivision;

2. Except for planned unit development projects for which only custom homes are proposed, a minimum of three (3) house model plans and three (3) elevations for each house model for single-family and two-family development; Minimum of two (2) building plans and two (2) elevations for multi-family development;

3. Typical lot setbacks and dimensions;

4. Minimum building separations;

5. Buildable area, including minimum front, side and rear yard setbacks;

6. Open space areas per Table 30.24-1;

7. Grade changes;

8. Maximum building and fence heights;

9. Building and fence designs;

10. Parking as required per 30.24.080(e); and

11. Applicable design and development criteria as required by 30.24.060, 30.24.070, and 30.24.080. (Ord. 3381 § 2 (part), 5/2006; Ord. 3238 § 3, 7/2005;Ord. 3160 § 4 (part), 11/2004; Ord. 3078 § 2 (part), 6/2004)

30.24.060 Development Standards.

a. Non-residential development shall conform to the development standards as required elsewhere within this Title.

b. Development standards for residential developments are as follows.

1. A PUD shall conform to Chapter 30.32 Permits and Licenses, Chapter 30.52 Off-Site Development Regulations Part A of Chapter 30.48 (Airport Environs Overlay District), and the sight zone requirements of Chapter 30.56, as well as the design and development standards (including open space) established within this Chapter. Variance or waiver applications to reduce the requirements herein established shall not be accepted unless expressly permitted within the respective section or subsection. Requests for increased density or intensity within any overlay district shall comply with all applicable requirements in Chapter 30.48.

2. A PUD shall generally comply with this Title with respect to site development standards, including parking, landscaping, screening, environmental standards, signs, and maintaining a ten (10) foot building setback from project perimeters.

3. Except as required in subsections (1) and (2) above, a PUD's development standards shall be established by the approved site development plans.

4. Additional density may be permitted in accordance with Table 30.24-1 unless otherwise prohibited by Chapter 30.48, providing the Commission or Board determines the increase in density is justified by the provision of required open space and other design amenities that contribute positively to the beneficial effects of the development for the community. (Ord. 3344 § 1 (part), 9/2007; Ord. 3381 § 2 (part), 5/2006; Ord. 3078 § 2 (part), 6/2004)

30.24.070 Open Space Requirements. Open space areas that are conveniently located, accessible, and visible (defensible space concepts) for the occupants of the development shall be provided as required and may contain such elements as pools, tennis courts, ball fields, and various buildings or structures intended for recreational use. Modifications to these requirements shall only be permitted in conformance with subsection (c)(2) below.

a. Open space areas that enhance circulation within a site, promote pedestrian use and safety, and improve a site's aesthetic qualities are expected to satisfy the following criteria:

1. Open space should be designed to provide a mix of active and passive activity areas. Small pocket areas should be avoided whenever possible, and combined into one (1) aggregate area which includes amenities. While natural areas may be preserved as open space, areas with twelve percent (12%) or greater slopes should not be the only open space provided within a development.

2. Open space areas should be accessible to all property owners within the development and connected by a comprehensive on-site pedestrian circulation system.

3. Open space areas, including plazas and courtyards, should be designed, located, and landscaped to take advantage of solar orientation, maximize water conservation measures, and afford summer shade and winter sunshine.

4. Where possible, on-site recreation areas should be linked with any appropriate transportation, bicycle, open space, trails or other similar approved plan. When the property is on a trail designated by an adopted plan, the trail shall be provided and that area developed for the trail may be counted as part of the required open space, even if the trail is dedicated. Similarly, if the identified trail is planned for a natural wash adjacent to or bisecting the development, the area of the wash developed as a trail or with recreational amenities may be counted as part of the open space as well.

b. Required open space shall consist of connected, contiguous areas that are greater than or equal to 200 square feet with widths no smaller than 10 feet and shall not include the following: required street landscaping; drives or driveways; parking lots or bays and loading areas; and utility or service areas. Perimeter landscaping may not be included in the open space calculation.

c. Open Space Requirements For Residential Development:

1. For all development with ten (10) or more lots or units and all development at six (6) or more units per acre regardless of how may lots or units, open space shall be provided at 1.65% of the project's density per acre multiplied by the project's gross acreage multiplied by 35%.

(.0165) x (dwelling units per acre) x (total acreage) x (.35) = required open space (in acres)

(For conversion to square footage, multiply the open space acreage by 43,560)

2. Exceptions.

A. A reduction to the open space requirement is permitted with the special use permit on a proportional (pro rata) basis for lots or units within a quarter mile walking distance (approximately 1,320' or five-minutes) from a public park that is not separated from the lots or units by a collector (or wider) street and whose acreage is greater than or equal to the open space requirement; however, in no case shall the open space reduction exceed 50 percent (50%) of the required open space. If not already established, the public park must be scheduled for development within two years of PUD approval.

B. In the rural residential zoning districts only, when the total required open space is less than 10,000 square feet, the open space shall not be required.

C. In the rural residential zoning districts only, where the additional density requested is specified on the adopted land use plan map, the open space requirement may be reduced or eliminated with special use permit approval, subject to the following:

i. All zoning base district setbacks are satisfied.

ii. Perimeter landscaping features are enhanced per Figures 30.64-17 or 30.64-18 (decorative block wall or fence, detached sidewalk and landscaping) along collector and arterial streets (when sidewalks are required).

iii. Perimeter lot size shall be within a minimum of 10% of the lot size of adjacent single family residential development; and

iv. A comparable increase (as determined by the Commission or Board) of other appropriate design amenities is provided to offset the density bonus, pursuant to Section 30.24.080(f).

v. Conducting a neighborhood meeting with area residents to discuss alternative amenities prior to scheduled Town Board, Planning Commission, and County Commission meetings is strongly encouraged (but not required). If conducted, the neighborhood meeting should be generally consistent with the procedure described in Table 30.16-3 (f)(2)(D), and the information presented should include conceptual site plans and a project description. (Ord. 3381 § 2 (part), 5/2006; Ord. 3078 § 2 (part), 6/2004; Ord. 2510 § 5 (part), 2000)

30.24.080 **Design Standards and Guidelines.** The following design standards and guidelines are intended to achieve the overall purpose of the PUD as defined in 30.24.010. The requirements established in subsections (b) through (e) below shall be shown on the site development plans submitted for consideration with the special use permit. Variance or waiver applications to modify the requirements herein established shall not be accepted.

a. Like Transitioning.

1. Transitioning considerations include a range of design features related to existing and proposed development, such as but not limited to height, mass, density, appropriate buffers, architecture, landscaping, loss of privacy, unsightly views, pedestrian and vehicular traffic circulation, parking concerns, and environmental impacts.

2. A proposed PUD shall incorporate height and density transitioning considerations along the development's perimeter to achieve an orderly transition to existing residential development on adjacent properties. Buildings or units proposed to be located along the perimeter of the PUD should stay within a 50 percent (50%) tolerance range of the height and density of residential development that is adjacent to, or across the street from, the PUD's perimeter.

b. Architectural Features.

1. The following features shall be required:

A. Window and door fenestration on all sides of units located along the development's perimeter except for side elevations located less than 20 feet from another residential side elevation.

B. Contrasting color schemes used to create visual depth around windows, doors, and building corners.

C. A minimum of one (1) principal window treatment on every elevation (front, side, or rear) that faces any street (public or private) or required open space area that may include, but is not limited to, popouts, decorative wrought iron, wood trim, shutters, plant shelves, and other features or embellishments to vary and soften the visual exteriors.

2. In addition to the requirements of subsection 30.24.080(b)(1) above, a minimum of three (3) of the following design features shall also be required:

A. Enhanced corners (popouts, embellishments, etc.).

B. Deep recessed garages.

C. Low roofs (one story roofs).

D. Second stories stacked at greater setback than first floor to facilitate a first floor roof feature, especially when located immediately above the garage.

E. Offset garage doors.

F. Roof overhangs.

G. Porch or courtyard on every elevation (pony walls and/or decorative wrought iron) may be used for courtyard enclosures.

H. Enhanced window fenestration on all front elevations and all second story windows facing a street or required open space area, using principal window treatments per 30.24.080(1)(C).

I. Deck, Patio, and/or Balcony Option.

c. Streetscapes.

1. The following features shall be required:

A. Streets in non-rural residential planned unit developments should be designed whenever possible to avoid long, straight expanses of streets which encourage high speed vehicular travel and are not aesthetically appealing. Providing a minimum twenty-five (25) foot lateral deviation from a straight course for every three hundred fifty (350) feet of street length or other design measures may be used to achieve this goal. Non-rural residential planned unit developments with fifty-one (51) lots or more are required to meet this standard.

B. Three (3) foot wide sidewalk installed on both sides of the street or a five (5) foot wide sidewalk installed on one (1) side of the street.

C. A minimum of two (2) pedestrian connections to destinations such as a trails system, public facilities, transit stops, or public street network to promote connectivity.

D. Residential units shall maintain a minimum ten (10) foot setback from the front property line, sidewalk, or curb. Architectural intrusions per Chapter 30.56 are permitted subject to compliance with sight zone safety requirements.

d. Perimeter Landscaping. All perimeter landscaping shall comply with the requirements established in Chapter 30.64.

e. Parking.

1. Parking for single-family or two-family residential development shall be provided as follows: Reduction to these standards may only be permitted with approval of a waiver of development standards.

A. Two (2) spaces per residence or townhouse, both spaces must be on site unless an alternative is specifically approved per subsection (C) below.

B. One (1) additional space shall be provided per every five (5) residential units which may be offsite, or designated visitor parking.

C. Exception. Where on-street parking is legally allowed and functionally feasible in terms of a PUD's overall design, each on-street parking space may be substituted on a one-for-one basis

for each unit requirement, provided a detailed parking analysis and plan that satisfies functional and safety standards is submitted and approved.

2. Parking for multiple-family residential development shall be provided as required for multi-family dwellings in Chapter 30.60, Table 30.60-1.

f. Optional Amenities. In addition to the requirements of subsections 30.24.080(a-e) above, the following optional amenities are encouraged (but not required) for all planned unit development.

1. Enhanced paving and design features at intersections, courtyards, driveways, etc.

2. Staggered setbacks for adjacent homes.

3. L-curbs to prevent parking on a sidewalk.

4. Recessed or rear-entry garages.

5. Enhanced perimeter landscaping with detached sidewalks.

6. The use of green building components, such as but not limited to the following:

A. Energy-conserving permeable pavement on private streets, drives, and sidewalks.

B. Energy-conserving cool roofing materials.

C. Renewable energy systems for heating and/or cooling.

D. Renewable energy features such as preservation of solar access with selective window orientation and added glazing to maximize heating/cooling efficiency.

E. Alternative water source features and water re-use systems for irrigation.

F. Use of landscaping, natural topography, and energy-efficient building layout for natural windbreaks and shade.

G. Higher insulation levels.

H. Resource conserving designs and use of recycled construction materials.

7. Construction of accessory apartments for affordable housing opportunities as permitted by Table 30.44-1.

8. Preservation of unique historical or cultural features, including natural topography, air, sunlight, and scenic resources.

9. Provision of bicycle and pedestrian pathway systems, especially to designated potential open space or park areas, trails, scenic sites, viewpoints and/or public transit access to the site. Any required landscaping may be within a trail dedication; however it cannot obstruct the intended use of the trail. (Ord. 3524 § 2, 7/2007)

10. Provision of natural drainage control, landscaped drainage retention facilities, and regional flood control measures.

11. Other suitable amenities or public benefits deemed worthy of consideration by the Commission or Board. (Ord. 3344 § 1 (part), 9/2007; Ord. 3381 § 2 (part), 5/2006; Ord. 3078 § 3, 6/2004)

30.24.090 **Special Development Standards.** Table 30.24-1 establishes maximum densities for the principal uses permitted in a residential PUD and specifies the corresponding open space requirements as established in Section 30.24.070. Due to the agricultural nature of the R-A district, additional density would not serve the purpose of the district or Plan; therefore, it is not included. Densities for the districts not listed in Table 30.24-1 are permitted per the development standards in Chapter 30.40. Table 30.24-2 summarizes the basic requirements for a residential PUD as established in this Title.

Table 30.24-1 Special Development Standards[4]

ZONING DISTRICT	PRINCIPAL USES PERMITTED	MAXIMUM DENSITY PER GROSS ACRE	OPEN SPACE REQUIRED[1, 2]
R-U[3]	Single-Family Dwelling Detached	up to .63 u/a	1.65 % of project density multiplied by gross acreage multiplied by 35%
R-E[3]	Single-Family Dwelling Detached	up to 2.5 u/a	same as R-U
R-D[3]	Single-Family Dwelling Detached	up to 3.5 u/a	same as R-U
R-1	Single-Family Dwelling, Townhouse	up to 6 u/a	same as R-U
R-T	Single-Family Dwelling, Townhouse	up to 8 u/a	same as R-U
R-2	Single-Family Dwelling, Townhouse	up to 10 u/a	same as R-U
RUD	Single-Family Dwelling, Townhouse	up to 16 u/a (for single-family residential dwelling(s) only)	same as R-U
R-4	Townhouse, Multiple-Family Dwelling	up to 32 u/a	same as R-U

1. Required for all development within 10 or more lots or units and all development at 6 or more units per acre regardless of how may lots or units.
2. A reduction to the required open space is permitted (in any district listed above) with the special use permit on a proportional (pro rata) basis for lots or units within a quarter mile walking distance (1,320' plus or minus 10%) from a public park that is not separated from the lots or units by a collector street and whose acreage is greater than or equal to the open space requirement; however, in no case shall the reduction exceed 50 % of the required open space. If not already established, the public park must be scheduled for development within 2 years of PUD approval.
3. PUDs in rural residential zoning districts only are exempt from the open space requirement when the total required open space is less than 10,000 square feet, and may request up to a 100% reduction from the open space requirement with the special use permit, subject to compliance with 30.24.070(c).
4. PUD's are not permitted in the H-2 zoning district.

Formula To Calculate Open Space Required: (0.0165) multiplied by (proposed unit density per acre) multiplied by (gross acreage of project) multiplied by (0.35)

Example:
Project consists of 7.5 gross acres *and* Proposed density is 7.9 units per acre

Calculation for Open Space: (0.0165) multiplied by (7.9 du/ac) multiplied by (7.5 gross acres) multiplied by (0.35) = 0.34 acres of REQUIRED Open Space

Calculation to Convert Acreage Requirements to Square Footage: (43,560) multiplied by (0.34) = 14,810 square feet of REQUIRED Open Space

(Ord 3688 § 4, 10/2008; Ord. 3432 § 3, 10/2006; Ord. 3406 § 1, 7/2006; Ord. 3381 § 2 (part), 5/2006; Ord. 3219 § 3, 5/2005; Ord. 3078 § 4 (part), 6/2004; Ord 3008 § 3, 12/2003; Ord. 2741 § 4, 5/2002)

Table 30.24-2 Procedural Summary of Requirements for a Residential PUD		
	REQUIRED	**OPTIONS**
Property **30.24.020**	1. 5 acre minimum under common ownership or unified control	
Pre-Submittal Conference **30.24.030**	1. Preliminary Plans as described in 30.24.030	
Special Use Permit (establish / amend) **30.24.040**	1. Compliance with all applicable requirements established in Table 30.16-4 2. Plans as described in 30.24.050 3. Major amendments require new special use permit approval	✓ The Zoning Administrator may review and approve minor amendments in compliance with 30.24.050 without requiring submittal of a land use application
Development Standards **30.24.060**	1. Compliance with all applicable requirements established in Chapters 30.52, 30.48, and 30.56 2. Additional density offset by open space and other design enhancements or amenities as shown on Plans	
Open Space **30.24.070**	1. Contiguous, connected areas greater than/equal to 200 square feet with 10' minimum widths 2. Required Open Space at 1.65 % of approved density multiplied by gross acreage multiplied by 35% 3. Required for all development with ten (10) or more lots or units and all development at six (6) or more units per acre regardless of how many lots or units	✓ Reductions in required open space may be considered per 30.24.070(c)
Design Standards **30.24.080**	1. Like Transitioning 2. Architectural Enhancements a. Window and door fenestration on all sides of units located along development's perimeter (excluding side elevations less than 20 feet from another residential side elevation) b. Contrasting color and depth schemes around windows, doors, and corner popouts c. Minimum of 1 principal window treatment on every elevation (front, side, or rear) that faces a street or usable open space (may include popouts, decorative wrought iron, wood trim, shutters, plant shelves, and other features to vary and soften visual exteriors) d. Plus 3 of 7 options per 30.24.080(b)(2) 3. Streetscape Considerations a. A minimum 25' lateral deviation (from straight course for every 350' of street length), or other aesthetic design measure b. Three-foot (3') wide sidewalk installed on both sides of the street or a five-foot (5') wide sidewalk installed on one side of the street c. Minimum of two (2) pedestrian connections to community-use destinations per 30.24.080(c) d. Minimum ten-foot (10') setback from the front property line, sidewalk, or curb adjacent to a street for all residential units 4. Perimeter Landscaping a. Shall comply with the requirements established in Chapter 30.64 5. Parking for single-family and two-family residential development a. 3 spaces per residential unit b. 1 additional space per every 5 residential units on lots smaller than 35' in width	1. Like Transitioning ✓ 50% tolerance range for density and heights suggested per 30.24.080(a) 2. Architectural Enhancements (minimum of 3) ✓ Enhanced building corners (embellishments, popouts, etc) ✓ Deep recessed garages ✓ Low roofs (one story roofs) ✓ Stacked second stories at greater setbacks than first floor ✓ Offset garage doors ✓ Roof overhangs ✓ Porch or courtyard on every elevation (pony walls and/or decorative wrought iron may be used for courtyard enclosures) ✓ Enhanced window fenestration and principal window treatment on all front elevations and all second story windows facing a street or usable open space ✓ Deck, Patio, and/or Balcony Option 3. Streetscape Considerations ✓ See Optional Amenities 4. Perimeter Landscaping ✓ See Optional Amenities 5. Parking Substitution of on-street parking spaces for each unit requirement (one-for-one basis) may be considered per 30.24.080(e)(2)

Table 30.24-2 Procedural Summary of Requirements for a Residential PUD		
	REQUIRED	**OPTIONS**
Optional Amenities 30.24.080(f)	Encouraged (but not required) for all planned unit development: 1. Enhanced paving and design features at intersections, courtyards, driveways, etc. 2. Staggered setbacks for adjacent homes. 3. L-curbs to prevent parking on a sidewalk. 4. Recessed or rear-entry garages. 5. Enhanced perimeter landscaping with detached sidewalks. 6. The use of green building components. 7. Construction of accessory apartments for affordable housing opportunities as permitted by Table 30.44-1. 8. Preservation of unique historical or cultural features, including natural topography, air, sunlight, and scenic resources. 9. Provision of bicycle and pedestrian pathway systems, especially to designated potential open space or park areas, trails, scenic sites, viewpoints and/or public transit access to the site. 10. Provision of natural drainage control, landscaped drainage retention facilities, and regional flood control measures. 11. Other suitable amenities or public benefits deemed worthy of consideration by the Commission or Board.	

(Ord. 3381 § 2 (part), 5/2006; Ord. 3078 § 4 (part), 6/2004)

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30.28 Subdivision Application Processing

30.28.010 Purpose. The purpose of this Chapter is to provide standards and procedures for the acceptance, processing, hearing, and final action on subdivision and other mapping applications in accordance with the development standards and requirements of this Title.

30.28.020 Applicability. It shall be unlawful for any portion of any subdivision of land in the County to be sold prior to the recording of a subdivision map or to adjust the boundaries between existing lots without recording a boundary line adjustment effective July 1, 1973. Any contract for the sale of land within a proposed subdivision shall contractually obligate the seller to record the required map before title is transferred. (Ord. 2573 § 5 (part), 2001)

30.28.030 General Subdivision Processing.

a. Subdivision and other mapping applications may be initiated, accepted, processed, noticed, heard and acted upon in accordance with the provisions of this Chapter. Any division of land, or adjustment to the boundaries dividing land in Clark County shall be in accordance with the processes described in Sections 30.28.040 through 30.28.110 and Tables 30.28-1 through 30.28-8. For major and minor subdivision maps, the tables are in the order in which subdivision applications shall be submitted and approved. Each application shall be approved before the subsequent application can be accepted. The following five (5) general procedures are described in this Chapter.

1. Major Subdivisions. The review process for major subdivisions is outlined in Tables 30.28-1 through 30.28-3. Major subdivisions are divisions of land into five (5) or more lots or parcels. In addition, common interest communities or subdivisions shall comply with the provisions of the Nevada Revised Statutes, Chapter 116, or with Chapter 117 if applicable.

2. Minor Subdivisions. The review process for minor subdivisions is outlined in Tables 30.28-4 through 30.28-6. Minor subdivisions are divisions of land into four (4) or less lots or parcels.

3. Reversionary Maps. The review process for reversionary maps is outlined in Table 30.28-7.

4. Boundary Line Adjustments. The review process for boundary line adjustments is outlined in Table 30.28-8.

5. Extensions of Time. The review process for extensions of time for subdivision maps is outlined in Table 30.28-9.

b. Certificate of Amendment. The review process for a certificate of amendment shall be as provided in NRS 278.473 and shall be reviewed by the County Surveyor. When the ownership or beneficiary interest is the subject of the amendment, the submittal of an updated title report, including a subdivision guarantee, in conformance with the requirements specified in Section 30.28.130(a)(8), shall also be required to verify that the name or entity of current ownership is correct. (Ord. 3160 § 6 (part), 11/2004; Ord. 2806 § 1 (part), 10/2002)

30.28.040 Major Subdivision Tentative Map. Tentative maps for major subdivisions, and maps titled "Divisions of Land into Large Parcels" shall be processed per Table 30.28-1.

Table 30.28-1 See Also 30.16.210 for general process information and standards ***MAJOR SUBDIVISION TENTATIVE MAP*- AUTHORITY AND CONSIDERATION TABLE**	
a. Initiating Authority	Property owner
b. Standards for Acceptance	**1.** All land included within a single map must be contiguous. **2.** All property included within the tentative map shall be a legal lot(s), or shall be legalized prior to recording the first final map. **3.** All components of a mixed use development may be included on one major subdivision map, provided all proper land use approvals for such a mixed use development have been obtained by the local governing body.
c. Document Submittal Requirements	Only complete submittals* will be accepted by the Zoning Administrator which must include: Application form — Twenty-two (22) tentative maps Title report* — Three (3) easement maps Tentative map checklist — Easement/right-of-way documents Submission to City — Two (2) assessor's maps Disclosure form — Fire permit survey Form Landscape plan if there has been no prior land use approval for the project List and quantities of hazardous materials only if applicable (See Clark County Fire Department's *Hazardous Materials Systems Guideline*, NRS, and NAC) Two (2) Record of surveys for projects with Las Vegas Boulevard frontage Residential Impact Statement for Manufactured Home Park Closures (*See Section 30.28.130 Document Submittal Requirement details)
d. Fee	$400 + $2 per lot, or $800 + $4 per lot if within a Major Project
e. Approximate Processing Time	45 calendar days.
f. Application Process	Hearing before the Commission per Section 30.16.210.
g. Notice Requirements	Posted notice, entity notice, and city notice; additionally for manufactured home parks proposed for subdivision and/or redevelopment to a different use, notice shall be provided to each tenant of such parks, plus signs (See Section 30.16.230 Notice)
h. Recommending Entities	Town Board for development for which no prior land use applications have been approved and government entities, and Cities for projects of regional significance
i. Approval Authority	Commission; Board, for application submitted in conjunction with, or in lieu of, another application that requires Board approval
j. Appeal Authority	Board
k. Standards for Approval	The property owner shall demonstrate that the proposed subdivision is in full compliance with the requirements of this Title. Each of the proposed lots shall be designed with adequate width and depth to accommodate the proposed use(s).
l. Map Expiration	A tentative map shall expire in 4 years from its approval date unless a final map for all, or a portion, of the property included under the tentative map has been recorded within that 4 years. The recording of the first final map shall extend the expiration date of the tentative map for an additional 2 years from the date the first final map was recorded. For each final map recorded thereafter, the expiration date of the tentative map shall continue to be extended for 2 additional years as based on the date the first final map in a series was recorded. The tentative map may also be extended for an additional 2 years by the approval authority pursuant to the hearing process specified in 30.16.210, provided a final map has been recorded since the original approval or the last extension of time.
m. Finality of Decision	Following an appeal or reconsideration period of 5 working days, action shall be final and effective on the date of action on the map unless reconsidered. Following Board or Commission action, the applicant shall be notified of the decision. No permits or licenses shall be issued until the action becomes final.

Table 30.28-1 See Also 30.16.210 for general process information and standards ***MAJOR SUBDIVISION TENTATIVE MAP*- AUTHORITY AND CONSIDERATION TABLE**	
n. Conditions of Approval	1. All development, or use of land, is subject to the development standards listed in this Title unless otherwise specified. The Commission *or* Board may impose additional conditions to mitigate potential adverse effects of an application on adjacent properties and the community. The Board may propose a development agreement consistent with the needs identified by the approval of a Public Facilities Needs Assessment or in conjunction with a project of regional significance. 2. All approved plans, conditions, restrictions and rules shall be made a part of the map's approval and shall be binding on the property owner.
o. Extension of Time	Provided that the requirements specified in Table 30.28-1(1) have been satisfied, a tentative map may be extended in accordance with the procedure shown in Table 30.16-17 except that administrative extensions of time are not permitted.

(Ord. 3924 § 4 (part), 1/2011; Ord. 3804 § 3 (part), 9/2009; Ord. 3549 § 5(part), 9/2007; Ord. 3499 § 2 (part), 3/2007; Ord. 3397 § 3 (part), 6/2006; Ord. 3354 § 4, 2/2006; Ord. 3160 § 6 (part), 11/2004; Ord. 2961 § 3 (part), 10/2003; Ord. 2857 § 6 (part), 2/2003; (Ord. 2788 § 4 (part), 9/2002; Ord. 2779 § 2 (part), 7/2002; Ord. 2756 § 5, 6/2002; Ord. 2741 § 5 (part), 5/2002; Ord. 2510 § 6 (part), 2000)

30.28.050 Major Subdivision Final Map Technical Review. Technical review of final maps, and amended final maps for major subdivisions and maps titled "Divisions of Land into Large Parcels" shall be processed per Table 30.28-2.

Table 30.28-2 ***MAJOR SUBDIVISION FINAL MAP TECHNICAL REVIEW*- AUTHORITY AND CONSIDERATION TABLE**	
a. Initiating Authority	Property owner
b. Standards for Acceptance	1. The tentative map must be approved. 2. The technical impact analysis must be conditionally accepted by the Director of Public Works in accordance with Section 30.32.060 Technical Impact Analysis. 3. Once the final map technical review has been accepted, further dedications and easements may not be recorded separately. All dedications and easements shall be included and finalized with the recording of the final map. 4. All components of a mixed use development may be included on one major subdivision map, provided all proper land use approvals for such a mixed use development have been obtained by the local governing body.
c. Document Submittal Requirements	Only complete submittals will be accepted by the Director of Public Works which must include: 17 copies 2 assessor's maps 2 title reports 2 copies of record of survey and deed (If project is within a commercial/industrial subdivision) Easement/right-of-way documents Copy of CADD drawing Point file disk (in ascii format with point plot per 30.28.130a. (16)) Technical impact analysis notice (Technical impact analysis is submitted for approval prior to submitting the technical review - See Section 30.32.060) Improvement plans (submitted for approval prior to submitting the technical review - See Section 30.32.080) (See Section 30.28.130 for Document Submittal Requirements)
d. Fee	$600 + $6 per lot (includes planning and survey submittal) $700 + $6 per lot if within a major project (includes planning and survey submittal)
e. Approximate Processing Time	Action shall be taken within 30 calendar days of acceptance of the application unless extended by mutual consent of the County and property owner or for good cause
f. Approval Authority	Director of Public Works
g. Appeal Authority	Development standards may be waived upon approval of an application in accordance with Table 30.16-7.
h. Distribution and Review	Copies of the map shall be distributed to interested government entities and/or public utilities potentially affected by the proposed subdivision who, together with the Director of Public Works, will conduct the necessary reviews, inspections and research to determine the requirements to be completed by the property owner in order to record a future map, and shall transmit such information to the Director of Public Works within 15 working days.
i. Agency Approvals	The property owner shall perform the necessary tests, and file the information, data and plans required to obtain approval of the map from any agency, department, or utility purveyor as required by the Director of Public Works
j. Notice of Requirements	The Director of Public Works, taking into account the requirements of other governmental entities, shall prepare and issue within 30 calendar days a notice of requirements to the property owner detailing requirements for recording the map. Said notice can be relied upon by the property owner for the purposes of submitting a map for a period of 1 year from the date of the notice of requirements letter, subject to the provisions of any state statute or local ordinance adopted prior to final approval of the map. Any changes made by the applicant to the technical geometry of the map can be accomplished with revisions to the original plans, provided applicable survey fees are paid. After 2 revisions have occurred, any subsequent change will require the submittal of a new map.
k. Completion of Requirements	The property owner shall complete all the requirements listed on the notice provided by the Director of Public Works and return required corrections to the Director of Public Works for subsequent review. Specific agencies must separately review and approve the proposed subdivision, technical impact analysis, and improvement plans in accordance with Chapter 30.32. When satisfied as to the suitability of the subdivision and the technical correctness of the material submitted, approval will be transmitted to the Director of Public Works.

Table 30.28-2 ***MAJOR SUBDIVISION FINAL MAP TECHNICAL REVIEW*- AUTHORITY AND CONSIDERATION TABLE**	
l. Standards for Approval	1. All divisions of land shall conform to the Plan, the zoning requirements applicable to the zoning district, to the improvement standards listed under Chapter 30.32 of this Title unless otherwise specified, to all conditions of land use applications pertaining to the property, and to any other applicable state law or county ordinance. 2. All approved plans, conditions, restrictions and rules shall be made a part of the application's approval and shall be binding on the property owner. A map shall be held to conform to the tentative map if no additional building lots are created, no additional property is added, and the design of the subdivision matches the general traffic and drainage pattern of the approved tentative map. 3. The final map technical review must be complete prior to the submission of the final map.
m. Time Limit	The same time period as the tentative map, or 2 years, whichever is less. An extension of time of up to 2 years may be granted if an application is submitted and the required fee is paid. However, such an extension may require the re-evaluation of map requirements, which may result in revised or additional requirements or recalculated bonds and fees to ensure they are sufficient for the construction of required improvements.
n. Withdrawal	A map withdrawn by the property owner shall cease its consideration.

(Ord. 3859 § 4 (part), 6/2010; Ord. 3848 § 4(part), 2/2010; Ord. 3804 § 3 (part), 9/2009; Ord. 3767 § 1(part), 6/2009; Ord. 3549 § 5(part), 9/2007; Ord. 3518 § 6 (part), 5/2007; Ord. 3397 § 3 (part), 6/2006; Ord. 3297 § 1 (part), 10/2005; Ord. 2961 § 3 (part), 10/2003; Ord. 2769 § 62, 7/2002; Ord. 2741 § 5 (part), 5/2002; Ord. 2573 § 5 (part), 2001)

30.28.060 Major Subdivision Final Map. Final maps and amended maps for major subdivisions and maps titled "Divisions of Land into Large Parcels" shall be processed per Table 30.28-3.

Table 30.28-3 ***MAJOR SUBDIVISION FINAL MAP* - AUTHORITY AND CONSIDERATION TABLE**	
a. Initiating Authority	Property owner
b. Standards for Acceptance	1. The final map technical review must be approved prior to submittal of the final map. 2. Wherever water and sewage service is provided by a water or sanitary sewer purveyor, approval is not necessary from the State Department of Health, State Department of Conservation and Natural Resources and/or the State Public Service Commission. If individual well or sewage disposal systems are to be used, these agency approvals shall be obtained prior to the submission of the map, with the exception of the State Department of Conservation and Natural Resources and the Southern Nevada Health District, whose approvals shall be obtained prior to the recording of the map.
c. Document Submittal Requirements	Only complete submittals* will be accepted by the Director of Public Works which must include: Mylar* 1 copy Title report* Certification of tax payment (*See Section 30.28.130 for Document Submittal Requirement details)
d. Fee	$100, or $200 if within a Major Project
e. Approximate Processing Time	Action shall be taken within 10 calendar days of acceptance of the application unless extended by mutual consent of the County and property owner or for good cause.
f. Application Process	The Director of Public Works shall verify completion of and conformance to the final map technical review, and shall ensure all required bonds are posted and fees paid.
g. Notice Requirements	Government and public utility entities
h. Recommending Entities	Government and public utility entities
i. Approval Authority	Director of Public Works
j. Appeal Authority	Development standards can be waived by filing an application in accordance with Table 30.16-7.
k. Standards for Approval	Upon final review, the posting of bonds, and the obtaining of all required signatures on the map, the map shall be approved and may be recorded. The County Recorder shall make a negative from the recorded original and provide the same to the County Surveyor.
l. Map Expiration	If not recorded, an approved final map shall expire at the expiration of the tentative map or final map technical review; however, an amended map that did not require a tentative map will expire one year from the date of the notice of requirements letter. If the map is not recorded within 30 days from release by the Director of Public Works, the County Recorder shall obtain verification from the Director of Public Works that the map is in order for recordation.
m. Withdrawal	A map withdrawn by the property owner shall cease its consideration.

(Ord. 3859 § 4 (part), 6/2010; Ord. 3549 § 5(part), 9/2007; Ord. 3472 § 4 (part), 1/2007; Ord. 3397 § 3 (part), 6/2006; Ord. 3160 § 6 (part), 11/2004; Ord. 2961 § 3 (part), 10/2003; Ord. 2769 § 63, 7/2002)

30.28.070 Minor Subdivision Parcel Map Review. Parcel maps for minor subdivisions shall be processed per Table 30.28-4.

Table 30.28-4 ***MINOR SUBDIVISION PARCEL MAP REVIEW*- AUTHORITY AND CONSIDERATION TABLE**	
a. Initiating Authority	Property owner
b. Standards for Acceptance	All land included within a single map must be contiguous. A single lot parcel map will be accepted to legalize the boundary (as determined by the County Surveyor).
c. Document Submittal Requirements	Only complete submittals will be accepted by the Director of Public Works which must include: 7 site plans or copies 2 assessor's maps (See Section 30.28.130 for Document Submittal Requirements)
d. Fee	$150, or $300 if within a Major Project
e. Approximate Processing Time	Action shall be taken within 30 days calendar days of acceptance of the application unless extended by mutual consent of the County and property owner or for good cause.
f. Approval Authority	Director of Public Works
g. Appeal Authority	Development standards can be waived by filing an application in accordance with Table 30.16-7.
h. Distribution and Review	Copies of the site plan shall be distributed to interested government entities and/or public utilities potentially affected by the proposed subdivision who, together with the Director of Public Works, will conduct the necessary reviews, inspections and research to determine the requirements to be completed by the property owner in order to record a future map, and shall transmit such information to the Director of Public Works within 15 working days, excepting the technical review of any future surveyed map.
i. Notice of Requirements	The Director of Public Works, taking into account the requirements of other governmental entities, shall prepare and issue within 30 calendar days a notice listing improvement requirements only. Said notice can be relied upon by the property owner for the purposes of submitting a map for a period of 1 year (12 months) from the date of the notice of requirements letter, subject to the provisions of any state statute or local ordinance adopted prior to final approval of the map and to the technical review of any surveyed map as required under Table 30.28-5 below.
j. Standards for Approval	All divisions of land shall conform to the Plan, the zoning requirements applicable to the zoning district, the improvement standards listed under Chapter 30.32 of this Title unless otherwise specified, all conditions of land use applications pertaining to the property, and any other applicable state law or County ordinance. All approved plans, conditions, restrictions and rules shall be made a part of the application's approval and shall be binding on the property owner.
k. Map Expiration	One year (12 months) from date of the notice of requirements letter. Extensions of time for up to one year (12 months) each may be granted if an application is submitted and the required fee is paid. However, such extensions may require the re-evaluation of map requirements, which may result in revised or additional requirements.
l. Withdrawal	A review withdrawn by the property owner shall cease its consideration.
m. Exception	1. An administrative exception to filing a parcel map review may be submitted if all issues which would have been identified in the parcel map review have been addressed. Such request for administrative exception must be in writing and must be accompanied by the following: A. One copy of documentation explaining that the following requirements have been identified and satisfied through previous subdivision or land use application approvals; B. Approval of the proposed land use; C. Demonstration of legal access to the parcel; D. Evidence that the property is outside the 100-year flood plain; E. Approved drainage impact analysis or evidence that the drainage requirements have otherwise been identified and/or satisfied, and; F. Evidence that any required off-site improvement requirements have been identified and/or satisfied. 2. $150, or $300 if within a Major Project. 3. The Director of Public Works shall issue a written approval or denial of the request within 10 working days of receipt of a complete request. 4. Time limit for an exception is one year (12 months).

(Ord. 3970 § 3 (part), 8/2011; Ord. 3859 § 4 (part), 6/2010; Ord. 3848 § 4(part), 2/2010; Ord. 3549 § 5(part), 9/2007; Ord. 3518 § 6 (part), 5/2007; Ord 3008 § 4 (part), 12/2003; Ord. 2961 § 3 (part), 10/2003; Ord. 2769 § 64, 7/2002; Ord. 2770 § 1 (part), 7/2002)

30.28.080 Minor Subdivision Parcel Map Technical Review. Technical reviews of parcel maps and amended parcel maps shall be processed per Table 30.28-5.

Table 30.28-5 ***MINOR SUBDIVISION PARCEL MAP TECHNICAL REVIEW*- AUTHORITY AND CONSIDERATION TABLE**	
a. Initiating Authority	Property owner
b. Standards for Acceptance	The parcel map review must be completed if required, and any technical impact analysis must be conditionally accepted by the Director of Public Works in accordance with Section 30.32.060 Technical Impact Analysis. Once the parcel map technical review has been accepted, further dedications and easements may not be recorded separately. All dedications and easements shall be included and finalized with the recording of the final map. A single lot parcel map will be accepted to legalize the boundary (as determined by the County Surveyor).
c. Document Submittal Requirements	Only complete submittals will be accepted by the Director of Public Works which must include: 7 copies 2 assessor's maps Copy of CADD drawing Point file disk (in ascii format with point plot per 30.28.130 a. (16)) Technical impact analysis, improvement plan copies, and final improvement plans (submitted for approval prior to submitting the technical review as required by Sections 30.32.060 and 30.32.080) If provisions for water or sanitary sewage services are being waived, appropriate documentation per section 30.52.120. 2 Record of Surveys for projects with Las Vegas Boulevard frontage (See Section 30.28.130 for Document Submittal Requirements)
d. Fee	$200 (includes planning and survey submittal) $300 + $2 per lot if within a major project (includes planning and survey submittal)
e. Approximate Processing Time	Action shall be taken within 30 calendar days of acceptance of the application unless extended by mutual consent of the County and property owner or for good cause.
f. Approval Authority	Director of Public Works
g. Appeal Authority	Development standards can be waived by filling an application in accordance with Table 30.16-7.
h. Distribution and Review	Copies of the map shall be distributed to interested government entities and/or public utilities potentially affected by the proposed subdivision who, together with the Director of Public Works, will conduct the necessary reviews to determine that the requirements of the parcel map review have been met, and shall transmit such information to the Director of Public Works within 15 working days.
i. Agency Approvals	The property owner shall perform the necessary tests, and file the information, data and plans required to obtain approval of the map from any agency, department, or utility purveyor as required by the Director of Public Works.
j. Notice of Requirements	The Director of Public Works, taking into account the comments of other governmental entities, shall prepare and issue within 30 calendar days a notice to the property owner detailing any technical corrections to be made to the map or requirements of the parcel map review not yet met. If there are no corrections and all requirements are complete, the letter shall indicate that the parcel map can be submitted. Any changes made by the applicant to the technical geometry of the map can be accomplished with revisions to the original plans, provided applicable survey fees are paid. After 2 revisions have occurred, any subsequent change will require the submittal of a new map.
k. Completion of Requirements	The property owner shall complete all the requirements listed on the notice provided by the Director of Public Works and return required corrections to the Director of Public Works for subsequent review. Specific agencies must separately review and approve the proposed subdivision, technical impact analysis, and improvement plans in accordance with Chapter 30.32.
l. Standards for Approval	1. All divisions of land shall conform to the Plan, the zoning requirements applicable to the zoning district, to the improvement standards listed under Chapter 30.32 of this Title unless otherwise specified, to all conditions of land use applications pertaining to the property, and to any other applicable state law or County ordinance. 2. All approved plans, conditions, restrictions and rules shall be made a part of the application's approval and shall be binding on the property owner. 3. The parcel map technical review must be complete prior to the submission of the parcel map.
m. Technical Review Expiration	To match the expiration date of the parcel map review, including extensions of time for the parcel map review.
n. Withdrawal	A map withdrawn by the property owner shall cease its consideration.

(Ord. 3970 § 3 (part), 8/2011; Ord. 3859 §4 (part), 6/2010Ord. 3848 § 4(part), 2/2010; Ord. 3767 § 1(part), 6/2009; Ord. 3549 § 5(part), 9/2007; Ord. 3499 § 2 (part), 3/2007; Ord. 3397 § 3 (part), 6/2006Ord 3297 § 1 (part), 10/2005; Ord 3008 §4 (part), 12/2003; Ord. 2961 § 3 (part), 10/2003; Ord. 2769 § 65, 7/2002; Ord. 2510 § 6 (part), 2000)

30.28.090 Minor Subdivision Parcel Map. Parcel maps and amended parcel maps shall be processed per Table 30.28-6.

Table 30.28-6 ***MINOR SUBDIVISION PARCEL MAP* - AUTHORITY AND CONSIDERATION TABLE**	
a. Initiating Authority	Property owner
b. Standards for Acceptance	The parcel map technical review must be approved prior to submittal.
c. Document Submittal Requirements	Only complete submittals will be accepted by the Director of Public Works which must include: Mylar Title report with supporting documents (See Section 30.28.130 for document submittal details)
d. Fee	$100
e. Approximate Processing Time	Action shall be taken within ten (10) calendar days of acceptance of the application unless extended by mutual consent of the County and property owner, or for good cause.
f. Application Process	The Director of Public Works shall verify completion of the parcel map technical review, conformance to it, and ensure all required bonds are posted and fees paid. The County Surveyor shall, following all required corrections to the map, review the map for technical survey correctness and correctness in general according to Nevada Revised Statutes. When the Surveyor is satisfied as to the technical correctness of the map, he shall transmit his approval to the Director of Public Works.
g. Approval Authority	Director of Public Works
h. Appeal	Development standards can be waived by filing an application in accordance with Table 30.16-7.
i. Map Expiration	If not recorded, an approved map shall expire at the expiration of the parcel map technical review, except that an amended map which does not add area or lots to the map shall not expire.
j. Withdrawal	A map withdrawn by the property owner shall cease its consideration.

(Ord. 3859 §4 (part), 6/2010; Ord. 3767 § 1(part), 6/2009; Ord. 3549 § 5(part), 9/2007; Ord. 3397 § 3 (part), 6/2006; Ord 3297 § 1 (part), 10/2005; Ord 3008 § 4 (part), 12/2003; Ord. 2961 § 3 (part), 10/2003; Ord. 2769 § 66, 7/2002; Ord. 2741 § 5 (part), 5/2002; Ord. 2573 § 5 (part), 2001)

30.28.100 Reversionary Maps. Proposed reversionary maps for subdivisions shall be processed per Table 30.28-7.

Table 30.28-7 ***REVERSIONARY MAPS*- AUTHORITY AND CONSIDERATION TABLE**	
a. Initiating Authority	Property owner
b. Standards for Acceptance	**1.** All land included within a single map must be contiguous. However one 1 reversionary map may revert more than 1 map of platted lands and/or more than one map type. **2.** If applicable, right-of-way must be vacated prior to submission of the map.
c. Document Submittal Requirements	Only complete submittals will be accepted by the Director of Public Works, which must include: 9 copies 2 assessor's maps Mylar 2 title reports Copy of CADD drawing Point file disk (in ascii format with point plot per 30.28.130 a. (16)) (See Section 30.28.130 for Document Submittal Requirements)
d. Fee	Major Subdivision: $500, or $900 if within a major project (includes planning and survey submittal) Minor Subdivision: $350, or $600 if within a major project (includes planning and survey submittal)
e. Approximate Processing Time	Action shall be taken within 30 working days of acceptance of the application unless extended by mutual consent of the County and property owner, or for good cause.
f. Application Process	Copies of the map shall be distributed to interested government entities and/or public utilities potentially affected by the proposed reversion who, together with the Director of Public Works, will review the map, and shall transmit required corrections to the Director of Public Works within 15 working days.
g. Notice of Requirements	The Director of Public Works, taking into account the requirements of other governmental entities, shall prepare and issue within 30 calendar days a notice of requirements to the property owner detailing requirements for recording the map. Said notice can be relied upon by the property owner for the purposes of submitting a map for a period of 1 year from the date of the notice of requirements letter, subject to the provisions of any state statute or local ordinance adopted prior to final approval of the map. Any changes made by the applicant to the technical geometry of the map can be accomplished with revisions to the original plans, provided applicable survey fees are paid. After 2 revisions have occurred, any subsequent change will require the submittal of a new map.
h. Approval Authority	Director of Public Works
i. Appeal Authority	Development standards can be waived by filing an application in accordance with Table 30.16-7.
j. Standards for Approval	Upon final review and obtaining all required signatures on the map, the map shall be approved and may be recorded.
k. Map Expiration	The map expires if not recorded within 1 year of notice of requirements letter.
l. Withdrawal	A map withdrawn by the property owner shall cease its consideration.
m. Mergers and Resubdivision	1. A property owner that owns 2 or more contiguous parcels may merge and re-subdivide the land into new parcels or lots without reverting the preexisting parcels to acreage pursuant to NRS 278.490. The recording of the re-subdivided parcels or lots on a new map constitutes the merging of the preexisting parcels (See appropriate subdivision map process). 2. The property owner or governing body shall ensure that streets, easements and utility easements, whether public or private, that will remain in effect after the merger and re-subdivision, are delineated clearly on the map. 3. If a property owner posted security for the completion of improvements to 2 or more contiguous parcels and those improvements will not be completed, the County shall credit on a pro rata basis the security posted toward the same purposes.

(Ord. 3859 §4 (part), 6/2010; Ord. 3848 § 4(part), 2/2010; Ord. 3549 § 5(part), 9/2007; Ord. 3518 § 6 (part), 5/2007; Ord 3297 § 1 (part), 10/2005; Ord. 2961 § 3 (part), 10/2003; Ord. 2769 § 67, 7/2002; Ord. 2741 § 5 (part), 5/2002; Ord. 2573 § 5 (part), 2001)

30.28.110 Boundary Line Adjustments. Boundary line adjustments within subdivisions shall be processed per Table 30.28-8.

Table 30.28-8 ***BOUNDARY LINE ADJUSTMENTS*- AUTHORITY AND CONSIDERATION TABLE**	
a. Initiating Authority	Property owner
b. Standards for Acceptance	A Boundary Line Adjustment may only be submitted to correct the following (as determined by County Surveyor): 1. A construction error in the field. 2. Mapping issues. 3. To make a nonconforming lot or lots more conforming.
c. Document Submittal Requirements	Only complete submittals* will be accepted by the Director of Public Works which must include: 5 copies Ownership deed(s) 2 assessor's maps Mylar* 2 Title reports* Copy of *CADD* drawing Property transfer deeds Point file disk (in ascii format with point plot per 30.28.130 a. (16)) (*See Section 30.28.130 for Document Submittal Requirement details)
d. Fee	$300 (includes planning and survey submittal)
e. Approximate Processing Time	Action shall be taken within 30 calendar days of acceptance of the application unless extended by mutual consent of the County and property owner or for good cause.
f. Application Process	Reviewed for conformance to this Title and surveying procedure, accuracy, sufficiency, mathematical correctness, monumentation, legal description and title impact.
g. Notice of Requirements	The Director of Public Works, taking into account the requirements of other governmental entities, shall prepare and issue within 30 calendar days a notice of requirements to the property owner detailing requirements for recording the map. Said notice can be relied upon by the property owner for the purposes of submitting a map for a period of 1 year from the date of the notice of requirements letter, subject to the provisions of any state statute or local ordinance adopted prior to final approval of the map. Any changes made by the applicant to the technical geometry of the map can be accomplished with revisions to the original plans, provided applicable survey fees are paid. After 2 revisions have occurred, any subsequent change will require the submittal of a new map.
h. Approval Authority	Director of Public Works
i. Appeal Authority	Development standards can be waived by filing an application in accordance with Table 30.16-7.
j. Standards for Approval	**1.** The adjustment shall be subject to the design standards of this Title and any other applicable state law or County ordinance. **2.** When the Director of Public Works confirms that the map is in conformance with this Title and is technically complete and accurate, the adjustment shall be approved and may be recorded.
k. Map Expiration	The map expires if not recorded within 1 year of the notice of requirements letter.
l. Withdrawal	An adjustment withdrawn by the property owner shall cease its consideration.

(Ord. 3859 §4 (part), 6/2010; Ord. 3767 § 1(part), 6/2009; Ord 3586 § 4 (part), 2/2008; Ord. 3549 § 5(part), 9/2007; Ord. 3518 § 6 (part), 5/2007; Ord. 3405 § 2 (part), 7/2006; Ord 3297 § 1 (part), 10/2005; Ord. 3160 § 6 (part), 11/2004;Ord. 2961 § 3 (part), 10/2003; Ord. 2741 § 5 (part), 5/2002; Ord. 2573 § 5 (part), 2001)

30.28.120 Extensions of Time. Extensions of time for major subdivision final map technical review, minor subdivision parcel map review, exceptions to minor subdivision parcel map review, and separate documents shall be processed per Table 30.28-9.

Table 30.28-9 ***EXTENSIONS OF TIME*- AUTHORITY AND CONSIDERATION TABLE**	
a. Initiating Authority	Property owner
b. Standards for Acceptance	**Final Map Technical Review:** A request to extend a map may only be submitted if there is an active tentative map. **All other maps or separate documents:** A request to extend a map or separate document shall be submitted before 5:00 p.m. of the day it is due to expire, or the last working day prior to expiration.
c. Document Submittal Requirements	Application form 2 Record of surveys for projects with Las Vegas Boulevard frontage
d. Base Fee	Minor subdivision maps: $200, or $200 if within a Major Project Tentative maps and major subdivision maps: $200, or $400 if within a Major Project Separate Documents: $50
e. Approximate Processing Time	Action shall be taken within 10 working days of acceptance of the application.
f. Application Process	Administrative review per 30.16.210
g. Recommending Entities	Government entities
h. Approval Authority	Director of Public Works.
i. Appeal Authority	Board
j. Standards for Approval	**1. Final Map Technical Review:** An extension of time not to exceed 1 year, but not to exceed the time limit imposed on any tentative map. However, such an extension may require the re-evaluation of map requirements, which may result in revised or additional requirements or recalculated bonds and fees to ensure they are sufficient for the construction of required improvements. The approval authority may deny or add new conditions to the application if it finds that circumstances have substantially changed to warrant denial or additional conditions. **2. All Other Maps:** An extension of time not to exceed 1 year, but not to exceed the time limit imposed on any approved land use application. However, such an extension may require the re-evaluation of map requirements, which may result in revised or additional requirements or recalculated bonds and fees to ensure they are sufficient for the construction of required improvements. The approval authority may deny or add new conditions to the application if it finds that circumstances have substantially changed to warrant denial or additional conditions. **3. Separate Document:** An extension of time not to exceed 1 year. The approval authority may deny or add new conditions to the application if it finds that circumstances have substantially changed to warrant denial or additional conditions.
k. Withdrawal	An extension withdrawn by the property owner shall cease its consideration.
l. Finality of Decision	The action becomes final upon signing of the application by the Director of Public Works, or upon expiration of the appeal or reconsideration period given in this table. Following action, the property owner shall be notified of the decision. No maps shall be recorded until the decision becomes final.
m. Appeal	**1.** Any person may appeal, in writing, the decision within 5 working days of the decision. The appeal must be physically received by the Director of Public Works by 5:00 p.m. of the 5th day. Once an appeal has been filed, it cannot be withdrawn. **2.** In the event of an appeal, the application shall be scheduled for a hearing by the Board within 40 calendar days of the close of the appeal period unless continued for good cause. The Board may limit its discussion to the issues raised in the appeal.

(Ord. 3859 §4 (part), 6/2010;Ord. 3767 § 1(part), 6/2009; Ord. 3549 § 5(part), 9/2007; Ord. 3518 § 6 (part), 5/2007; Ord. 3499 § 2 (part), 3/2007; Ord. 2961 § 3 (part), 10/2003; Ord. 2857 § 6 (part), 2/2003; Ord. 2769 § 68, 7/2002; Ord. 2770 § 1 (part), 7/2002; Ord. 2741 § 5 (part), 5/2002; Ord. 2510 § 6 (part), 2000)

30.28.125 Separate Documents. Separate documents, such as but not limited to, right-of-way dedications, drainage easements, bus pad easements, pedestrian access easements, ingress/egress access easements, utility easements, temporary turnaround easements, traffic control easements, roadway easements, and trail easements shall be processed per Table 30.28-10

Table 30.28-10 ***SEPARATE DOCUMENTS* – AUTHORITY AND CONSIDERATION TABLE**	
a. Initiating Authority	Property owner
b. Standards for Acceptance	1. Submittals shall only be accepted when the applicant demonstrates that the proposed separate document conforms to the provisions of this title. 2. Once the final map technical review has been accepted, further dedications and easements may not be recorded separately. All dedications and easements shall be included and finalized with the recording of the final map.
c. Document Submittal Requirements	Application form Copy of recorded deed that vests title in the most recent property owner and a copy of the document that caused the dedication Exhibit "A" Legal Description of the area to be granted or dedicated 8 ½" x 11" Exhibit drawing depicting area to be granted Closure calculations for described areas Copy of drainage study approval letter, if area to be granted is a drainage easement Copy of grading plan with the area highlighted to be granted or dedicated Copy of the articles of incorporation Copy of operating agreement
d. Base Fee	$75 per submittal with $50 incomplete package fee
e. Approximate Processing Time	30 calendar days of acceptance of the submittal
f. Application Process	Internal review only
g. Recommending Entities	Government entities
h. Approval Authority	Director of Public Works.
i. Standards for Approval	1. All separate documents shall be in compliance with all applicable approved plans, conditions, restrictions and rules. 2. When the Director of Public Works confirms that the separate document is in conformance with this Title and is technically complete and accurate, the separate document shall be approved and recorded.
j. Withdrawal	A separate document withdrawn by the property owner shall cease its consideration.
k. Finality of Decision	The action becomes final upon recording of the separate document by the Director of Public Works. Following action, the property owner shall be notified of the recording.
l. Expiration	The document expires if not recorded within 1 year. BLM applications to be active for 2 years. Extensions of time for up to one year (12 months) each may be granted if an application is submitted and the required fee is paid.

(Ord. 3924 § 4 (part), 1/2011; Ord. 3859 §4 (part), 6/2010; Ord. 3848 § 4(part), 2/2010; Ord. 3767 § 2, 6/2009)

30.28.130 Document Submittal Requirements.

a. All subdivision or other maps shall be accompanied by the documents and information described below. All documents shall be legible and suitable for microfilm reproduction. All maps must be prepared by a competent professional to compile the data necessary to comply with this Title. All plans and maps must be accurate, drawn to a suitable and legible scale, with a legend clarifying all markings and lines delineated on the maps, and folded so they can be placed into a legal file. For an application to be acceptable for processing, all required documents must be filed.

1. **Application.** A signed application, notarized when required by the Zoning Administrator or Director of Public Works, detailing the nature and justification for the request.

2. **Site Plans.** For a parcel map review, site plans drawn to scale showing a north arrow, property lines and the dimensions of the parcel of land, proposed property lines and dimensions, existing and proposed streets, existing structures and other physical features on the lot, parking, setbacks of building(s) to proposed property lines, existing and proposed driveway or drive aisle locations, and a notation of the distance to existing municipal sewer and/or water lines if within one mile of the property. If municipal sewer and/or water lines are greater than one mile distant, it shall be noted on the plan. The plans need not be prepared by a professional. If the slope of the property exceeds 12%, development must comply with hillside development regulations of Chapter 30.56.

3. **Tentative Map.** The tentative map shall be prepared by professional person(s) competent to compile the necessary data, and shall be named and contain the following information:

A. The date of preparation and the map scale.

B. The lettering shall be placed to read from the bottom right-hand side of the sheet. The north point shall be directed away from the reader.

C. Names, addresses and telephone numbers of owners of record, subdivider, and person or persons who prepared the map.

D. Sufficient legal description of the land to describe the location, including a graphic exterior subdivision boundary, dimensions, and approximate acreage.

E. Locations, names, present widths and improvements of adjacent streets.

F. Lot corners of adjoining subdivisions or tracts, together with recording data of adjoining subdivisions and/or parcels by recorded deed reference.

G. Location, names, proposed grades and widths of proposed streets and highways, as shown on the Plan and within the proposed subdivision, including street section drawings.

H. Contour lines of the entire subdivision, having the following intervals:

i. Two foot contour intervals for ground slopes between level and 40%.

ii. Five foot contour intervals for ground slopes between 40% and 80%.

iii. Ten foot contour intervals for ground slopes exceeding 80%.

iv. If the slope exceeds 12%, it must comply with hillside development regulations

of Chapter 30.56 and show the limits of such slope.

I. The width and location of all easements for drainage, sewage, public utilities, and other purposes.

J. Radii of all curves.

K. The lot layout, lot number, and approximate dimensions of each lot.

L. A map indicating plans for the development of the entire area if the proposed plat is a portion of a larger holding intended for subsequent development.

M. The location and outline, to scale, of each existing building or other structure, within the proposed subdivision, noting whether or not each existing building or structure is to be removed or remain in the development of the subdivision, and other physical features which would influence the layout or design.

N. Location of areas subject to inundation or stormwater overflow, and the location, widths, and direction of flow of all watercourses and proposed stormwater drainage and facilities, and also depicting limits of the 100 year flood plain.

O. Location and size of existing culverts, drain pipes, watercourses, natural drainage channels and their relocation, if proposed.

P. Sources and availability of water supply, proposed size and location of existing water mains, and proposed location of fire hydrants.

Q. Proposed method of sewage disposal. Location and size of nearest main.

R. Proposed use of property.

S. Proposed sites to be reserved or dedicated for public parks, schools, playgrounds and/or other public uses.

T. Proposed improvements and location, including any shared access.

U. Location of sidewalks.

V. A vicinity or key map showing the relation of the subdivision to the area in which it is located.

W. A statement regarding protective covenants and deed restrictions which the subdivider intends to enforce.

X. Known, mapped or observable faults and fissures, as well as setback to any faults, or a statement related thereto.

Y. All groundwater depths historically within 20 feet of the existing ground surface, or a statement related thereto.

Z. A statement indicating where the nearest water and sewer utility distribution systems proposed to be used are located.

4. Mylar. The original of any proposed completed map with original signatures, made with tracing cloth, Mylar, or any other similar material acceptable to the County Recorder, clearly and legibly drawn in permanent ink. The affidavits, certificates, and acknowledgments shall be legibly stamped or printed upon the map and signed with permanent ink. The lettering shall be placed to be read from the bottom or right-hand side of the sheet, and the north point shall be directed away from the reader. Reversionary maps shall be identical to the map being reverted except that if the map to be reverted is drawn at a scale too large to be legible a smaller scale sufficient to make all required information legible shall be used. Each original shall comply with the following:

A. Sheet Size. Each sheet of the originals shall be 24” by 32” with a 1” margin at the top, bottom and right edges, and a 2” margin at the left edge along 24"dimension, and be numbered consecutively with the relationship of each sheet to the total in the set.

B. Drawing Map. The map shall be prepared by a licensed Nevada professional land surveyor, or under his direct supervision.

C. Scale and Legend. The subdivision map shall show a scale not to exceed 100’ to 1”. A legend shall be shown clarifying all markings and lines delineated upon the map, the basis of bearings used in the survey, and a north arrow.

D. General Information. The subdivision name and number, scale, and north point shall be shown on each sheet.

E. Approval Stamp. A blank space, 3” by 3”, shall be reserved at the lower right-hand corner of the map for stamp of approval and recording by the Clark County Recorder.

F. Title. On page one, a title comprising the subdivision name and number, followed by the words “Clark County, Nevada” shall be shown. The subdivision name and/or number shall be unique within Clark County. In addition, any amended or reversionary map shall respectively have the words “Amended Map” or “Reversionary Map” preceding the title prominently displayed, along with the recording information of the document being amended or reverted.

G. Subtitle. Below the title shall be a subtitle consisting of a general description of all the property being subdivided, by reference to recorded deeds or maps which have been recorded, or by reference to the Public Land Survey System. References to tracts and subdivisions in the description must be worded identically with original records, and references to book and page numbers of record must be complete, including the recording information of documents being amended or reverted when applicable.

H. Certificates on Map. Page one of the map shall contain all the certificates as required below and by the Nevada Revised Statutes (See Appendix I for Certificate examples):

i. Certificate of acknowledgment.

ii. Certification of ownership for a reversionary map, or a certificate of ownership and dedication for all other maps, shall offer: 1) all of the parcels of land shown thereon intended for any public use or dedication to the public; 2) the dedication of all of the streets (or other public ways or places); and 3) the dedication for sanitary sewers, as shown on the map within the subdivision.

iii. Beneficiaries of record certificate, stating consent to the recording of the map and the dedications agreed to in the owner's certificate, which may be on a separate document from the title page, and which is to be recorded concurrent with the Mylar if a note on the Mylar indicates the same. (Also see 30.28.130(a)(8))

iv. A complete and accurate legal description of the subdivision boundary and the total area within the boundary.

v. Surveyor's certificate.

vi. County Surveyor's certificate.

vii. Zoning Administrator's certificate.

I. The boundary of the subdivision designated by a 1/16" solid border. Such border shall not obliterate any figures or other data.

J. Survey data, including:

i. Bearings and distances to a corner of the USPLSS (United States Public Land Survey System) or other readily identifiable corner of the public land survey system, or other readily identifiable control corner that is approved by the County Surveyor and shows ties to the National Geodetic Survey Control System (if points are established in the immediate area) must be delineated on said map.

ii. Bearings and lengths of all lines, the radius, central angle, length of curve and tangent of curve for all curved lines.

iii. All monuments, stakes and other evidences, found, set, reset or replaced, shall be shown describing their kind, size and location.

iv. All lot corners of adjoining subdivisions or tracts, together with recording data of adjoining subdivisions and/or parcels by recorded deed reference, shown in half-tone or broken lines.

v. Basis of bearing.

vi. Any additional information determined necessary to delineate the location and status of the property surveyed, in accordance with the provisions of NRS chapter 625.

K. The centerlines of all streets in and adjoining the subdivision shall be shown, indicating all permanent monuments found or placed, and shall reference the map or field book wherever the County Surveyor has established such centerlines, and shall state if any points were reset by ties. The locations, names, total width and width on

each side of the centerline of all streets and other rights-of-way within the subdivision shall also be shown.

L. Notes of information, data and monuments necessary to locate and relocate any and all exterior boundary lines, lot or block lines.

M. All distances to the nearest 1/100 of a foot, in feet and decimals, and all bearings to the nearest degree, minute and second.

N. All lot and parcel dimensions, boundaries and courses clearly shown and defined, where lots are intended for sale, reserved for private purposes, or offered for dedication for any purpose.

O. The location and width of all easements denoted by dashed lines, public and private, clearly labeled and identified as to nature, purpose, and date of recording. For easements of record, recorded references shall be given.

P. The location and width of utility rights-of-way, located upon private property, within the subdivision.

Q. Any limitations of rights of access to and from streets and lots and other parcels.

R. All city boundaries crossing or adjoining the subdivision.

S. Each lot and block shall be numbered or lettered if applicable.

T. Parcels that are not contiguous shall be shown on separate maps. No more than one map shall be made on the same sheet. Continuous parcels owned by different parties may be included in one map, provided that all owners join in the dedication and acknowledgment. It is not necessary to specify the parcels belonging to each party.

U. The drawing should agree with the written description, but not require reference to the written description in order for it to be entirely self-explanatory.

V. All parks, easements, and other sites intended for public use and access must be designated and dimensioned and, if other than public, must be so marked. If there is more than one park, each shall be named or lettered.

W. Driveways or drive aisles accessing more than one lot shall be designated by easement, or as otherwise granted on the map.

X. Maps for mixed used developments shall include the following:

i. The map shall be titled "Commercial/Residential Condominium" (common interest community, if required).

ii. A note must be placed on the map stating the residential portion is subject to NRS 116, 117 and 278, and the commercial portion is per NRS 625 and 278.325.

iii. The specific extents of the residential portions and commercial portions shall be clearly delineated.

5. **Copies.** Copies of the original Mylar map drawn by a professional land surveyor.

6. **Easement Map.** A map prepared and certified by a licensed Nevada professional land surveyor showing the locations of all easements on the property identified in the preliminary title report, referencing the document number which created the easement.

7. **Tentative Map Checklist.** The checklist provided to the Zoning Administrator which details the information contained on the tentative map, as shown under subsection (3) above.

8. **Title Report**. A title report dated less than 6 months prior to the time of submittal from a reputable title company showing the names of those parties who may be required to sign the subdivision map, including any required beneficiary statements and listing all

encumbrances on the property to be subdivided. An updated title report will be required upon submission of any technical review if the copy of the title report submitted with a tentative map is more than6 months old. An updated title report not more than 2 weeks old, including a subdivision guarantee, is required at the time of submission of a completed map application. The legal description on submitted map plans and all mylars shall match the legal description contained in the required title reports.

For the purpose of this requirement, "subdivision guarantee" shall mean a report from a title company in which the title company certifies that it has issued a guarantee for the benefit of the local government that lists the names of each owner of record of, and each holder of record of a security interest created by a mortgage or a deed of trust in, the land to be divided (together known as "beneficiaries of record") that declares each beneficiary of record's consent to the division of land thereto ("beneficiaries of record certificate or statement"). Additionally, "guarantee" shall mean the terms and conditions of insurance coverage or guarantee relating to title of any property interest. (Also see 30.28.130(a)(4)(H)(iii))

9. **Easement/Right-of-Way Documents.** These shall include one copy of each document which created an encumbrance or easement on the property as shown on the title report.

10. **Deed.** The most recent recorded ownership deed is required for all property included within the map. For any extension of time, the deed is required only if ownership of the property has changed since the approval of the original application.

11. **Impact Analysis.** An impact analysis, performed by a Nevada Licensed Professional Engineer recommending mitigation measures for the anticipated impacts on traffic and drainage as indicated below:

    A. **Traffic Impact Analysis.** Assesses the impacts of a proposed development on the existing and future multi-modal transportation network and analyzes the adequacy of the development's planned access points.

    B. **Drainage Impact Analysis.** Assesses the impact of a proposed development on drainage patterns on the site of the development and for adjacent and downstream properties.

12. **Technical Impact Analysis Notice.** One copy of the notice(s) from the Department of Public Works indicating that all required technical impact analyses have been conditionally accepted.

13. **Improvement Plan Copies.** Fully detailed engineering plans, drawings, profiles, cross sections, specifications and all other necessary details of the improvements and installations required, together with a detailed estimate of the cost of the improvements. Plans submitted shall clearly indicate the distinction between constructed and to-be-constructed improvements. Each sheet of said plans shall carry in the lower right-hand corner the subdivision name, type of design shown on the plan, the name of the designing engineer, and sheet number and information necessary to clarify the design. Each sheet of such plan shall show a north arrow and shall indicate the scale used, and all plans and profiles shall show all the information required in the Clark County standards and specifications.

14. **Final Improvement Plans.** Following the determination of the Department of Public Works that the improvement plans are acceptable, original corrected

final improvement copies of street plans and profiles, sewer plans and profiles, street lighting plan, and water plan shall be provided.

15. **Corrected Copies.** Following corrections made to the map as a result of the technical review, additional copies of the map to be examined for correctness of survey, mathematical data and computations, the setting of monuments and correctness in general shall be provided.

16. **Map Check Prints.** Any data necessary for the reasonable interpretation of the locations of points or lines delineated on the map shall be provided including, if requested by the County Surveyor but not limited to, an electronic coordinate geometry point list in an ASCII format (point file), a copy of the map with corresponding point numbers shown (point file map), lot closures in a conventional, or electronic, format, and/or a drawing file in a computer format consistent with software utilized by the County Surveyor with point information included.

17. **Certification of Tax Payment.** A certificate from the Clark County Treasurer showing that according to the records of that office, there are no outstanding liens, local taxes, or assessments collected as taxes, except taxes or special assessments not yet payable.

18. **Submission to City.** Whenever any subdivider proposes to subdivide any land within 3 miles of the exterior boundary of an incorporated city, the subdivider shall also file a copy of the tentative map of the proposed subdivision with the City Planning Commission of the incorporated city or, where there is no Planning Commission, shall file with the Clerk of the Governing Board for approval. The City Planning Commission, or the Governing Board, shall have 30 calendar days to make and forward its recommendation to the Commission.

19. **Ownership/Applicant Disclosure.** A disclosure form provided by Clark County that requires applicants to list the names of individuals holding more than 5% ownership or financial interest in the business entity appearing before the Board of County Commissioners, except as provided below, shall be submitted with an application as required. "Business entities" include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations. Publicly traded corporations shall list all Corporate Officers and Board of Directors in lieu of disclosing the names of individuals with ownership or financial interest. The disclosure requirement, as applied to land-use transactions, extends to the applicant and the landowner.

20. **Fire Permit Survey Form.** A disclosure form provided by Clark County that requires applicants to identify all hazardous chemicals, explosives, waste or other materials involved in the storage, manufacturing or use of such materials at a business site.

b. The Zoning Administrator or Director of Public Works may determine that any of the listed documents is not necessary for a particular application, and may thereby waive the requirement for the submission of the document. Duplicate documents for multiple applications being considered at the same hearing are not required. If the nature of a particular application necessitates the submittal of additional documentation, such documentation may be required by the Zoning Administrator, Director of Public Works, Commission or Board. (Ord. 3859 §4 (part), 6/2010; Ord. 3757 § 3, 4/2009; Ord 3586 § 4 (part), 2/2008; Ord. 3472 § 4 (part), 1/2007; Ord. 3397 § 3 (part), 6/2006; Ord. 3160 § 6 (part), 11/2004; Ord. 3106 § 3, 8/2004; Ord. 3085 § 48, 6/2004; Ord. 3020 § 1, 2/2004; Ord. 2961 § 3 (part), 10/2003; Ord. 2857 § 7, 2/2003; ord. 2788 § 3, 9/2002; ord. 2769 § 69 & 70, 7/2002; ord. 2741 § 5 (part), 5/2002; ord. 2510 § 6 (part), 2000)

Table 30.28-11 SUBDIVISION APPLICATIONS - DOCUMENT SUBMITTAL REQUIREMENTS

Application Type	Application[8]	Disclosure Form[9]	Fire Permit Survey Firm	Site Plans	Tentative Map	Mylar	Copies or mylar	Easement Map	Assessor's Map	Tentative Map Checklist	Title Report	Easement/Right-of-way documents	Landscape Plan	Deed	Impact Analysis	Technical Impact Analysis Notice	Improvement Plan Copies	Final Improvement Plans	Corrected Copies	Map Check Prints	Point File	Point File Map	Property Transfer Deeds	Cert. Tax Payment	Submission to City
Major Subdivision Tentative Map	1	1	1		22			3	2	1	1	1	1[1]												Yes
Major Subdivision Final Map Technical Review							15		2		2[2]	1			1[3]	1	Yes[4]			1					
Major Subdivision Final Map						1	1				1										1[6]	1[6]		1[10]	
Minor Subdivision Parcel Map Review				8					2		1										1[6]	1[6]			
Minor Subdivision Parcel Map Technical Review							6		2		1[6]				1[3]		Yes[4]	Yes[4]							
Minor Subdivision Parcel Map						1					2[2]									1	1[6]	1[6]			
Reversionary Map						1	5		2		1									1				1	
Boundary Line Adjustment						1	1		2		2			1						1	1[6]	1[6]	1[7]		

1. Only if there has been no prior land use approval for the project.
2. One of which is submitted to the County Surveyor.
3. Submitted independently to the Director of Public Works, approvable prior to the submission of the technical review (See Section 30.32.060).
4. Improvement plans submitted independently to the Director of Public Works - See Section 30.32.080.
5. Deleted.
6. Electronic document submittals are acceptable.
7. If applicable.
8. Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation or provides signature in a representative capacity.
9. Also required for any administrative application if appealed to the Board of County Commissioners.
10. Certification of Tax Payment is required for all maps that require a tentative map.

(Ord. 3859 §4 (part), 6/2010; Ord. 3160 § 6 (part), 11/2004; Ord. 2961 § 3 (part), 10/2003; Ord. 2857 § 6 (part), 2/2003; Ord. 2788 § 4 (part), 9/2002; Ord. 2779 § 2 (part), 7/2002; Ord. 2769 § 71, 7/2002; Ord. 2741 § 5 (part) 5/2002; Ord. 2573 § 5 (part) 2001)

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30.32 Permits and Licenses

30.32.010 Purpose.

a. The purpose of this Chapter is to provide means for the acceptance, processing and final action of various permits and licenses necessary to establish uses and structures.

b. Permits and licenses may be issued if in conformance with this code. Any permit or license issued in conflict with this Title shall be void.

c. It is unlawful to commence any use, or any work for the erection, construction, reconstruction, moving, conversion, alteration, demolition, excavating, grading, right-of-way improvement, or addition upon any property, or within a right-of-way, until all applicable permits and licenses have been obtained.

d. These requirements are also intended to ensure that off-site improvements meet proper standards, do not unnecessarily obstruct streets and other rights-of-way, and promote the general prosperity, health, safety, and welfare of the public.

e. Structures and premises shall be maintained consistent with the approved plans. Any change of use shall be permitted subject to conformance to this Title and the issuance of licenses when applicable.

30.32.020 Business Licenses. No business license may be issued for any purpose until all required land use applications have been approved. A business license for each separate use as required by Titles 6, 7, and 8 of the Clark County Code shall be issued by the Director of Business License, only if in compliance with this Title, who shall ensure conformance to this Title prior to the approval of the license. (Ord 3955 § 3 (part), 6/2011; Ord 3720 § 3 (part), 12/2008)

30.32.030 Building Permits. (Grading permits may be issued independently per Section 30.32.040.)

a. No building permit shall be issued for any purpose until all required land use applications have been approved and the property is a legal lot or, when applicable, required subdivision maps have been recorded and compliance with hillside regulations has been confirmed, if applicable and as required by this Title, except as expressly permitted.

EXCEPTION: Building permits for multiple-family condominium projects requiring a subdivision map may be issued prior to the submission of the condominium map, provided the creation of the subdivision map was not a specific condition of approval by the Commission or the Board, and the project has not benefited by the standards established in Chapter 30.24.

b. The Building Official shall ensure that permits are issued and structures are constructed only in accordance with this Title. Prior to the issuance of a certificate of occupancy, the Building Official shall verify that all applicable on-site improvements under his/her authority meet the requirements of this Title. The Building Official shall require any plans, such as site, elevations, landscape plans, and any documentation necessary, including information regarding neighboring lots, which may be necessary to determine and provide for the enforcement of this Title.

c. Building permits shall not be issued for any single-family residence on a lot which abuts a street on which off-site improvements have not been completed, unless a property owner within the State of Nevada Hydrographic Area 212 has complied with section 30.52.030(a)(5). Outside of the State of Nevada Hydrographic Area 212, building permits shall not be issued for any single family residence on a lot which abuts a street on which off-site improvements have not been

completed unless the property owner has signed a restrictive covenant running with the land for the improvements.

d. No building permit shall be issued for any building, or structure, on a lot from which insufficient dedication has been secured per Section 30.52.030.

e. No building permit shall be issued for any building, or structure, other than a single-family residence in compliance with Section 30.32.030(c), on a lot which abuts a street on which off-site improvements per Chapter 30.52 have not been completed adjacent to the property, or bonds posted and off-site improvement plans approved for the improvements per 30.32.150, in accordance with the specifications of the Clark County Department of Public Works. Off-site improvements need not be required in the case of a building permit for which the estimated valuation is less than $10,000 or unless waived per Chapter 30.52.120.

f. A building permit for each separate building and/or structure shall be secured from the Building Official of the County by the owner, or his agent, in accordance with the provisions of Title 22 of the Clark County Code.

g. For commercial projects, no permanent public certificate of occupancy shall be issued until the traffic impact analysis and the improvement plans are approved by the County, the required participation agreements executed and the required improvements are permitted, constructed and accepted by the Director of Public Works. (See 30.32.170, Off-site Improvement Phasing for Commercial Projects)

h. Prior to the issuance of a certificate of occupancy for non-residential development, a certificate of compliance signed by the property owner or the landscape contractor shall be submitted certifying that all required landscaping and screening has been installed in accordance with Chapter 30.64, except as provided in subsection 30.64.030(w).

i. Prior to the issuance of permits for swimming pools, bodies of water, manmade lakes, water theme parks, and/or decorative water features in conjunction with a resort hotel with a surface area which exceeds the restrictions listed under Chapter 30.64, the Building Official shall ensure that the requirements of the water purveyor have been met. (Ord 3955 § 3 (part), 6/2011; Ord. 3859 § 6 (part), 6/2010; Ord 3720 § 3 (part), 12/2008; Ord 3688 § 5, 10/2008; Ord. 3091 § 1, 7/2004; Ord. 2961 § 4 (part), 10/2003; Ord. 2769 § 72, 7/2002; Ord. 2573 § 6 (part), 2001)

30.32.040 Grading Permits.

a. Except for the perpetuation of established agricultural cultivation within Community District 5 as designated by Section 30.12.060 of this Title, or site stabilization for disturbed soils, land shall not be disturbed, which includes clearing vegetation, rough grading, stockpiling, or altering the natural ground surface or its elevation, until a grading permit has been issued by Clark County in accordance with all of the requirements listed in this subsection (below): (NOTE: A temporary stormwater permit for construction activities should be obtained through the Nevada Division of Environmental Protection and stockpiling permits must be obtained from the Building Official. Projects within hillside development must submit a design review as a public hearing prior to any grading.)

1. A land use application has been approved pursuant to Chapter 30.16 of this Title (Land Use Application Processing) if required for the proposed use or a parcel map determination letter has been issued by Clark County Public Works, if required.

2. Both drainage impact and/or traffic analyses are approved, if required.

3. A grading plan is approved.

4. Improvement plans required under Chapter 30.52 (Off-Site Development Requirements) have been reviewed and a bond estimate approved, when applicable.

5. When applicable, a bond is posted and all fees paid in accordance with Section 30.32.150 for the construction and installation of required off-site improvements, which may be based on an estimate calculated from the improvement plans required under subsection 30.32.030(g).

6. Pursuant to Section 94 of the Clark County Air Quality Regulations, a Dust Control Permit from the Department of Air Quality is required if grading or soil disturbing activities exceed one quarter acre or if trenching exceeds 100 feet in length.

7. If there is an interval of 30 days or longer between grading and continuing construction activity, or if construction activity ceases for a 30-day period for any reason, then long-term soil stabilization is required. Long-term soil stabilization consists of the application and maintenance of a dust palliative; gravel; landscaping; or the development of a strong soil crust combined with fencing or some other means of controlling site access. Merely watering the soil to develop a crust is not generally sufficient for long-term stabilization. The Director of the Department of Air Quality shall determine whether a specific treatment constitutes long-term treatment.

8. The area to be graded shall not exceed the area encompassed within the grading plan approved by the Director of Public Works and the Building Official.

9. Unless the natural slope of the lot exceeds 12%, the finished grade for the construction of any structure within 100 feet of the property line of a residential use shall not be established in excess of 18 inches above the grade of any lot or parcel adjacent to the structure (height to be measured at the highest elevation on the property line closest to the building) unless required to do so by any provision of the Clark County Code or condition of any land use approval, and then the maximum grade shall not exceed 18 inches above that required by this Title or condition of land use approval. These requirements do not apply to lots interior to an approved subdivision under the same ownership. For the purpose of this subsection, the structure shall not include a floor established below grade. See Figure 30.32-1

10. If the land to be graded includes property designated for public purposes by public ownership or easement but intended for private use, a vacation and abandonment shall be approved by all government and utility entities with an interest in the right-of-way or easement, but need not be recorded if a signed, notarized statement releasing Clark County of any liability for damage to any public or utility improvement within the right-of-way or easement to be vacated is provided.

11. Permits for grading may include permits for grading related improvements including, but not limited to, retaining walls, flood walls and drainage channels.

12. When the lot is subject to the hillside regulations established in Chapter 30.56, the grading plans shall clearly identify the area and percentage of the lot to be disturbed. Where natural areas are designated, temporary fencing shall be installed where they abut construction areas in order to prevent encroachment into the natural areas.

13. Prior to any disturbance of any land, including rough grading, grubbing, or stockpiling, the applicant shall pay a Multiple Species Habitat Conservation Plan (MSHCP) mitigation fee as prior to the issuance of a grading permit, as required by Chapter 30.80 and pursuant to the provisions established in subsections (A) and (B) below.

A. The purpose of this fee is to:

i. To provide money to fund conservation actions within Clark County to protect various habitats and species located within the County.

ii. To comply with the terms of the Desert Conservation Plan (DCP) and the MSHCP, which have been approved and adopted by the Board.

iii. To comply with Section 10(a) Permits issued by the United States Fish and Wildlife Service to the County, pursuant to the Federal Endangered Species Act (16 U.S.C.1531 et.seq.), which allow various species located within Clark County to be legally taken in connection with otherwise lawful activities.

B. All applicants for grading, building or off-site permits shall, prior to issuance thereof, complete a Plan Land Disturbance Report on the forms furnished by each Clark County Department which issues such permits. The Land Disturbance Report must be complete, signed by the applicant for the permit and contain, at a minimum, the following information:

i. The Assessor's parcel number.

ii. The number of acres within the parcel and the area disturbed by related offsite improvements.

iii. The amount of mitigation fees actually paid.

iv. A fee shall be required as specified in Chapter 30.80.

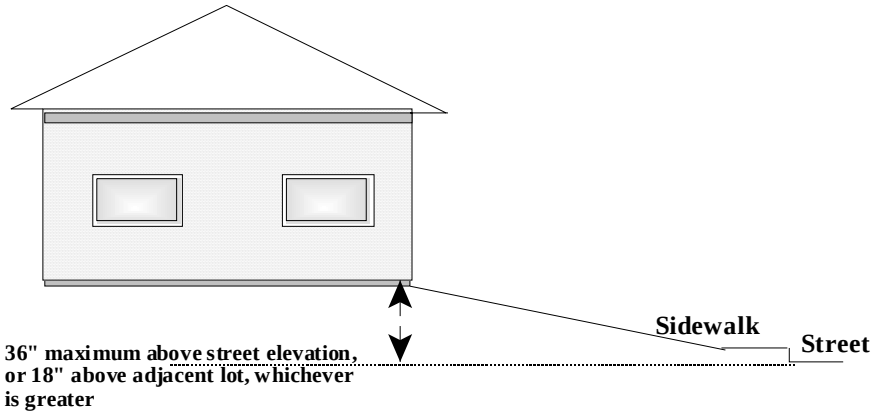
14. For additional grading requirement, see hillside development regulations in Chapter 30.56.

b. The Commission or Board shall not approve any request for a waiver of standards for premature grading prior to the Department of Air Quality's approval of a dust mitigation plan that includes steps to guarantee the maintenance of dust control should the proposed construction not be completed. This condition cannot be waived or varied.

c. **Exceptions:** A grading permit may be issued prior to the completion of the requirements in subsections 30.32.040(a)(4) and (5), above, providing all the other requirements listed in 30.32.040(a), above, have been met and so long as Developer has entered into a grading agreement adopted by the County.

(Ord. 4036 § 11, 7/2012; Ord 4008 § 26 & 27, 3/2012; Ord. 3859 § 6 (part), 6/2010; Ord. 3848 § 5 (part), 2/2010; Ord. 3472 § 5, 1/2007; Ord. 3440 § 1, 10/2006; Ord. 3160 § 7 (part), 11/2004; Ord. 3085 § 49, 6/2004; Ord. 2961 § 4 (part), 10/2003; Ord. 2857 § 8, 2/2003; Ord. 2769 § 73, 7/2002; Ord. 2673 § 2, 2001; Ord. 2573 § 6 (part), 2001; Ord. 2510 § 7 (part), 2000)

Figure 30.32-1 - Artificial grade



30.32.050 Incidental Take Permit: Compliance with Endangered Species Act.

a. All applicants for a Land Disturbance Permit (Permit) shall complete a Land Disturbance Report (Report) prior to issuance of the Permit. The Report must be submitted on the forms furnished by each Clark County department which issues the Permits, must be complete and signed by the applicant for the Permit, and must contain (at a minimum) the following information: the assessor's parcel number, the number of acres within the parcel, the area disturbed by related offsite improvements, and the amount of MSHCP Mitigation Fees actually paid.

b. Compliance with Ordinance and Endangered Species Act.

1. All persons, firms, or entities located within Clark County which engage in any activity covered pursuant to the Clark County Multiple Species Habitat Conservation Plan, including but not limited to residential and commercial development, agriculture, mining, grazing and off highway vehicle activities shall comply with the provisions of this Chapter, the Clark County Multiple Species Habitat Conservation Plan, its corresponding Implementing Agreement, and the Section 10(a) Permit issued by the United States Fish and Wildlife Service, all of which are on file with the Department of Comprehensive Planning.

2. All persons, firms, or entities, their agents and employees, which comply with the provisions of this Chapter are hereby permitted to incidentally take any species for which the United States Fish and Wildlife Service has issued its Section 10(a) Permit to the County so long as such person, firm or entity has complied and continues to comply with the provisions of the Clark County Multiple Species Habitat Conservation Plan, its corresponding Implementing Agreement and the Section 10(a) Permits issued to the County in connection with such Plan.

3. All persons, firms, or entities which are not required to pay an MSHCP Mitigation Fee pursuant to the terms of this Chapter and Section 30.80.080 of this Code, but are otherwise in compliance with the provisions of the Clark County MSHCP, its corresponding Implementing Agreement and the Section 10(a) Permit issued to the County in connection with such Plan, are hereby permitted to incidentally take any species covered by the MSHCP and for which the United States Fish and Wildlife Service has issued its Section 10(a) Permit(s) to the County.

4. Permission to incidentally take any species shall be immediately revoked, without further action or notice, in the event such person, firm or entity ceases to be in compliance with subsections 1, 2 or 3 above. (Ord 4008 § 28, 3/2012; Ord. 3160 § 7 (part), 11/2004; Ord. 3085 § 50, 6/2004; Ord. 2602 § 2, 2001)

30.32.060 Technical Impact Analysis. Any technical impact analysis required by this Title, or as a condition of the approval of any application, shall be prepared by a Nevada licensed professional engineer, submitted, and approved before the submittal of the completed map or prior to the issuance of building permits for the improvement. Complete and accurate technical impact analyses shall be submitted to the Director of Public Works for conditional acceptance prior to the submission of a final map technical review.

1. Conditional Acceptance.

A. The Director of Public Works shall review any required technical impact analysis to determine that the impact analysis is complete and accurate enough to ensure that the design of the proposed subdivision or development will not conflict with the goals of the technical impact analysis.

B. When the preparer resubmits the impact analysis in a form acceptable to the Director of Public Works, the Director shall conditionally accept the impact analysis. The Director's conditional acceptance affirms the impact analysis is complete and accurate enough to ensure that the design of the proposed subdivision or development will not conflict with the findings of the impact analysis.

C. If it is determined at any time in the process that the technical impact analysis is incomplete, inaccurate or has not adequately addressed outstanding issues, the impact analysis will be returned to the preparer for re-submission in an acceptable form.

2. Notice. Upon conditional acceptance of all required impact analyses, a notice will be prepared and provided to the preparer and/or developer indicating that a technical review can be submitted in accordance with Chapter 30.28. Any developer aggrieved by the conditions imposed as a result of this review may appeal the results by filing a waiver of standards per Table 30.16-7, which need not be a public hearing.

3. Final Approval. No technical impact analysis shall be approved unless the developer demonstrates that compliance with the impact analysis will mitigate the impact of the development on adjacent and downstream properties. (Ord. 3859 § 6 (part), 6/2010; Ord. 2961 § 4 (part), 10/2003; Ord. 2769 § 74, 7/2002)

30.32.070 Right-of-Way Permit. A right-of-way permit shall be obtained for any improvements within a right-of-way or public easement in accordance with the following.

1. An off-site permit shall be issued for the purposes of constructing any major new improvements when:

A. The improvement plans and technical impact analyses for the proposed work have been reviewed and approved.

B. All necessary fees have been paid and bonds and agreements have been executed in accordance with Chapters 30.32 and 30.80 of this Title.

C. A grading permit is issued for the grading of the project, if applicable.

D. The final map, if required, has completed the first technical review, pursuant to the requirements established in Chapter 30.28, Table 30.28-2.

2. An encroachment permit shall be issued for the purposes of minor reconstruction, modification or maintenance of existing improvements, the installation of new utility facilities, or any other minor encroachment approved by the Director of Public Works within 5 working days when:

A. The applicant has completed an application for a permit on the forms provided and has submitted all plans, engineering calculations and other data that is required and applicant has agreed, in writing, to comply with all conditions as stated on that permit.

B. The applicant is properly licensed by the State Contractor Board, for performance of work within public right-of-way, or is a utility company.

C. The plans for the proposed work, including a construction traffic control plan in accordance with Section 30.32.140(c) of this Title, have been reviewed and approved.

D. All necessary fees and deposits have been made in accordance with this Chapter (30.32) and Chapter 30.80.

E. The applicant is not currently in default on an existing permit. If an applicant is currently in default, the application will be denied until final resolution of the defaulted permit, either by completing the work or, in the event the County has already completed the work, reimbursing the County for costs incurred exceeding the deposits posted in accordance with this Chapter (30.32) of this Title.

3. If an emergency arises, necessitating immediate work within the right-of-way during the hours when the Public Works Department is not open for business, notification shall be made to the Las Vegas Metropolitan Police Department and Clark County Fire Department, prior to commencement of work, giving the location, time and the extent thereof. An application for an encroachment permit shall be submitted to the Director of Public Works on the following business day, whether the emergency work has been completed or not. The permit shall be granted if the applicant complies with the provisions of this Chapter (30.32) of this Title.

4. Whenever any work, with the exception of emergency work per subsection (3) above, for which a permit is required by this code has been commenced without first obtaining said permit, or exceeding the scope of a valid permit, an investigation shall be made before a permit may be issued for such work. A right-of-way permit violation fee per Chapter 30.80 of this Title shall be collected in addition to all other applicable fees prior to issuance of a permit. The payment of such permit violation fee shall not exempt any person from compliance with all other provisions of this Title or the technical codes nor from any penalty described by law.

5. Prior to issuance of an encroachment permit or prior to commencement of construction for an offsite permit, a traffic control plan must be submitted, a review fee paid, and the traffic control plan approved by the Director of Public Works to ensure that the work will not unreasonably interfere with vehicular and pedestrian traffic, the demand and necessity for parking spaces, and the ingress and egress from the affected or adjacent properties and rights-of-way. The Traffic Control Plan shall conform to the "Manual on Uniform Traffic Control Devices, Latest Edition" and the manual entitled "Nevada Work Zone Traffic Control Handbook, Latest Edition."

6. Any proposed utility line not shown to be underground shall not be approved unless the Zoning Administrator approves the installation following the approval of a waiver of standards as required by Table 30.16-7, which need not be a public hearing.

7. In the State of Nevada Hydrographic Area 212, commonly known as the Las Vegas Valley PM_{10} non-attainment area of the County, whenever any work is permitted in a dedicated right-of-way that is unpaved, and there is no existing permitted obligation to pave the right-of-way by another applicant, the applicant is required to provide: 1) dust control of the right-of-way disturbed by the applicant and compliance with Clark County Air Quality regulations until the right-of-way is paved in accordance with Clark County standards or the average daily traffic exceeds 150 vehicle trips per day and the applicant requests and receives a waiver of this condition from the Board of County Commissioners; or 2) temporary paved roadway access improvements in accordance with Clark County Code in the right-of-way disturbed by the applicant; or 3) other dust control mitigation measure(s) acceptable to the Department of Public Works; or 4) a cash payment to the Clark County Capital Improvement Fund in the amount equal to the estimated cost of constructing the paved access roadway improvements within the right-of-way disturbed. The cost will be established by the Department of Public Works and will be based upon the square feet of the right-of-way disturbed by the applicant. Such funds shall be used specifically for paving the roadway in the area of the work covered by the permit. (O Ord. 3970 § 4 (part), 8/2011; Ord. 3859 § 6 (part), 6/2010; Ord. 3229 § 5 (part), 6/2005; Ord. 3160 § 7 (part), 11/2004; Ord. 3092 § 1, 7/2004; Ord. 2961 § 4 (part), 10/2003; Ord. 2769 § 75, 7/2002)

30.32.080 Improvement Plans.

a. Standard Drawings and Specifications. Improvements within a public or private right-of-

way/easement shall be constructed in accordance with the "Uniform Standard Drawings for Public Works Construction Off-Site Improvements, Clark County Area, Nevada" and "Uniform Standard Specifications For Public Works Construction Off-Site Improvements, Clark County Area, Nevada" and appendices, current edition or as amended, and on file for public review at the County Clerk's Office and at the Clark County Regional Transportation Commission of Southern Nevada office, as modified by:

1. "Clark County Supplement to Uniform Standard Drawings and Specifications" and appendices, current edition or as amended, and on file for public review at the County Clerk's Office and at the office of the Director of Public Works.

2. "Minimum Road Design Standards for Non-Urban Roadways" and appendices, current edition or as amended from time to time, and on file for public review at the County Clerk's Office and at the office of the Director of Public Works.

3. Improvements shall also be constructed in accordance with Subsection 30.52.050(b) (Drainage Regulations, Criteria and Design Manual) and Subsection 30.32.170(5) (Traffic Impact Analysis and Design of Required Improvements) of this Title.

b. Improvement Plan Submittal, Review and Approval.

1. The developer, or representative, shall submit to the Director of Public Works:

A. Four (4) copies of the improvement plans. The plans, profiles, cross sections and specifications shall be in accordance with this Title and any conditions imposed by the Commission or Board.

B. An improvement plan review fee in accordance with Chapter 30.80 of this Title.

2. The plans shall be reviewed to determine whether they are complete and accurate in accordance with this Title, any conditions imposed by the Commission or Board, and in compliance with any required and approved technical impact analyses.

3. If the plans are not complete and accurate, the Director of Public Works shall provide information to the applicant's engineer detailing the necessary corrections to be made**.** Applicant's engineer shall resubmit the following to the Director of Public Works together with the required inspection fees:

A. Corrected street plans and profiles: original.

B. Corrected sewer plans and profiles: original.

C. Corrected street lighting plan: original.

D. Corrected water plan: original.

E. Corrected drainage improvements and grading plans: original.

4. When the Director of Public Works is satisfied as to the technical correctness of the improvement plans submitted for a subdivision map, he shall transmit his approval to the Zoning Administrator.

5. The final improvement plans, which shall remain on file with the County, shall be signed as approved by the Director of Public Works when bonds are posted, fees are paid,

the plans, profiles, cross sections and specifications for improvements meet the requirements of this Title, all special requirements that have been required by the Commission and the Board have been met, and all applicable agency approvals have been obtained. The final plans should contain all original signatures of the approving agencies and design engineer and be legible and clear for reproduction purposes.

6. Approval by other entities, as required, shall be either indicated by letter or on the plans and profiles retained by the Director of Public Works or the applicable agencies, departments or districts.

7. Any changes from the approved plans deemed necessary during the construction and installation of improvements shall be approved by the Director of Public Works and, where publicly funded projects are impacted, the applicable agency. If plans are revised, plans and fees in accordance with Chapter 30.80 of this Title shall be submitted prior to acceptance of the revised development improvements. (Ord. 3859 § 6 (part), 6/2010; Ord. 3432 § 4, 10/2006; Ord. 2961 § 4 (part), 10/2003; Ord. 2769 § 76, 7/2002)

30.32.090 **Utility Improvement Plans, Submittal and Review.** The developer and the utility companies are responsible for complying with the requirements of this chapter, and the developer shall make the necessary arrangements with the utility companies involved for the design plans and for the installation of said utility lines. It shall be the responsibility of the property owner to provide utility easements as may be required.

1. **Overhead Utility Permit.** Following the approval of a waiver of standards or variance to establish overhead utilities, if required, utility companies requesting approval for the installation of overhead utility lines shall be required to submit two copies of a plan to the Zoning Administrator showing the following:

A. The distribution systems proposed to be installed;

B. Location of all existing facilities, existing or proposed sources of power and the location of any street intersections;

C. The location of any existing or proposed rights-of-way and/or easements;

D. The assessor's parcel number for the starting point of the extension; and

E. A legend which includes, at a minimum, standard symbols or notations of existing utilities, including locations of poles and easements.

2. **Review process.** Approval by the Zoning Administrator is required prior to construction or installation of overhead utilities.

A. The Zoning Administrator shall review the plan for compliance with the provisions of the Clark County Code and then forward the approved plans to the Director of Public Works.

B. The Director of Public Works shall ensure that overhead utilities shall not be installed without plans for such approved by the Zoning Administrator. (Ord. 3859 § 6 (part), 6/2010; Ord. 2769 § 77 & 78, 7/2002)

30.32.100 **Time Restrictions on Work in Streets.** Except for emergency work, as defined in Chapter 30.08, no work may be performed in any travel lanes, on any street listed on Table 30.32-1 below, except during the time periods specified in said schedule.

Table 30.32-1	***Time Restrictions on Work in Streets***		
Street	**From**	**To**	**Time Restrictions**
Arville Street	Flamingo Road	Tropicana Avenue	C
Arville Street	Tropicana Avenue	Russell Road	D
Buffalo Drive	Sahara Avenue	Tropicana Avenue	D
Cameron Street	Flamingo Road	Tropicana Avenue	A
Cameron Street	Tropicana Avenue	Russell Road	D
Casino Drive (Laughlin)	Colorado River Bridge / State Route 163	Needles Highway	C
Charleston Boulevard	Nellis Boulevard	Hollywood Boulevard	D
Clark County 215 & Frontage Roads	1-15 northeast of Craig Road	1-15 south of Russell Road	B
Clark County 215	Warm Springs Road	US 95	B
Convention Center Drive	Las Vegas Boulevard South	Paradise Road	C
Decatur Boulevard	Sahara Avenue	Clark County 215	B
Desert Inn Road	Boulder Highway	Arville Street	B
Desert Inn Road	Arville Street	Hualapai Way	D
Desert Inn Road	Hualapai Way	Red Rock Ranch	D
Durango Drive	Desert Inn Road	Windmill Lane	D
Eastern Avenue	Sahara Avenue	Lake Mead Drive	B
Fashion Show Drive	Industrial Road	Spring Mountain Road	C
Flamingo Road	Nellis Boulevard	Boulder Highway	B
Flamingo Road	900’ West of Las Vegas Boulevard South	Paradise Road	C
Flamingo Road	Rainbow Boulevard	Clark County 215	D
Giles Street	Reno Avenue	Hacienda Avenue	D
Hacienda Avenue	Giles Street	Las Vegas Boulevard South	D
Harmon Avenue	Las Vegas Boulevard South	Gym Drive	D
Harmon Avenue	Valley View Boulevard	Wynn Road	A
Highland Drive	Viking Road	Edna Avenue	D
Hollywood Boulevard	Charleston Boulevard	Lake Mead Boulevard	D
See Clark County 215			
Indios Avenue	Mountain Vista Street	Twain Avenue	D
Industrial Road	Sahara Avenue	Hacienda Avenue	C
Industrial Road	State Route 160	Hacienda Avenue	D
Joe W. Brown Drive	Desert Inn Road	Sahara Avenue	A
Karen Avenue	Boulder Highway	Paradise Road	D
Koval Lane	Reno Avenue	Sands/Twain Avenue	D
Lamb Boulevard	Boulder Highway	Charleston Boulevard	A
Lamb Boulevard	Owens Avenue	Las Vegas Boulevard North	A
Las Vegas Boulevard	Sahara Avenue	Russell Road	E
Maryland Parkway	Sahara Avenue	Russell Road/St. Rose Parkway	D
Mountain Vista Street	Flamingo Road	Patrick Lane	B
Owens Avenue	Pecos Road	Hollywood Boulevard	D
Paradise Road	Desert Inn Road	Sahara Boulevard	B
Paradise Road	Sahara Boulevard	Tropicana Avenue	C
Pecos Road	Owens Avenue	Alexander Road	D
Pecos Road	Warm Springs Road	Flamingo Road	B

Table 30.32-1 *Time Restrictions on Work in Streets*			
Street	**From**	**To**	**Time Restrictions**
Pecos/McLeod Drive	Flamingo Road	Desert Inn Road	B
Rainbow Boulevard	SR 160	Tropicana Avenue	D
Reno Avenue	Koval Lane	Las Vegas Boulevard South	D
Russell Road	Las Vegas Boulevard South	Decatur Boulevard	B
Russell Road	Paradise Road	Spencer Street	B
Russell Road	Spencer Street	Mountain Vista Street	D
Sahara Avenue	Nellis Boulevard	Hollywood Boulevard	D
Sahara Avenue	Hualipai Way	Clark County 215	B
Sahara Avenue	Rainbow Boulevard	Durango Drive	B
Sandhill Road	Sunset Road	Boulder Highway	D
Sands/Twain Avenue	Las Vegas Boulevard South	Maryland Parkway	C
Serene Avenue	Spencer Street	Eastern Avenue	D
Spring Mountain Road	Durango Drive	Valley View Boulevard	B
Spring Mountain Road	Hualapai Way	Durango Drive	D
Spring Mountain Road	Valley View Boulevard	Las Vegas Boulevard South	C
Swenson Street	Hacienda Avenue	Desert Inn Road	D
Tropicana Avenue	Hualapai Way	Rainbow Boulevard	D
Tropicana Avenue	Industrial Road	Rainbow Boulevard	B
Twain Avenue	Boulder Highway	McLeod Drive	D
Twain Avenue	Rainbow Boulevard	Cimarron Road	D
Twain Avenue	Valley View Boulevard	Decatur Boulevard	D
Valley View Boulevard	Sirius Avenue	Clark County 215	A
Viking Road	Highland Drive	Valley View Boulevard	D
Warm Springs Road	Industrial Road	Pecos Road	D
Windmill Lane	Las Vegas Boulevard South	Eastern Avenue	D
Wynn Road	Harmon Avenue	Tropicana Avenue	A

Legend (Time Restrictions)	
Restriction	**Permitted Work Periods**
A	7:00 p.m. to 6:00 a.m., 7 days per week
B	9:00 p.m. to 6:00 a.m., 7 days per week
C	9:00 p.m. to 6:00 a.m., except no work on holidays and Friday night through Sunday morning
D	9:00 a.m. to 3:00 p.m. and 9:00 p.m. to 6:00 a.m.
E	Work is permitted Monday through Friday, excluding national holidays, from 2:00 a.m. to 10:00 a.m.

(Ord. 3160 § 7 (part), 11/2004; Ord. 2961 § 4 (part), 10/2003)

1. The Director of Public Works may waive the time restrictions as set forth in this Section if the general prosperity, health, safety or welfare of the public is not adversely affected and if the work to be performed:

A. Is not within two hundred and fifty (250) feet of a residential dwelling.

B. Will not unnecessarily disrupt traffic flow.

C. Requires materials that are not readily available during the restricted time periods.

D. Would not significantly disrupt traffic flow during the restricted time periods any more than during the unrestricted time periods.

E. Necessitates that such work be accomplished at different time periods than those specified herein.

F. Can be completed in whole, or in part, with more intense construction activity that shortens the overall length of the traffic disruption.

2. Where the applicant is aggrieved by the decision of the Director of Public Works, the applicant may file an appeal in the form of a waiver of standards application to the Commission as provided in Table 30.16-7 of this Title, which need not be a public hearing.

30.32.110 Notice of Public Street Project Commencement.

a. Whenever the County or any other party proposes to construct, reconstruct or resurface a street, the County shall provide the owners of the properties as identified on the current Clark County Tax Assessor's Records that abut the street, or proposed street that is scheduled for such improvement, utility owners or operators, and any governmental entities affected by the scheduled construction, reconstruction or resurfacing with a notice that:

1. Advises them of the proposed improvement.

2. Affords them the opportunity to place, expand, relocate, modify or connect utilities in such street or proposed street before the work of improvement commences.

3. Advises them that, if they fail to do so, they will be restricted from excavating in the street that is to be constructed, reconstructed or modified for the purpose of making utility placement, expansion, relocation, modification, or connections for a period of five (5) years after the work of improvement is completed.

b. At least one hundred eighty calendar days (180) prior to the commencement of the work of construction, reconstruction, relocation or resurfacing, notice to owners of property identified in Section 30.32.110(a) shall be filed and recorded in the Office of the County Recorder with respect to each of such properties. Owners/operators of utilities or governmental entities shall receive notice by certified mail.

30.32.120 Utility Connections to be Made with Public Street Project. For any notice provided to the owners of the property, public utilities, or government entities, in accordance with Section 30.32.110, except as otherwise provided by the Nevada Revised Statutes or by a franchise agreement with the County, the following conditions apply:

1. The notice shall be binding upon the owner or affected entity and upon any successor in interest in, and to, such property or entity.

2. All utility connections, expansions, relocations, modifications or placements must be made within one hundred eighty (180) days of notification, or in conjunction with, the work of improvement on the street or proposed street. Failure to make any such improvement(s) within one hundred eighty (180) days of notification, or in conjunction with the construction, reconstruction or modification of the street, shall be restricted from excavating in the constructed, reconstructed or modified street for any reason for a period of five (5) years after the work is completed and accepted by the County for maintenance, except as provided by Section 30.32.100 of this Title.

30.32.130 Exceptions to Restrictions Against Cutting Streets.

a. Alternate Methods. In the event that any owner specified above, upon which notice is binding, seeks to work in a public street for the purpose of making a utility connection, expansion, relocation, modification or placement, may request approval from the Director of Public Works, subject to the following conditions.

1. Alternative methods of providing utility placements, connections, expansions, relocations or modifications, other than by cutting the subject street, must be considered and may be required by the Director of Public Works. Such alternative methods may include, but are not limited to, underground jacking, boring or tunneling under the street surface or by excavating in unpaved alternative alignments or paved alternative alignments not covered by this Chapter. Such alternatives shall also consider the construction of the connection, expansion, relocation or modification from another direction or street in the vicinity, and must conform to the utility's standards and service rules.

2. When the alternative methods specified in Subsection (1) of this Section cannot be performed, cuts will be allowed and the restoration of pavement shall meet, or may exceed, the minimum requirements described in Section 30.52.060 and may require additional resurfacing of the streets after repairs are made to maintain a uniform pavement appearance.

b. Emergency Work. The restrictions against cutting streets contained in Section 30.32.130 shall not apply to emergency work. Emergency work shall be accomplished in accordance with Section 30.32.070(3) of this Title.

30.32.140 Off-Site Inspections.

a. All construction or work within a right-of-way or easement for which a permit is required shall be subject to inspection by the Director of Public Works.

1. The permittee shall notify the Director, one (1) business day prior to requested inspection, that such work is ready for inspection.

2. Any permitted work shall not be done beyond each successive stage of construction as indicated in specifications without first obtaining an inspection and approval of the Director.

3. The Director, upon notification shall, within a reasonable time frame, make the requested inspections and shall either indicate that portion of the construction is satisfactory as completed or shall notify the permittee or their agent where the work fails to comply with this Title. Any portions which do not comply shall be corrected and such portion shall not be covered until authorized.

4. A re-inspection fee may be assessed for each re-inspection of work in accordance with Chapter 30.80 if any one (1) of the following conditions occur.

A. Work for which an inspection has been requested is not complete.

B. Corrections identified in a previous inspection are not complete.

C. Work for which inspection has been requested has been covered.

D. Work which requires approval prior to the requested inspection has not been approved.

5. There shall be a final inspection and approval on all construction when completed and ready for acceptance by the Director and all necessary re-inspection, construction traffic control violation, night work and/or overtime fees have been paid in accordance with Chapter 30.80.

b. The following inspection provisions are required for grading work permitted under the "Uniform Regulations for the Control of Drainage" to verify compliance with approved plans, specifications and computations, as approved by the local administrator and permitted by the Designated Official. The Designated Official shall ensure that inspections are conducted by qualified individuals and reports are filed to verify compliance by one (1) of the following methods, based upon the project circumstances.

1. Certification by a Nevada Licensed Professional Engineer who designed the project that work is in substantial compliance with the approved plans, computations, specifications and required testing or certification by a quality control testing and/or inspection agency under this Title or inspection report filed by a County Inspector.

2. Certifications by a Nevada Licensed Professional Land Surveyor may be required to ensure finish grades comply with the approved plans. No final inspection shall be approved, certificate of completion accepted, or certificate of occupancy issued without such compliance.

c. **Construction Traffic Control Plan.** Any applicant with an approved permit not maintaining barricades or signage in conformance with their approved Construction Traffic Control Plan within right-of-way which, upon notification, has not corrected the situation and requires the placing of barricades, warning lights or signs by the Director of Public Works, in the interest of public safety shall be charged a construction traffic control violation fee in accordance with Chapter 30.80, for each occasion in which the Director finds it necessary to place or maintain the traffic control devices in the construction zones on behalf of the contractor. Any traffic control

device left in County right-of-way beyond the time limits established on the Construction Traffic Control Plan may be confiscated by the County. The permittee, after providing sufficient proof of ownership, may, at any time up to, and including, the thirtieth day after confiscation, obtain a return of the traffic control device upon payment of the construction traffic control plan violation fee. (Ord. 3859 § 6 (part), 6/2010; Ord. 2961 § 4 (part), 10/2003; Ord. 2769 § 79 & 80, 7/2002)

30.32.150 Bonds and Cash Deposits in Conjunction with the Off-Site Permit. The construction or installation of improvements shall be assured by entering into an agreement with the County whereby the developer agrees to furnish labor, equipment, and material necessary to complete the work within the time specified. The developer shall deliver to the County either a one hundred percent (100%) performance bond or a cash deposit in such an aggregate amount as is estimated by the Director of Public Works to be the total cost of the construction and/or installation of improvements required.

1. **Posting of Bonds.** Bonds posted pursuant to the above shall run to the County and provide that the developer, his heirs or successors and assigns, and their agents and servants, will comply with the applicable terms, conditions, and provisions of these regulations and will faithfully perform the work of constructing and installing such facilities and improvements in accordance with applicable laws and regulations, and that the developer will save and hold the County harmless from any expense incurred, or damages resulting from the failure of the developer, his heirs, successors or assigns, and their agents or servants, to complete the work of installation and construction of the improvements within the time and manner required by this Title.

2. **Acceptance of Bonds.** Before acceptance, any required bond or cash deposit shall be approved by the Director of Public Works.

   A. If a bond is offered, it shall be executed by a surety or guaranty company, licensed in the State of Nevada, on a form approved by the County and the company shall:

      i. Hold a current Certificate of Authority as an acceptable surety on federal bonds per the current United States Department of Treasury listing of approved sureties, Department Circular 570.

      ii. Have a current rating of "A" or better by the A.M. Best Company.

   B. If cash is offered in lieu of a bond it shall:

      i. Be deposited with the Director of Public Works who shall provide a receipt and signify the amount and purpose of said deposit, in compliance with these regulations. No interest shall be paid on funds deposited.

      ii. Be deposited in a local bank or credit union (bank), if a proper agreement is entered into by, and between, the developer, the County and such bank, to pay for the installation of said improvements as they are installed. This agreement shall provide, among other things, that there shall, at all times, be a ten percent (10%) retention of the funds so deposited until all improvements have been completed and accepted by the Director of Public Works. The named bank shall have an office or offices lawfully located and actually doing business within the County of Clark, State of Nevada.

3. **Duration and Release.**

   A. Surety Bond. Bonds posted pursuant to these regulations shall be released or returned at such time as the improvements guaranteed have been accepted and approved by the Director of Public Works. No improvements shall be accepted or approved unless they conform with the approved set of off-site plans on file. There may be a one time bond

reduction of 80% of the surety bond for subdivision projects when only the following improvements are remaining to be built on the streets:

i. sidewalks;
ii. utility pads and boxes;
iii. slurry seal on the asphalt; and
iv. the water and sewer utilities have agreed to this reduction.

The reduction does not constitute acceptance of any of the projected improvements for maintenance, which will occur upon completion of the required work and release of the remaining 20% of the surety bond.

B. Cash Deposits/Installment Release. Upon completion and inspection of separate phases of work, the Director of Public Works shall have the authority to release funds from a cash deposit made in accordance with Section 30.32.150 (2)(B), every thirty (30) days provided, however, that there shall be at all times a ten percent (10%) retention of all funds so deposited until all of such improvements have been completed and accepted by the Director of Public Works. In the event a cash deposit is made with a local bank or credit union (bank), the release of the funds so deposited shall be governed by the provisions of the deposit agreement.

C. Replacement Bond. Any developer wishing to replace an existing bond with a new bond in an amount equal to the amount previously established in this Section, prior to the completion and acceptance of the improvements required by the County Code, shall be required to pay a bond replacement fee, in accordance with Chapter 30.80, to cover the cost of processing the replacement bond.

4. Default on Work Required Under Bond. If the construction or installation of any improvements or facilities for which a bond is posted is not completed within three (3) months after substantial completion of any buildings or structures which such improvements or facilities are designed to serve, or within two (2) years of the date of approval of the final map, (and has not obtained an extension of time per 30.52.090), whichever is sooner, or if such construction is not in accordance with the Section 30.52.050, the County may proceed to construct or install such improvements and the surety on such bond shall be liable for the expense thereby incurred. In the event cash is deposited with the Director of Public Works, the County may use as much of such cash as is necessary to construct or install the improvements or facilities. If any portion of a cash deposit is not required or used by the County, such excess cash shall be repaid to the person making the deposit upon acceptance or approval of the improvements or facilities herein required. Should the actual cost of the improvements exceeds the bond, the developer is in no way relieved from paying the entire amount of such excess. (Ord. 3859 § 6 (part), 6/2010; Ord. 3848 § 5 (part), 2/2010; Ord 3820 § 2, 11/2009; Ord. 3229 § 5 (part), 6/2005; Ord. 2961 § 4 (part), 10/2003; Ord. 2769 § 81, 7/2002)

30.32.160 Cash Deposit in Conjunction with an Encroachment Permit. Prior to the issuance of an encroachment permit for any of the purposes designated in Section 30.32.070(2), an applicant that has had a previous permit in default within the previous two (2) years shall be required to make a deposit with the Director of Public Works in such sum as designated by the Director of Public Works to restore the streets and improvements to their proper condition. Should the person obtaining such permit default or fail, neglect or refuse to restore the right-of-way to proper condition to the satisfaction of the Director of Public Works, the Director of Public Works may use any part of the deposit for such work. Deposit shall be released upon final approval of the work by the Director of Public Works, less any deductions made pursuant to this Section. (Ord. 3859 § 6 (part), 6/2010; Ord. 2769 § 82, 7/2002)

30.32.170 Off-Site Improvement Phasing for Commercial Projects. – DELETED (Ord. 3518 § 7 (part), 5/2007)

30.32.180 Reimbursement. – DELETED (Ord. 3518 § 7 (part), 5/2007)

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30.36 Zoning Districts and Maps

30.36.010 Establishment of Zoning Districts. In order to classify, regulate, and segregate the use of land, buildings and structures, and to regulate and restrict the height and bulk of buildings, the unincorporated territory of Clark County is divided into districts as follows.

1. Residential Districts.

A. Single Family Districts:

i. Rural Residential:
R-U, rural open land district
R-A, residential agricultural district
R-E, rural estates residential district
R-D, suburban estates residential district

ii. Suburban Residential:
R-1, single-family residential district
R-T, manufactured home residential district

iii. Compact Residential:
R-2, medium density residential district
RUD, residential urban density

B. Multiple Family Residential Districts:
R-3, multiple-family residential district
R-4, multiple-family residential district (high density)
R-5, apartment residential district

2. Commercial Districts.

CRT, commercial residential transitional district
C-P, office and professional district
C-1, local business district
C-2, general commercial district

3. Manufacturing Districts.

M-D, designed manufacturing district
M-1, light manufacturing district
M-2, industrial district

4. Special Districts.

O-S, open space district
H-2, general highway frontage district
P-F, public facility district
R-V-P, recreational vehicle park district
U-V, urban village district
H-1, limited resort and apartment district

5. Overlay Districts.

Adult Use Overlay District
Airport Airspace Overlay District
Airport Environs (AE) Overlay District
Asian Design Overlay District
Cooperative Management Agreement (CMA) Area Design Overlay District
Gaming Enterprise District
Historic Neighborhood Overlay District
Mixed Use Overlay District (MUD)
Moapa Valley Overlay District
Red Rock Design Overlay District
Residential Neighborhood Preservation (RNP) Overlay District
South of Sahara Avenue (SOSA) Design Overlay District
Spring Mountain Overlay District
Transition Corridor Overlay District (Ord. 4016 § 1 (part), 4/2012; Ord 3955 § 4 (part), 6/2011; Ord. 3804 § 4 (part), 9/2009; Ord 3720 § 4 (part), 12/2008; Ord. 3521 § 2 (part), 6/2007; Ord. 3882 § 2 (part), 5/2006; Ord. 3174 § 3 (part), 1/2005; Ord. 3061 § 4 (part), 5/2004)

30.36.020 Interpretation of District Sequence.

a. Within the previous district categories, each district shall be deemed to be less restrictive than the district preceding it and each category shall be deemed to be less restrictive than the category preceding it and the overlay districts shall provide additional requirements and limitations beyond those required by the underlying zoning district only.

b. The regulations set by this Title within each district shall be considered minimum requirements and shall apply uniformly to each class or kind of structure or land, except as otherwise provided.

30.36.030 The Official Zoning Map. The County is divided into zones or districts, as shown on the Official Zoning Map, which may be in the form as described in Section 30.36.050, including all explanatory matter, is adopted by reference and declared to be a part of this Title. Any map printed identifying the Official Zoning Map shall be identified by the following words:

"THIS IS THE OFFICIAL ZONING MAP REFERRED TO IN SECTION 30.36.030 OF THE CLARK COUNTY CODE OF THE COUNTY OF CLARK, STATE OF NEVADA AS OF _____ (Date)."

30.36.040 Disclosure Maps. Per Section 7.65.010 of the Clark County Code, the posting of zoning maps and land use plan maps shall be required to be posted showing a 1 mile radius of the property for any residential subdivision with 10 or more lots. The maps must be displayed within the sales office of the subdivision. Chapter 113.070 of the Nevada Revised Statutes requires that at the time of the initial sale of land that the zoning designation and master plan be disclosed to the buyer, and a copy of the Gaming Enterprise District Map is required to be provided with the location of the nearest Gaming Enterprise District. This information and maps for purchase are available in the offices of the Department of Comprehensive Planning and are also available, without charge, on the internet at www.accessclarkcounty.com within County Services by Department/Comprehensive Planning/Open Web Info Mapper selections. (Ord. 3229 § 6, 6/2005)

30.36.050 Custody of the Official Zoning Map. Regardless of the existence of copies which may from time to time be made or published, the Official Zoning Map shall be under the custody of the County Clerk and maintained in an electronic database reflecting ordinances adopted to reclassify property. This Official Zoning Map, so stored, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the County.

30.36.060 Amendments to the Official Zoning Map No changes of any nature shall be made to the Official Zoning Map except in conformity with the procedures for amending the map as set forth in this Title. If changes are made to district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be entered promptly after the ordinance to amend the district boundary adopted by the Board. No amendment to this Title which involves matters portrayed on the Official Zoning Map shall become effective until after such change has been adopted by the Board.

30.36.070 **Rules for Interpretation of District Boundaries.** Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the approximate alignment of the boundary, indicated as follows, shall rule.

1. District boundary lines shall be construed to follow:

A. The centerlines of streets, highways or alleys.

B. Platted lot lines, section lines, quarter section lines or city limits.

C. Railroad lines midway between the main tracks.

D. Shorelines and, in the event of change in the shoreline, shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes or other bodies of water shall be constructed to follow such centerlines.

2. District boundaries indicated as parallel to, or extensions of, features indicated in subsection (1) of this Section shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map, or where an ordinance exists based on the legal description.

3. Where physical or cultural features existing on the ground do not coincide with those shown on the Official Zoning Map or are not covered by subsections (1) and (2) of this Section, the Zoning Administrator shall interpret the district boundaries.

30.36.080 **Miscellaneous Maps.** Maps and the electronic database creating such maps, are hereby adopted to describe specific geographic areas related to topography, air quality, airport functions, overlay districts, community districts, and the protection of rural areas. The maps are as adopted by the Board, and as amended by future action. These maps are shown in reduced form in Appendix G, and detailed copies are available for review and/or purchase from the Department of Comprehensive Planning. The maps are the basis of specific regulations listed within this title which are designed to mitigate the impact of development within the particular areas described. The maps are as follows:

1. **Airport Airspace Maps.** The maps described in Chapter 20.13 and Part B of Chapter 30.48 within which the height of structures is limited within airspace affected by aircraft operations.

A. McCarran Airport Airspace Map
B. Nellis AFB Airspace Map
C. North Las Vegas Airport Airspace Map
D. (save for future Airport use)
E. Jean Airport Airspace Map
F. Overton Airport Airspace Map

2. DELETED

3. **Community District Map.** The community districts and boundaries adopted by the various land use plans.

A. Community District Map – Clark County
B. Community District Map – Las Vegas Valley

4. **Co-operative Management Area Map.** The area described by the Southern Nevada Public Lands Management Act within which public lands were transferred to Clark County for disposition, and which is affected by aircraft operations.

5. DELETED

6. **Hillside & Foothills Transition Boundary Map.** The approximate areas of the County where the slope exceeds 12% and surrounding area within 660 feet.

   A. Hillside Map – Clark County
   B. Hillside Map – Las Vegas Valley

7. **Las Vegas Artesian Basin Map.** The map describing the watershed of the Las Vegas Valley and areas as designated and described by the Office of the State Engineer of the State of Nevada within which the subdivision of land is restricted due to inadequate ground water resources.

8. **Las Vegas Valley Oversizing Areas Map and Projected Urban Water Service Boundary**. The map designating the service area for the Las Vegas Valley Water District.

9. **DELETED**

10. **Urban/Rural Boundary Map.** The boundary between the area anticipated to be developed per urban standards and the area to be developed per rural standards.

11. **Air Quality Affected Areas – Nevada State Hydrographic Basins 212, 216, and 217.** The boundary describing Nevada Hydrographic Basins 212 (PM-10 Non-attainment area), 216, and 217 within which the Nevada Department of Conservation and Natural Resources, Division of Environmental Protection, has determined must be in compliance with national standards for air quality control.

12. **Red Rock Design Overlay District Map.** The area generally known as the Red Rock Canyon National Conservation Area and adjacent lands, including the southern Gateway Corridor (routes historically defining entrance to the area), the Calico Basin, and the town of Blue Diamond.

13. **Adult Use Overlay District Map.** The areas in which adult uses are permitted per Chapter 30.48 Part H.

14. **CMA Area Design Overlay District Map.** The boundary within which special design and development standards described in Chapter 30.48. PART I, shall be applied.

15. **Mixed Use Overlay District.** The boundary within which U-V zoning is permitted and for which special design and development standards described in Chapter 30.48, PART J, shall be applied for mixed use developments.

    A. Las Vegas Valley

    B. Laughlin

16. **Asian Design Overlay District Map.** The boundary within which special design and development standards described in Chapter 30.48. PART K, shall be applied.

17. **Moapa Valley Overlay District Map.** The boundary within which special design and development standards described in Chapter 30.48 PART L, shall be applied.

18. **Airport Environs Overlay District Maps.** The maps described in PART A of Chapter 30.48 which further restrict land uses and regulate noise. The official data is stored and maintained in an electronic database and adopted as part of the Official Zoning Map. The maps listed below are included in Appendix G for reference.

    A. **McCarran Airport Environs Overlay District Map**
    B. **Nellis Air Force Base Airport Environs Overlay District Map**
    C. **Creech Air Force Base Airport Environs Overlay District Map**
    D. **Henderson Executive Airport Environs Overlay District Map**
    E. **North Las Vegas Airport Environs Overlay District Map**

19. **South of Sahara Avenue (SOSA) Design Overlay District**

20. **Spring Mountain Overlay District**

(Ord. 4016 § 1 (part), 4/2012; Ord 3955 § 4 (part), 6/2011; Ord. 3804 § 4 (part), 9/2009; Ord 3720 § 4 (part), 12/2008; Ord 3688 § 6, 10/2008; Ord. 3658 § 1, 6/2008; Ord. 3635 § 4, 6/2008; Ord. 3521 § 2 (part), 6/2007; Ord. 3397 § 4, 6/2006; Ord. 3882 § 2 (part), 5/2006; Ord. 3355 § 3, 2/2006; Ord. 3296 § 4, 10/2005; Ord. 3174 § 3 (part), 1/2005; Ord. 3106 § 4, 8/2004; Ord. 3061 § 4 (part), 5/2004; Ord 3043 § 1, 3/2004; Ord 2981 § 3 (part), 11/2003; Ord. 2899 § 2, 5/2003; Ord. 2725 § 2, 3/2002)

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30.40 Zoning Base Districts

30.40.010 **General Applicability.** This Chapter outlines the purposes, bulk, and intensity requirements for the various zoning base districts. In addition to the standards outlined in this Chapter, all development shall be subject to the requirements included in Chapters 30.52 (Off-Site Development Requirements), 30.56 (Site Development Standards), 30.60 (Parking and Loading Regulations), 30.64 (Site Landscape and Screening Standards), 30.68 (Site Environmental Standards) and, when applicable, to the special requirements and restrictions outlined in Chapter 30.48 (Zoning Overlay Districts). Developments which are to be designed under the planned unit development provisions of this Title shall refer to Chapter 30.24 (Planned Unit Development). (Ord. 3055 § 3 (part), 4/2004)

30.40.020 **Permitted Deviations from Bulk and Intensity Requirements.** In accordance with the limitations listed below, administrative minor deviations (up to 10%) unless otherwise specified) from the development standards listed in the following tables may be approved administratively, in accordance with the procedure outlined in Table 30.16-8, if a signed notarized letter of consent from the owner of any adjacent developed and impacted property is submitted with the application. Deviations shall be subject to the following limitations:

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

2. **Commercial, Industrial and Special Districts.** Deviations from the minimum required setback from a street shall not be permitted. Administrative minor deviations for structures over 100 feet in height are not permitted. Buildings may only intrude into a utility easement with permission from the respective utility company. Intrusions into private easements are not regulated by this Title. (Ord. 3549 § 6 (part), 9/2007; Ord. 3432 § 5 (part), 10/2006; Ord. 2741 § 6 (part), 5/2002)

30.40.030 **Rural Residential Districts**.

a. **General Purpose.** The Rural Residential Districts set forth herein, are intended to permit a broad range of rural residential development necessary to serve the citizens of Clark County.

b. **Standards Applicable to All Rural Residential Districts.** All Rural Residential Districts shall comply with the bulk and intensity requirements listed in Table 30.40-1 and, when applicable, to the additional standards and restrictions required for properties located within any overlay district established in Chapter 30.48 (see respective PART).

c. **Dwelling Unit Density.**

   1. The number of dwelling units per gross acre shall not exceed limits as set forth for the various districts, or for any lot or parcel within the district.

   2. If a lot or parcel lies within more than 1 district, the density of that portion within each district shall not exceed the density permitted for the district.

   3. Variances or waivers of standards to permit additional density shall not be accepted by the Zoning Administrator.

d. **Uses Permitted.** The uses listed under the column of the respective Rural Residential Districts within

Table 30.44-1 (see also Appendix F, uses categorized by zoning district) shall establish the uses permitted within the districts, subject to the conditions listed and to all administrative and special use permit approvals as shown in the Table. (Also see Accessory Commercial Uses in Table 30.44-1) (Ord. 3174 § 4 (part), 1/2005; Ord. 3055 § 3 (part), 4/2004)

30.40.040 **Purpose of R-U, Rural Open Land District.** This district is established to provide for very low density residential use and other appropriate uses of the vast areas of rural land, including dwellings which do not conform to the design restrictions for single family dwellings. See Table 30.56-2 for additional design standards and 30.56.060 (b) for provisions regarding special setbacks permitted within Mt. Charleston, Lee Canyon, and Kyle Canyon. (Ord. 3160 § 8 (part), 11/2004; Ord. 3055 § 3 (part), 4/2004)

30.40.050 **Purpose of R-A, Residential Agricultural District.** This district is established for areas particularly suited for agricultural uses, including residential uses which do not conform to the design restrictions for single family dwellings, in conjunction with the raising of crops and animals and other agricultural activities. See Table 30.56-2 for additional design standards. (Ord. 3055 § 3 (part), 4/2004)

30.40.060 **Purpose of R-E, Rural Estates, Residential District.** This district is established for areas particularly suited for low density residential uses and to the raising of crops and of a limited number of animals for noncommercial purposes. See Table 30.56-2 for additional design standards.

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

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

B. Where regardless of the land use plan map designation, the area contains groups of existing residences and some vacant parcels which have been reclassified to RNP-II by the Board of County Commissioners.

(Ord. 3757 § 4 (part), 4/2009; Ord. 3160 § 8 (part), 11/2004; Ord. 3106 § 5 (part), 8/2004; Ord. 3055 § 3 (part), 4/2004)

30.40.070 **Purpose of R-D, Suburban Estates Residential District.** This district is established for use in areas particularly suited to low-density, single-family residential use on lots of 10,000 square feet or more in area. See Table 30.56-2 for additional design standards. (Ord. 3055 § 3 (part), 4/2004)

Table 30.40-1 Rural Residential Districts - Property Development Standards Bulk Matrix				
Property Development Standards 1. Architectural intrusions and enclosures may intrude into a required setback up to 3 feet, but shall not be less than 5 feet to a property line, unless in compliance with building code, but in no case shall it be closer than 3 feet. 2. No structure other than a permitted fence, wall, or accessory structures per 30.56.040(f) shall be located within 10 feet of a street. See 30.56.040(d) for possible additional restrictions. 3. Legal nonconforming R-U zoned lots containing a minimum of 20,000 square feet and less than 80,000 square feet shall conform to the development standards for the R-E district. 4. Property located within an overlay district regulated by Chapter 30.48 is subject to the additional standards and restrictions specified therein.	**R-U[2]**	**R-A**	**R-E**	**R-D**
Dwelling Unit Density (Per Gross Acre)	0.5	1	2	3
Lot Area: May be further restricted by the minimum per Clark County District Health Department requirements for individual water and sewage systems. Landscape and common area lots need not meet minimum area.	80,000 sq. ft.	40,000 sq. ft.	20,000 sq. ft.	10,000 sq. ft.
Lot Coverage	15%	25%	50%	50%
Yard Setback See Section 30.56.050 (Sight Zones). Setback measured from property line, except for R-D, which shall be set back from the edge of any private street. Garage openings must be set back a minimum of 20 feet, except for lots on cul-de-sac streets (See 30.56.040 Yards & Setbacks). See Building Code for additional setbacks. In no case shall the minimum setback from a street be less than 10 feet. (See 30.56.040(d))				
Front[1] Front setback must be open to the sky, void of buildings and courtyard with alternatives as follows: A. A twelve foot reduction for a maximum 50% of the overall building width (furthest side to furthest side) if: i. 2 trees are planted adjacent to the street front; or ii. Decorative features are provided and shown on plans, such as bay windows or stucco pop-outs, and color or texture other than a gray broom finish is added to the driveway (subject to providing evidence to staff). B. On lots smaller than 80,000 square feet, barns, stalls, arenas, paddocks, corrals, and pens for animals (considered structures) shall only be permitted in the side and rear yards; pastures, turnouts, and exercise areas for animals may be located in the front yard with no additional setback required, provided the requirements for accessory structures and fencing are satisfied (note: fencing materials may include traditional farm fencing (smooth twisted wire mounted on posts) or alternative fencing used for confining domestic animals, provided that all fencing is compatible with the rural character of the immediate area). (See Table 30.44-1).	40 feet[2]	40 feet	40 feet	30 feet
Interior Side				
Principal Structure	15 feet[2]	15 feet	10 feet	10 feet
Accessory Structure[1]	5 feet	5 feet	5 feet	5 feet
Side Street (corner) A reduction of 5 feet is permitted if a 3 foot wide landscape strip with shrubs is planted outside of the wall and in addition to any other required street landscape strip.				
Principal Structure	25 feet[2]	25 feet	15 feet	15 feet
Accessory Structure[1]	10 feet	10 feet	10 feet	10 feet

Table 30.40-1 Rural Residential Districts - Property Development Standards Bulk Matrix				
Rear Setback				
Principal Structure If the lot has access only from a collector or arterial street, a reduction of 10 feet is permitted.	50 feet[2]	50 feet	30 feet	25 feet
Patio Cover i. Setback shall be measured from the property line to the supporting post of the patio cover; architectural intrusions are permitted. ii. Setback may be reduced by 5 feet for properties not located within an RNP area or overlay district (does not apply to Airport Environs Overlay).	20	20	20	15
Accessory Structure[1]	5 feet	5 feet	5 feet	5 feet
Height See Chapter 30.56 for height restrictions for hillside development.				
Principal Structure	35 feet	35 feet	35 feet	35 feet
Accessory Structure[1]	25 feet	25 feet	25 feet	14 feet

Additional Requirements

1. (a) Accessory buildings shall have a minimum separation of 6 feet from any other building, (b) Shed setbacks within the side and rear yard may be reduced per Table 30.44-1, (c) Maximum height of any community building shall be 35 feet, and (d) Balconies and/or decks for accessory structures shall meet the required setbacks for the principal structure unless an Administrative Minor Deviation is approved per Table 30.16-8, including letters of consent from the owners of developed property adjacent to the setback being reduced, or a Waiver of Development Standards is approved per Table 30.16-7, (e) Side and rear yard setbacks for a two-story accessory building or second-story guest house or accessory apartment (entire structure) shall be a minimum of 10 feet. Also see Tables 30.44-1 and 30.56-2 for design/development standards for accessory uses and structures.
2. Buildings and structures on nonconforming lots of record or within nonconforming subdivisions within the R-U zoning district within Mt. Charleston, Lee Canyon, and Kyle Canyon may be established in conformance with R-1 standards except for the following special setbacks pursuant to Section 30.56.060(b): 15 foot front setback, 5 foot side setback, 15 foot side street corner setback, and 10 foot rear setback; however, a minimum 20 foot driveway or 20 foot setback from a street for garages shall always be maintained (uses permitted shall be those established for the R-U district in Table 30.44-1).

(Ord. 3924 § 5 (part), 1/2011; Ord. 3549 § 6 (part), 9/2007; Ord. 3518 § 8 (part), 5/2007; Ord. 3354 § 5 (part), 2/2006; Ord. 3297 § 2 (part), 10/2005; Ord. 3238 § 4 (part), 7/2005; Ord. 3229 § 7 (part), 6/2005; Ord. 3209 § 5, 5/2005; Ord. 3160 § 8 (part), 11/2004; Ord. 3055 § 3 (part), 4/2004; Ord. 3008 § 5 (part), 12//2003; Ord. 2961 § 5, 10/2003; Ord. 2907 § 5 (part), 7/2003; Ord. 2857 § 9 (part), 2/2003; Ord. 2510 § 9 (part), 2000; Ord. 2524 § 1 (part), 2000)

30.40.080 Suburban & Compact Residential Districts

a. General Purpose. The Suburban & Compact Residential Districts set forth herein are intended to permit a broad range of single-family development necessary to serve the citizens of Clark County.

b. Standards Applicable to All Suburban & Compact Residential Districts. All Suburban & Compact Residential Districts shall comply with the bulk and intensity requirements listed in Table 30.40-2 and, when applicable, to the additional standards and restrictions required for properties located within any overlay district established in Chapter 30.48 (see respective PART).

c. Dwelling Unit Density.

1. The number of dwelling units per gross acre shall not exceed limits as set forth for the various districts, or for any lot or parcel within the district.

2. If a lot or parcel lies within more than 1 district, the density of that portion within each district shall not exceed the density allowed for the district.

3. Variances and waivers of standards to density restrictions shall not be accepted by the Zoning Administrator.

d. Uses Permitted. The uses listed under the column of the respective single-family residential districts within Table 30.44-1 (see also Appendix F, uses categorized by zoning district) shall establish the uses permitted within the districts, subject to the conditions listed and subject to all administrative and special use permit approvals as shown in the Table. (Also see Accessory Commercial Uses in Table 30.44-1). (Ord. 3174 § 4 (part), 1/2005; Ord. 3055 § 3 (part), 4/2004)

30.40.090 Purpose of R-1, Single Family Residential District. The R-1, Single-Family Residential District is established to provide for the development of single-family residential use and to prohibit the development of incompatible uses detrimental to the residential environment. See Table 30.56-2 for additional design standards. (Ord. 3055 § 3 (part), 4/2004)

30.40.100 Purpose of R-T, Manufactured Home Residential District. This district is established to provide for residential areas which would be compatible for the development of single-family residential uses, including dwellings which do not conform to the design restrictions for single-family dwellings, and manufactured home parks, and to prohibit the development of incompatible uses that are detrimental to the residential environment. See Table 30.56-2 for additional design standards. (Ord. 3055 § 3 (part), 4/2004)

30.40.110 Purpose of R-2, Medium Density Residential District. This district is established to provide for the development of compact single-family and two-family residential uses and to prohibit the development of incompatible uses that are detrimental to the residential environment. See Table 30.56-2 for additional design standards. (Ord. 3055 § 3 (part), 4/2004)

30.40.120 Purpose of RUD, Residential Urban Density District. This district is established to provide for the development of compact single-family residential development and to prohibit the development of incompatible uses that are detrimental to the residential environment. See Table 30.56-2 for additional design standards. (Ord. 3055 § 3 (part), 4/2004)

Table 30.40-2 Suburban and Compact Single-Family Residential Districts - Property Development Standards Bulk Matrix					
	R-1	**R-T**		**R-2**	**RUD**
		Subdivided Lots	**Manufactured Home Parks**		
Development Standards 1. Architectural intrusions and enclosures may intrude into a required setback up to 3 feet, but shall not be less than 5 feet to a property line, unless in compliance with building code, but in no case shall it be closer than 3 feet. 2. No structure other than a permitted fence, wall or accessory structures per 30.56.040(f) shall be located within 10 feet of a street. See 30.56.040(d) for possible additional restrictions. 3. Property located within an overlay district regulated by Chapter 30.48 is subject to the additional standards and restrictions specified therein.					
Density (Unit Per Gross Acre)	5	5	8	8	14
Lot Area May be further restricted by the minimum per Clark County District Health Department requirements for individual water and sewage system. Does not include private streets. Landscape and common area lots need not meet minimum area.	5,200 sq. ft.	5,200 sq. ft. [5]	2,880 sq. ft or 4,000 sq. ft. for doublewide unit	3,300 sq. ft.	2,000 sq. ft.
Yard Setback Setback measured from property line, back of sidewalk, or edge of private street, whichever is greater, to nearest finished exterior surface of applicable building or structure (Also see Section 30.56.050 (Sight Zones) & Building Code for additional setbacks). Garage openings must be set back a minimum of 20 feet, or 18 feet when accessing a cul-de-sac, except for cluster development in RUD which may be 10 feet. In no case shall the minimum setback from a street be less than 10 feet. (See 30.56.040 (d).					
Front [1] Front setback must be open to the sky, void of buildings and courtyards with alternatives as follows: A ten foot reduction, for a maximum 50% of the overall building width for R-1, R-T, and R-2 lots or the full building width (furthest side to furthest side) for RUD lots, may be permitted for any lot only if evidence is provided depicting the following: i. 2 trees are planted adjacent to the street front; or ii. Decorative features are provided and shown on plans, such as bay windows or stucco pop outs, and color or texture is added to the driveway other than a grey, broom finish; and iii. Architectural enclosures setback reduction does not apply.	20 feet	20 feet	5 feet from drive aisle, 10 feet from any perimeter street	20 feet	20 feet [2]
% of Lot Area in Front Yard	10%	10%	5%	10%	10%
Interior Side					
Principal Structure	5 feet[1]	5 feet[1]	5 feet	5 feet[3]	5 feet[3]
Accessory Structure [1]	5 feet	5 feet	5 feet	5 feet	5 feet

Table 30.40-2 Suburban and Compact Single-Family Residential Districts - Property Development Standards Bulk Matrix					
	R-1	**R-T**		**R-2**	**RUD**
		Subdivided Lots	**Manufactured Home Parks**		
Side Street (corner)					
Principal Structure	10 feet	10 feet	5 feet or 10 feet from perimeter street only	10 feet	10 feet
Accessory Structure [1]	10 feet	10 feet	10 feet	10 feet	10 feet
Rear					
Principal Structure If the lot has access only from a collector or arterial street, the setback may be reduced to ten (10) feet (except for manufactured home parks).	20 feet[4]	10 feet[4]	5 feet or 25 feet from perimeter street only	15 feet[4]	15 feet[4]
Patio Cover i. Setback shall be measured from the property line to the supporting post of the patio cover; architectural intrusions are permitted, if in compliance with building code. ii. Solid and/or opaque patio covers (less than 50% open or transparent) shall require minimum provision of equivalent area open from the ground to the sky within the side or rear yard.	5 feet	5 feet	5 feet or 25 feet from perimeter street only	5 feet	5 feet
Accessory Structure [1]	5 feet	5 feet	5 feet	5 feet	5 feet
Height					
Principal Structure	35 feet	35 feet	35 feet	35 feet	35 feet
Accessory Structure [1]	14 feet	14 feet	14 feet	14 feet	14 feet
Open Space Per Unit			350 sq. ft.		200 sq. ft.

Additional Requirements:

1. (a) Accessory buildings shall have a minimum separation of 6 feet from any other building, (b) Shed setbacks within the side and rear yard may be reduced per Table 30.44-1, (c) Maximum height of any community building shall be 35 feet, and (d) Balconies and/or decks for accessory structures shall meet the required setbacks for the principal structure unless an Administrative Minor Deviation is approved per Table 30.16-8, including letters of consent from the owners of developed property adjacent to the setback being reduced, or a Waiver of Development Standards is approved per Table 30.16-7. Also see Tables 30.44-1 and 30.56-2 for design/development standards for accessory uses and structures.
2. For garage setbacks see Chapter 30.56.
3. 1 side yard may be eliminated when constructing the original dwelling if approved with a special use permit per Table 30.16-4. This exception does not apply to additions and/or expansions of the original dwelling.
4. Balconies and building additions may also encroach into the required setback, but no closer than 10 feet from the rear property line (no architectural intrusions or enclosures allowed), provided any portion of the addition intruding into the setback, or the balcony itself, does not exceed 50% of the overall building width (furthest side to furthest side). Second story additions and balconies shall provide a landscape buffer along the rear yard property lines with medium trees generally spaced 20 feet apart.
5. 6,500 sq. ft. minimum lot size required for land originally created as mining lots prior to the adoption of the Title.

(Ord. 3924 § 5 (part), 1/2011; Ord. 3757 § 4, 4/2009; Ord. 3549 § 6 (part), 9/2007; Ord. 3518 § 8 (part), 5/2007; Ord. 3397 § 5 (part), 6/2006; Ord. 3381 § 3 (part), 5/2006; Ord. 3354 § 5 (part), 2/2006; Ord. 3297 § 2 (part), 10/2005; Ord. 3160 § 8 (part), 11/2004; Ord. 3106 § 5 (part), 8/2004; Ord. 3055 § 3 (part), 4/2004; Ord. 3008 § 5 (part), 12/2003; Ord. 2907 § 5 (part), 7/2003; Ord. 2857 § 9) part), 2/2003; Ord. 2573 § 8 (part), 2001; Ord. 2510 § 9 (part), 2000; Ord 2524 § 1 (part), 2000; Ord 2505 § 1, 2000)

30.40.130 Multiple-Family Residential Districts.

a. General Purpose. The Multiple-Family Districts set forth herein are intended to permit a broad range of multiple-family densities necessary to serve the citizens of Clark County which shall be designed to ensure compatibility with surrounding uses, such as provision of compatible uses and structures, setbacks, screening, and/or natural or man-made buffers.

b. Standards Applicable to all Multiple Family Residential Districts. All Multiple-Family Residential Districts shall comply with the bulk and intensity requirements listed in Table 30.40-3 and, when applicable, to the additional standards and restrictions required for properties located within any overlay district established in Chapter 30.48 (see respective PART).

c. Dwelling Unit Density.

1. The number of dwelling units per gross acre shall not exceed limits as set forth for the various districts, or for any lot or parcel within the district.

2. If a lot or parcel lies within more than 1 district, the density of that portion within each district shall not exceed the density allowed for the district.

3. Variances and waivers of standards to density restrictions shall not be accepted by the Zoning Administrator.

d. Uses Permitted. The uses listed under the column of the respective Multi-Family Residential Districts within Table 30.44-1 (see also Appendix F, uses categorized by zoning district) shall establish the uses permitted within the districts, subject to the conditions listed and subject to all administrative and special use permit approvals as shown in the Table. (Also see Accessory Commercial Uses in Table 30.44-1). (Ord. 3174 § 4 (part), 1/2005; Ord. 3055 § 3 (part), 4/2004)

30.40.140 Purpose of R-3, Multiple-Family Residential District. This district is established to provide for the development of medium density residential use, including apartments, and to prohibit the development of incompatible uses that are detrimental to the residential environment. See Table 30.56-2 for additional design standards. (Ord. 3055 § 3 (part), 4/2004)

30.40.150 Purpose of R-4, Multiple-Family Residential District (High Density). This district is established to provide for the development of high-density residential use, including apartments, and to prohibit the development of incompatible uses that are detrimental to the high-density residential use. See Table 30.56-2 for additional design standards. (Ord. 3055 § 3 (part), 4/2004)

30.40.160 Purpose of R-5, Apartment Residential District. This district is established to provide for the development of high-density apartment residential use and to prohibit the development of incompatible uses that are detrimental to the high-density residential use. See Table 30.56-2 for additional design standards. (Ord. 3055 § 3 (part), 4/2004)

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

(Ord. 3518 § 8 (part), 5/2007; Ord. 3381 § 3 (part), 5/2006; Ord. 3354 § 5 (part), 2/2006; Ord. 3297 § 2 (part), 10/2005; Ord. 3055 § 3 (part), 4/2004;Ord 3008 § 5 (part), 12/2003; Ord. 2510 § 9 (part), 2000)

30.40.170 Commercial Districts

a. General Purpose. The Commercial Districts set forth herein, when taken together, are intended to permit a broad range of commercial development necessary to serve the citizens of Clark County which shall be designed to ensure compatibility with surrounding uses, such as provision of compatible uses and structures, setbacks, screening, and/or natural or man-made buffers, which may include consideration to hours of operation.

b. Standards Applicable to all Commercial Districts. All Commercial Districts shall comply with the bulk and intensity requirements listed in Table 30.40-4 and, when applicable, to the additional standards and restrictions required for properties located within any overlay district established in Chapter 30.48 (see respective PART).

c. Uses Permitted. The uses listed under the column of the respective commercial districts within Table 30.44-1 (see also Appendix F, uses categorized by zoning district) shall establish the uses permitted within the districts, subject to the conditions listed and all administrative and special use permit approvals as shown in the Table. Mixed use development may be established in the C-1 and C-2 districts in conformance with the evaluative criteria for the MUD-4 subdistrict established in Section 30.48.770(A), (B) and (C) (3-9), and density requirements within Table 30.44-1, subject to a pre-submittal conference and approval of special use permit and design review (public hearing) applications in addition to any other required application. However, mixed use development in the C-1 district shall additionally require a minimum 10 acre site and location within 330 feet of the intersection of 2 arterial streets or the intersection of 1 arterial and 1 street.

U-V zoning is required for any mixed use development that exceeds MUD-4 subdistrict criteria. Waiver of development standards or variance applications to deviate from the standards and requirements established in Chapter 30.48 Part J shall not be accepted for a mixed use development in the C-1 or C-2 zoning districts except as permitted by that Part. Waiver of development standards and variance applications to deviate from standards not in conflict with Chapter 30.48 Part J may be submitted. (Note: any special use permit required by Section 30.48.770 shall require public hearings before the Commission and the Board). (Ord. 3397 § 5 (part), 6/2006; Ord. 3219 § 4 (part), 5/2005; Ord. 3174 § 4 (part), 1/2005; Ord. 3055 § 3 (part), 4/2004)

30.40.180 Purpose of CRT, Commercial Residential Transitional District. This district is intended to preserve existing single family residential buildings for commercial reuse when within close proximity to residential development where traffic patterns and the characteristics of the existing structures no longer encourage a single-family environment. It is intended as a transition between viable residential districts and major streets, and, in doing so, shall continue to maintain a visual character of the historic residential pattern of development. Development of vacant lots or redevelopment of sites containing existing structures shall closely resemble the scale and architectural character of the neighboring residential development. No balconies shall overlook adjacent single family residential properties (see Table 30.56-2 for design standards). Reuse and redevelopment of such sites shall be designed and screened to minimize adverse impacts upon adjacent viable residential uses and districts. The district is designed to promote uses and site conditions which are compatible with the adjacent residential neighborhoods. Additional restrictions and special design standards are required for properties within the CMA Area Design, Red Rock Design, and Transition Corridor Overlay Districts (see Chapter 30.48, respective PART). (Ord. 3055 § 3 (part), 4/2004; Ord. 2832 § 3 (part), 12/2002; Ord. 2682 § 1, 11/2001)

30.40.190 Purpose of C-P, Office and Professional District. This district is established to provide for the development of office and professional uses and to provide a buffer through the establishment of low intensity uses between the more intensive commercial districts and the residential districts (see Table 30.56-2 for design standards). Additional restrictions and special design standards are required for properties within the CMA Area Design, Red Rock Design, and Transition Corridor Overlay Districts (see Chapter 30.48, respective PART). (Ord. 3055 § 3 (part), 4/2004; Ord. 2832 § 3 (part), 12/2002; Ord. 2682 § 2, 11/2001)

30.40.200 Purpose of C-1, Local Business District. This district is established to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhoods and limited local markets. The intent of the district is for sites which are typically on a site less than 10 acres except for mixed use development which shall require a site of 10 acres or more. See Table 30.56-2 (Design Standards) for additional design standards. Additional restrictions and special design standards are required for properties within the CMA Area Design, Mixed Use, Red Rock Design, and Transition Corridor Overlay Districts (see Chapter 30.48, respective PART). (Ord. 3219 § 4 (part), 5/2005; Ord. 3055 § 3 (part), 4/2004; Ord. 2832 § 3 (part), 12/2002)

30.40.210 Purpose of C-2, General Commercial District. This district is established to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The intent of the district is for sites which are typically greater than 10 acres. See Table 30.56-2 (Design Standards) for additional design standards. Additional restrictions and special design standards are required for properties within the CMA Area Design, Mixed Use, Red Rock Design, and Transition Corridor Overlay Districts (see Chapter 30.48, respective PART). (Ord. 3219 § 4 (part), 5/2005; Ord. 3055 § 3 (part), 4/2004; Ord. 2832 § 3 (part), 12/2002)

Table 30.40-4 Commercial Districts - Bulk, Yard and Space Regulations				
Property Development Standards 1. Architectural intrusions and enclosures may intrude into a required setback up to 3 feet, but shall not be less than 3 feet to a property line. 2. No structure other than a permitted fence, wall or accessory structures per 30.56.040(f) shall be located within 10 feet of a street. See 30.56.040(d) for possible additional restrictions. 3. Property located within an overlay district regulated by Chapter 30.48 is subject to the additional standards and restrictions specified therein. 4. Mixed use development in C-1 and C-2 is subject to the additional requirements established in Table 30.44-1 and Section 30.48.770.	**CRT[1]**	**C-P[1]**	**C-1[1D]**	**C-2[1D]**
Lot Coverage	50%	60%	60%	60%
Yard Setback Setbacks are measured from property line or edge of private street, which ever is greater. In no case shall the minimum setback from a street be less than 10 feet. Also see Chapters 30.56, 30.44 (use-related), and Building Code for additional setbacks and separations.				
Front **CRT and residential conversion to C-P** only - per existing residence or vacant lots an average of nearest adjacent residence on each side (within 500 feet) or 20 feet, whichever is greater		15 feet	10 feet	10 feet[2]
Interior Side Required when adjacent to residential use, otherwise no setback required. **CRT and residential conversion to C-P** only - per existing residence.	10 feet[3]	15 feet[3]	10 feet[3]	10 feet[3]
Side Street (corner) **CRT and residential conversion to C-P** only - per existing residence or vacant lots an average of nearest adjacent residences within 500 feet	10 feet	15 feet	10 feet	10 feet[2]
Rear Required when adjacent to residential use or street, otherwise no setback required.		10 feet[3]	10 feet[3]	10 feet[3]
Principal Structure	20 feet[3]			
Accessory Structure	5 feet[3]			
Height	35 feet[3]	35 feet[3]	35 feet[3]	50 feet[2,3]

Additional Requirements:

1. Location of buildings, fences, parking areas, signs, lighting and landscaping shall conform to the plans approved at the time of design review. New buildings must conform to the following:
   A. For CRT and C-P within 200 feet of single family residential development, architectural style (materials and colors), including height and bulk, to be consistent with the traditional residential character of surrounding existing residences including elements of roof pitch or roof design. An alternative design may also approved in a public hearing;
   B. Accessory buildings subject to R-1 standards; and
   C. Rear yard shall be fenced or screened from adjacent residential development.
   D. For property located within the Transition Corridor Overlay, see Chapter 30.48, PART G, for special development standards.
2. A height setback ratio per Figure 30.56-4 (Setbacks From Streets - Buildings Over 35 Feet). Buildings up to 100 feet are permitted with a special use permit, but may not encroach into any Airport Airspace Overlay District Boundary.
3. A height setback ratio per Section 30.56.070 (Height), Figure 30.56-10 (Height/Setback).

(Ord. 3432 § 5 (part), 10/2006; Ord. 3354 § 5 (part), 2/2006; Ord. 3219 § 4 (part), 5/2005; Ord. 3160 § 4 (part), 1/2005; Ord. 3160 § 8 (part), 11/2004; Ord. 3055 § 3 (part), 4/2004; Ord 3008 § 5 (part), 12/2003; Ord. 2832 § 4, 12/2002; Ord. 2682 § 3, 11/2001; Ord. 2510 § 9 (part), 2000)

30.40.220 Manufacturing and Industrial Districts.

a. General Purpose. The manufacturing and industrial districts are intended to permit a broad range of industrial development necessary to serve the citizens of Clark County which shall be designed to ensure compatibility with surrounding uses, such as provision of compatible uses and structures, setbacks, screening, and/or natural or man-made buffers, which may include consideration to hours of operation.

b. Standards Applicable to All Manufacturing and Industrial Districts. All Manufacturing and Industrial Districts shall comply with the bulk and intensity standards listed in Table 30.40-5 and, when applicable, to the additional standards and restrictions required for properties located within any overlay district established in Chapter 30.48 (see respective PART).

c. Uses Permitted. The uses listed under the column of the respective industrial districts within Table 30.44-1 (see also Appendix F, *Uses Categorized By Zoning District*) shall establish the uses permitted within the districts, subject to the conditions listed and to all administrative and special use permit approvals as shown in the Table. (Ord. 3055 § 3 (part), 4/2004)

30.40.230 Purpose of the M-D Designed Manufacturing District. The M-D Designed Manufacturing District is established to provide area suitable for the development of light manufacturing establishments with limited outside uses and to prohibit the development of incompatible uses. See Table 30.56-2 for additional design standards. (Ord. 3055 § 3 (part), 4/2004)

30.40.240 Purpose of the M-1 Light Manufacturing District. The M-1 Light Manufacturing District is established to provide area suitable for the development of light manufacturing establishments and to prohibit the development of incompatible uses. This district is intended for areas which are typically 10 acres or more in size. See Chapter 30.56, Table 30.56-2, for additional design standards. For properties located within the Adult Use Overlay District, also see Chapters 30.44, Table 30.44-1; 30.48, Part H; and 30.76.080. (Ord. 3055 § 3 (part), 4/2004; Ord. 2899 § 3, 5/2003; Ord. 2741 § 6 (part), 5/2002)

30.40.250 Purpose of the M-2 Industrial District. The M-2 Industrial District is intended to provide areas suitable for the location and operation of the most intense manufacturing and industrial activities. See Table 30.56-2 (Design Standards) for additional design standards.

Table 30.40-5 Industrial Districts - Bulk, Yard and Space Regulations			
Property Development Standards 1. Architectural intrusions and enclosures may intrude into a required setback up to 3 feet, but shall not be less than 3 feet to a property line. 2. No structure other than a permitted fence, wall or accessory structures per 30.56.040(f) shall be located within 10 feet of a street. See 30.56.040(d) for possible additional restrictions. 3. Property located within an overlay district regulated by Chapter 30.48 is subject to the additional standards and restrictions specified therein.	**M-D**	**M-1**	**M-2**
Lot Coverage	80%	80%	80%
Yard Setback Not including permitted or required fences and walls when set back for required landscaping. Setbacks are measured from property line or edge of private street, which ever is greater. In no case shall the minimum setback from a street be less than 10 feet. Also see Chapters 30.56, 30.44 (use-related), and Building Code for additional setbacks and separations.			
Front	20 feet[1]	20 feet[1]	20 feet[1]
Interior Side Only when adjacent to a non-industrial or non-commercial use; otherwise no setback required.	20 feet[2]	20 feet[2]	20 feet[2]
Side Street (corner)	20 feet[1]	20 feet[1]	20 feet[1]
Rear Only when adjacent to a non-industrial or non-commercial use or street; otherwise no setback required.	20 feet[1,2]	20 feet[1,2]	20 feet[1,2]
Height	50 feet[1,2]	50 feet[1,2]	75 feet[1,2]
Additional Requirements 1. A height setback ratio per Figure 30.56-4 (Setbacks From Streets - Buildings Over 35 Feet). Buildings up to 100 feet are permitted with a special use permit, but may not encroach into any Airport Airspace Overlay District Boundary. 2. A height setback ratio per Section 30.56.070 (Height), Figure 30.56-10 (Height/Setback).			

(Ord. 3354 § 5 (part), 2/2006; Ord. 3174 § 4 (part), 1/2005; Ord. 3055 § 3 (part), 4/2004; Ord 3008 § 5 (part), 12/2003; Ord. 2573 § 8 (part), 2001; Ord. 2510 § 9 (part), 2000)

30.40.260 Special Districts

a. General Purpose. The special districts set forth herein, when taken together, are intended to permit a broad range of development necessary to serve the citizens of Clark County.

b. Standards Applying to All Special Districts. All Special Districts shall comply with the bulk and intensity standards listed in Table 30.40-7, and, when applicable, with the additional standards and restrictions required for properties located within any overlay district established in Chapter 30.48 (see respective PART).

c. Dwelling Unit Density.

1. The number of dwelling units per gross acre shall not exceed limits as set forth for the various districts, or for any lot or parcel within the district.

2. If a lot or parcel lies within more than 1 district, the density of that portion within each district shall not exceed the density allowed for the district.

3. Variances and waivers of standards to density restrictions shall not be accepted by the Zoning Administrator.

d. Uses Permitted. The uses listed under the column of the respective special districts within Table 30.44-1 (see also Appendix F, uses categorized by zoning district) shall establish the uses permitted within the districts, subject to the conditions listed and to all administrative and special use permits as shown in the table.

1. Mixed use development may be established in the H-1 district, subject to a pre-submittal conference and approval of special use permit and design review (public hearing) applications in addition to any other required application, as follows:

A. Outside of the Mixed Use Overlay District in conformance with zoning base district standards and requirements, including density and height, and compliance with pedestrian realm requirements for the MUD-2 subdistrict established in Table 30.48-J2.

B. In the MUD-1, MUD-2, MUD-3 or MUD-4 subdistricts within the Overlay in conformance with subdistrict requirements and satisfaction of the evaluative criteria established in Section 30.48.770(A), (B) and (C) (3-9).

2. U-V zoning is required for any mixed use development that exceeds H-1 zoning base district or applicable MUD subdistrict standards and requirements. Waiver of development standards or variance applications to deviate from zoning base district or applicable MUD subdistrict standards and requirements shall not be accepted for a mixed use development in the H-1 zoning district except as permitted by Chapter 30.48 Part J. Waiver of development standards and variance applications to deviate from standards not in conflict with Chapter 30.48 Part J may be submitted. (Note: any special use permit required by Section 30.48.770 shall require public hearings before the Commission and the Board).

3. Exception: The H-1 district may be utilized in lieu of the U-V district if the H-1 district is located in the MUD-1 subdistrict within the Mixed Use Overlay District and the development conforms to Chapter 30.48, Part J. (Ord. 3472 § 6, 1/2007; Ord. 3397 § 5 (part), 6/2006; Ord. 3354 § 4 (part), 2/2006; Ord. 3219 § 4 (part), 5/2005)

30.40.270 Purpose of the O-S Open Space District. The O-S Open Space District is intended to provide for permanent open space in the community, to prevent irreversible environmental damage to sensitive areas and to safeguard the general prosperity, health, safety and welfare of the public by limiting development in areas where police and fire protection, protection against flooding by storm water or other services cannot be provided without excessive cost to the community or to provide a buffer between incompatible uses. See Table 30.56-2 (Design Standards) for additional design standards.

30.40.280 H-2 General Highway Frontage District.

a. Purpose. The H-2 General Highway Frontage District is established to provide for the establishment of a variety of residential, office, and commercial uses. See Table 30.56-2 (Design Standards) for additional design standards.

b. Future Applications for H-2 Zoning Prohibited. Petitions for a zone boundary amendment to H-2 General Highway Frontage District shall not be accepted by the Zoning Administrator after September 30, 1990.

30.40.290 Purpose of the P-F Public Facility District. The P-F Public Facility District is established in order to provide for the location and development of sites suitable for necessary public buildings, structures and uses, and related private buildings, structures, and accessory uses. Uses developed within the P-F district are expected to conform to the development and design standards (for this and all Chapters of this Title) for such use. Except for regulations within Chapters 30.32 and 30.52, alternatives may be established per the approved plans on file. (Ord. 3848 § 6, 2/2010; Ord. 3635 § 5, 6/2008; Ord. 3549 § 6 (part), 9/2007)

30.40.300 Purpose of the R-V-P Recreational Vehicle Park District The R-V-P Recreational Vehicle Park District is established to provide for the location and development of sites suitable for temporary or transient lodging in recreational vehicles. See Table 30.56-2 (Design Standards) for additional design standards.

30.40.310 U-V Urban Village (Mixed Use) District.

a. Purpose. This district is intended to accommodate a mixture of residential, commercial/employment, and recreational uses typical of a high activity, urban center, as described below, and can only be approved for mixed use development projects in the Mixed Use Overlay District. An array of residential uses, employment centers, recreation and open space amenities, and community and cultural facilities should be elements included within this district. The design of the district and its uses anticipate interaction between different categories of land uses in an intensely developed setting. The vision for development within this district is to have a central core with high density development and building mass, stepping down to mid-densities and intensities of development, then to the least intense, typically calling for one and two story buildings and open space areas. This arrangement of densities is best utilized in close proximity to major transportation corridors and full interchanges (transportation nodes) and intermittently served by section line streets. However, different development patterns may be equally desirable for smaller acreages or within various urban settings. See Chapter 30.48, Part J, and Table 30.56-2 for additional design and development standards.

b. Mixed Uses. Mixed use developments in the U-V district shall be designed only in conformance with the standards established in Chapter 30.48, Part J (Mixed Use Overlay District).

Table 30.40-6 Urban Village Land Use Proportions - Deleted
(Ord. 3174 § 4 (part), 1/2005; Ord. 3055 § 3 (part), 4/2004)

30.40.320 H-1 Limited Resort and Apartment District.

a. Purpose. The H-1 Limited Resort and Apartment District is established to provide for the development of gaming enterprises, compatible commercial, and mixed commercial and residentialuses, and to prohibit the development of incompatible uses that are detrimental to gaming enterprises. See Table 30.56-2 (Design Standards) for additional design standards.

b. Designation as Gaming Enterprise District. The H-1 Limited Resort and Apartment District per Chapter 463 of the Nevada Revised Statutes, is designated as the Gaming Enterprise District as shown on the Gaming Enterprise Map in Appendix G. A special use permit for a resort hotel approved in accordance with Table 30.16-4 establishes the ability to have live gaming. Applications to expand the Gaming Enterprise District shall not be accepted for property within 500 feet of residential development or 1,500 feet of a school or church.

30.40.330 Alternative Development Standards. It is recognized that individual sites may present unique characteristics, including the shape and location of the site, and the design of existing and proposed structures, could be best developed through the application of alternative development standards which depart from the requirements of this Chapter. In certain circumstances such alternative standards may be considered beneficial by the Commission or Board as a tool to achieve the land development policies of the County. In such cases, the Board or Commission may approve alternative development standards through the granting of a waiver of standards, according to the procedures outlined in Table 30-16-7 of this Title subject to finding that the alternative standards will:

1. Result in development having a visual character which is as or more compatible with adjacent development than anticipated by the requirements of this Chapter.

2. Encourage a development trend or a visual character similar to that anticipated by the requirements of this Chapter.

3. Result in a development which meets or exceeds all other requirements of this Title.

Table 30.40-7 Special Districts - Property Development Standards Matrix					
Property Development Standards: **1.** Architectural intrusions and enclosures may intrude into a required setback up to 3 feet, but shall not be less than 3 feet to a property line. **2.** No structure other than a permitted fence, wall or accessory structures per 30.56.040(f) shall be located within 10 feet of a street. See 30.56.040(d) for possible additional restrictions. **3.** Property located within an overlay district regulated by Chapter 30.48 is subject to the additional standards and restrictions specified therein. **4.** Mixed use development in H-1 is subject to the additional requirements established in Table 30.44-1 and Section 30.48.770.	**O-S**	**H-2[1]**	**R-V-P**	**U-V[2]**	**H-1[3]**
Dwelling Unit Density (Per Gross Acre)	0.1	0.5, or 8	20		50[3]
Lot Area Landscape and common area lots need not meet minimum area.	10 acres				
Space size			800 sq. ft.		
Lot Coverage	5%	60%			
Yard Setback Not including permitted or required fences and walls when set back for required landscaping. Setbacks are measured from property line or edge of private street, which ever is greater. Also see Chapters 30.56, 30.44 (use-related), and Building Code for additional setbacks and separations.					
Front: See 30.56.060 for special setbacks along Las Vegas Boulevard	50 feet	10 feet	10 feet		10 feet[5]
Interior Side	25 feet	10 feet[4,6]	10 feet[4]		10 feet[4,6]
Side Street (corner)	50 feet	10 feet	10 feet		10 feet[5]
Rear	75 feet	10 feet[4,6]	10 feet[4]		10 feet[4,5,6]
Height:	35 feet	35 feet[6]	35 feet		100 feet[5,6]
Building Separation	20 feet		10 feet		
Open Space			60 sq. ft. per space		

Table 30.40-7 Special Districts - Property Development Standards Matrix

Additional Requirements:

1. Residential development shall conform to all development standards of the R-U, Rural Open Land District, unless a special use permit is approved in accordance with Table 30.16-4 to allow residential development in accordance with the R-2, Medium Density Residential District; however planned unit developments are not permitted in the H-2 zone. The development standards otherwise listed in Table 30.40-7 apply to commercial development.

2. See Chapter 30.48, Part J, for mixed use design and development standards established for this district.

3. Residential uses within the H-1 district shall require special use permit approval and conformance to R-5 development standards except for condominiums in conjunction with or adjacent to a resort hotel which may be developed per the approved plan.

- **a.** Density may be increased to a maximum 100 units per acre for residential projects or mixed use development located in the MUD-1 subdistrict of the Mixed Use Overlay District, subject to satisfying MUD-1 height, pedestrian realm, and open space requirements established in Chapter 30.48, Part J, with approval of the special use permit.
- **b.** Mixed use development outside of the Mixed Use Overlay District is permitted in conformance with H-1 zoning base district standards and requirements, including density and height, and compliance with pedestrian realm requirements for the MUD-2 subdistrict established in Table 30.48-J2.
- **c.** Recreational vehicle parks in conjunction with resort hotels shall comply with the development standards listed in the RVP district.
- **d.** Where a subdivision for single-family dwellings was recorded prior to May of 1974, dwellings and accessory uses typically associated with single-family development (including guest houses or accessory apartments) may be expanded and modified in accordance with the provisions and development standards in the R-D district, provided the dwelling or accessory use is located on a parcel of land that contained a residential structure that was legally nonconforming on March 1, 1998.

4. Only when adjacent to a residential use, otherwise no setback required.

5. A height setback ratio per Figure 30.56-4 (Setbacks From Streets - Buildings Over 35 Feet).

- **A.** Except for neighborhood casinos, buildings over 100 feet are permitted with a special use permit, but may not encroach into any Airport Airspace Overlay District Boundary.
- **B.** The maximum height for a neighborhood casino located in the MUD-2, MUD-3, or MUD-4 subdistrict of the Mixed Use Overlay District may be permitted in conformance with Table 30.48-J1, provided no building or structure encroaches into any Airport Airspace Overlay District Boundary.

6. A height setback ratio per Section 30.56.070 (Height), Figure 30.56-10 (Height/Setback).

(Ord. 3432 § 5 (part), 10/2006; Ord. 3357 § 3, 3/2006; Ord. 3355 § 4, 2/2006; Ord. 3354 § 5 (part), 2/2006; Ord. 3238 § 4(part), 7/2005; Ord. 3229 § 7 (part), 6/2005; Ord. 3219 § 4 (part), 5/2005; Ord. 3174 § 4 (part), 1/2005; Ord. 3055 § 3 (part), 4/2004; Ord 3008 § 5 (part), 12/2003; Ord. 2675 § 1, 2001; Ord. 2573 § 8 (part), 2001; Ord. 2510 § 9 (part), 2000)

30.44 Uses. 1
30.44.005 General. 1
30.44.010 Uses Allowed in Zoning Districts 1
30.44.020 Alternative Standards for Specific Site Development Standards Required With Specific Uses. 3
Table 30.44-1 Global Use Table 4

30.44 Uses.

30.44.005 General. Unless otherwise specified in Table 30.44-1, all uses must be conducted within a permanent enclosed building.

30.44.010 Uses Allowed in Zoning Districts

a. The uses listed in Table 30.44-1 are subject to the development standards listed in Chapters 30.52 (Off-Site Development Requirements), 30.56 (Site Development Standards), 30.60 (Parking and Loading Regulations), 30.64 (Site Landscape and Screening Standards), and 30.68 (Site Environmental Standards) unless modified by the restrictions of any of the overlay districts in Chapter 30.48 (Zoning Overlay Districts) or by the table.

b. The following categories of uses, conditions and exceptions are identified and listed in Table 30.44-1:

1. Permitted Uses "P". The use is permitted as a principal use in that zoning district.

2. Accessory Uses "A". The use is permitted only as an accessory use to the principal use, indicated in Table 30.44-1, within the specified district, but this does not exclude other land uses which are also considered accessory to the principal use, but not listed in Global Use Table. Within the Co-operative Management Agreement Area (See Map in Appendix G), accessory structures and uses shall be permitted on a lot deed restricted by Clark County for nonresidential uses only; where the principal use is established on the adjacent lot and both properties are under the same ownership. The Zoning Administrator shall determine when uses are accessory.

3. Conditional Uses "C". The use is permitted in the specified districts subject to meeting stated conditions (this may be reviewed with a building permit, business license or design review; a separate land use application is not required). If stated conditions do not apply, the use is a permitted use in that district. All conditional uses require performance measures to mitigate possible negative impacts of the use. These measures are numbered where each conditional use is listed in the Table 30.44-1.

4. Temporary Uses "T". Temporary uses are permitted in each zoning district subject to the performance conditions listed with an administrative temporary use (T), as provided in Table 30.16-5.

5. Special Uses "S". The use is permitted as a special use in the listed districts with a special use permit subject to a public hearing process per Table 30.16-4. Some special uses require performance measures to mitigate possible negative impacts of the use when each special use is listed in table 30.44-1.

6. Conditions related to various uses. Most uses require performance conditions to mitigate possible negative impacts of the use. Whenever the applicant cannot or does not desire to comply with a performance condition, relief may only be sought as follows:

A. Accessory Uses, **Conditional Uses**, **Temporary Uses** - a special use permit may be requested in order to waive a condition associated with these uses, unless the condition cannot be waived or varied.

B. Special Uses - a waiver of development standards may be requested in addition to the special use permit, in order to waive a condition associated with a special use, unless the condition cannot be waived or varied. Certain conditions, as listed in Table 30.44-1, may be considered to be waived during the public hearing process of the special use permit, without the separate waiver of development standards application.

7. Prohibited Uses.

A. Uses not permitted are expressly prohibited; however, nothing in this Title shall be construed to prohibit constitutionally protected activities including the use of a home for noncommercial gatherings of family and friends, discussion groups, religious or political gatherings, or neighborhood meetings.

B. If one of the above letters indicating the category of use is not shown in the zoning district columns in Table 30.44-1 for a corresponding use, then the use is not permitted.

C. Transient commercial use of residential development for remuneration is prohibited in all residential zoning districts, or in any miscellaneous zoning district of this Title, except as otherwise expressly permitted.

i. The provisions of this Section do not supersede private covenants, deed restrictions, declarations of restrictions and equitable servitudes which impose conditions more restrictive than those imposed by this Section, or which impose restrictions not covered or addressed by this Section.

ii. The right to maintain a legal nonconforming transient commercial use of residential development for remuneration (profit) shall terminate within 3 years from August 19, 1998, after the use became legally nonconforming, subject to the following provisions:

a. Such a use shall not be classified as a legal nonconforming use, and shall thereafter conform to the regulations specified in this Section, if the use is maintained, or has been maintained, in violation of, or contrary to, private covenants, deed restrictions, declarations of restrictions, equitable servitudes, or the express terms of a deed of trust, loan or other purchase agreement or security instrument applicable to the residential developed property upon which the use is maintained.

b. If any such legal nonconforming use ceases for any reason for a period of 30 days or more, any subsequent use shall no longer be classified as a legal nonconforming use and shall thereafter conform to the regulations specified in this Section.

c. Nonconforming uses and structures established pursuant to this Section are subject to the regulations concerning nonconforming uses and structures set forth in Chapter 30.76 (Nonconformities) of this Title for the period specified in subsection (7) (c) (ii) above.

d. The Standard Land Use Classification Manual (SLUCM) categories as shown in Table 30.44-1 shall be used to determine compatibility of uses within Table 30.48-AE. For a more detailed list of SLUCM categories, see Appendix E.

e. The uses found in Table 30.44-1 are also categorized by zoning district in Appendix F. Where there is a conflict, Table 30.44-1 shall prevail.

D. Storage of commercial vehicle or vehicles constitutes a commercial use of land and is prohibited in residential districts except as otherwise expressly permitted; (See Outside Storage 30.44-1) however, this provision shall not be interpreted to prohibit the parking of a single automobile used for commercial purposes (see regulations for "Home Occupation").

E. It is an unlawful prohibited use for any person owning or occupying a developed or otherwise improved parcel of land within unincorporated Clark County to fail to clear such land, within ten days after notice is given to such person by the County, of weeds, grass over 4 inches in height, or any vegetation that is overgrown, dead, dry, diseased, or noxious. (Ord. 3848 § 7 (part), 2/2010; Ord. 3805 § 4 (part), 9/2009; Ord. 3766 § 2, 6/2009; Ord. 3518 § 9 (part), 5/2007; Ord. 3257 § 3 (part), 7/2005; Ord. 3160 § 9 & 10, 11/2004; Ord. 3113 § 4, 8/2004; Ord. 2573 § 9, 2001)

30.44.020 Alternative Standards for Specific Site Development Standards Required With Specific Uses. It is recognized that individual sites may present unique characteristics, 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 alternative 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. Encourage a development trend similar to that anticipated by the requirements of this Chapter.

3. Result in a development which meets or exceeds all other requirements of this Title.

4. Encourage the use of appropriate energy efficient design guidelines as specified in Section 30.56.085.

Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Accessory Agricultural Building *(Also see "Accessory Uses and Structures" and "Shed")*		A	A	A	A	A	A																		

Subject to:

1. Permitted only in conjunction with a permitted principal use or structure, and only when the agricultural use is permitted or has been approved.
2. On lots smaller than 80,000 square feet, shall be located in the side or rear yard.
3. The surface of all floor areas used for housing animals shall be permeable, and only those not used for housing animals (for example, tack rooms, hay storage, hallways, and similar rooms) may be impermeable.
4. If constructed of metal within the urban area and extending more than two feet above an opaque perimeter wall, shall have a decorative metal roof.
5. On lots smaller than 80,000 square feet, an accessory agricultural building on a single family residential lot shall not exceed one half the footprint, nor shall the cumulative area of all accessory structures exceed the footprint, of the principal dwelling, except that a maximum of 200 square feet of building per each large animal permitted based on the area of the lot shall in any case be permitted (building footprint does not include overhangs, patio covers, or similar structures).
6. The design standards established in Table 30.56-2 do not apply.
7. Conditions #4 and #5 may be waived with an Administrative Minor Deviation application.

Also see required development standards in 30.40, 30.48, and 30.56. (Ord. 3297 § 3 (part), 10/2005; Ord. 3229 § 8 (part), 6/2005; Ord. 3106 § 6 (part), 8/2004)

A=Accessory Use C=Conditional Use P=Permitted Use S=Special Use Permit T= Administrative Temporary Use Permit

Note: If box is empty, use is prohibited

Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Accessory Apartment *(Also see "Casita", "Guest House" and "Temporary Living Quarters")*	1900	A	A	A	A	A	A	A	A	A											A				A

Accessory Use Subject to:

1. Permitted only in conjunction with a single family residence (principal use).
   A. In the rural residential districts only, may be permitted as if it were the principal use prior to construction of the single family residence and constructed to the maximum habitable area of 1,500 square feet; however, the apartment shall not be rented or leased until the principal residence is occupied by the property owner.
   B. If an accessory apartment is constructed per condition (1)(a) above, other accessory structures typically permitted in conjunction with the single family residential use may also be permitted (such as but not limited to a garage, shed, or workshop).
2. The minimum lot size required shall be the minimum lot size established per zoning base district standards unless reduced by approval of a planned unit development (PUD) in conformance with Chapter 30.24; however, in no case shall the minimum lot size be less than 4,000 net square feet, not including private street easements.
3. In other than rural residential districts, the total habitable area shall not exceed 40% of the principal dwelling's area (not including garages, overhangs, patio covers, or similar structures) or 1,000 square feet, whichever is less (no increase permitted). In the rural residential districts only, the total habitable area shall not exceed 1,500 square feet unless increased with special use permit approval.
4. The principal dwelling or the accessory apartment shall be occupied by the permanent or principal owner of the lot.
5. In the R-T district, accessory apartments shall only be permitted on subdivided lots (not permitted in manufactured home parks).
6. Only 1 accessory apartment (casita, guest house or temporary living quarters) per lot shall be permitted.
7. Manufactured homes may be allowed as accessory apartments subject to approval of an administrative minor deviation (including notarized letters of consent from owners of adjacent developed property), providing the manufactured home is set at grade and conforms to the design standards required for single family dwellings, excluding the minimum area standard. Recreational vehicles shall not be permitted as accessory apartments. (All permanently attached manufactured homes must be converted to real property.)
8. One additional parking space shall be provided.
9. The property owner shall execute and record a deed restriction against the property that lists and acknowledges the use conditions herein established; and, a copy of the recorded deed restriction shall be submitted with plans prior to building permit issuance.
10. Balconies or clear windows for second-story accessory apartments shall not overlook any adjacent single family residential use unless the principal structure setbacks are maintained.
11. Shall have architectural features compatible with the principal building that must include compatible decorative exteriors, colors, and building materials.
12. If detached from the primary residence, may be located in the front, side, or rear yard provided that zoning base district requirements for accessory building setbacks, separations and height are satisfied (see applicable Tables in Chapters 30.40 and 30.56, standards may be modified by a waiver of standards application per Chapter 30.16).

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Table 30.44-1 Global Use Table																									
Uses	**SLUCM CODE**	**Residential Districts**											**Commercial Districts**				**Manufacturing/ Industrial Districts**			**Miscellaneous Districts**					
		R-U	**R-A**	**RE**	**R-D**	**R-1**	**R-T**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**CRT**	**C-P**	**C-1**	**C-2**	**M-D**	**M-1**	**M-2**	**O-S**	**H-2**	**P-F**	**RVP**	**U-V**	**H-1**
Accessory Apartment *(Also see "Casita", "Guest House" and "Temporary Living Quarters")*	1900	A	A	A	A	A	A	A	A	A											A				A

Accessory Use Subject to:

A. An accessory apartment may be considered part of the primary residence (attached) only when it is joined to the primary residence by a common wall not less than 4 feet long or a breezeway not less than ten (10) feet wide, and then only when one or both of the following conditions exist:

i. It meets the height and separation requirements for accessory structures established for the zoning district in which it is constructed; and/or

ii. It meets the height and separation requirements for primary structures established for the zoning district in which it is constructed.

13. Unless located in the rear yard, a separate garage in the non-rural residential districts may only be permitted as follows:

A. Shall be designed with vehicular entrance not facing the street, and any walls visible from the street shall have windows and architectural features that match (or complement) the principal residential structure to make the garage look like a habitable component of the principal residence; or

B. Shall share a common wall with the garage for the principal residence.

14. Front or side yard access to accessory apartments shall not face the street unless screened from view.

15. Existing utility hook-ups should be utilized whenever possible. Shall comply with all other agency requirements, including but not limited to health, sanitation, water, fire, and building regulations (See Section 30.52.100 for water restrictions). Compliance with the conditions herein listed shall not ensure approvals required from other agencies.

Conditions #2 - #11 and #15 shall not be waived or varied (except as permitted for rural residential districts in condition #3). (Ord. 3924 § 6 (part), 1/2011; Ord 3688 § 7 (part), 10/2008; Ord. 3472 § 7 (part), 1/2007; Ord. 3433 § 2 (part), 10/2006; Ord. 3238 § 5 (part), 7/2005)

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Accessory Commercial Uses (Residential only)	1110 1115 5300 5400 5800 5900 6200 6300 6800	S	S	S	S	S	S	S	S	S	S	S									S		S		S

Special Use:

1. Uses must be specified in the special use permit application.
2. Must be in conjunction with a residential development or a recreational vehicle park.
3. Uses should be designed to serve the immediate residents and guests only and minimize any impact on surrounding areas.
4. Location.
   A. Within building or floor of development which is used for recreational purposes or property management offices.
   B. Shown on the submitted plans as common or recreation area.
5. Floor Area.
   A. Maximum 1,200 square feet for project of 200 or fewer residential units, plus an additional 1,200 square feet for every 200 units thereafter.
   B. Maximum 2,400 square feet per residential development or recreational vehicle park.
6. No exterior signs.
7. No exterior lighting in excess of what exists or is suitable for the residential development.
8. Hours of operation and delivery - 6 a.m. to 10 p.m.
9. Minimum of 3 of the required parking spaces for the development shall be located within close proximity of the commercial use, 1 of which shall be designated for mobility impaired persons.
10. Business license will be issued after 100 residential dwelling units, or 100 spaces within a recreational vehicle park, have been constructed.
11. Daycare centers included with "Accessory Commercial" shall provide service to the residents or business employees only (not be open to the general public) and are not required to be located adjacent to and accessed from a collector or arterial street in order to have more than 12 children or adults.
12. Beer, wine, liquor, or tobacco sales, and any type of gaming or massage establishment (even if incidental to a beauty shop or parlor) are prohibited.

These conditions cannot be waived or varied. (Ord. 3174 § 6 (part), 1/2005; Ord. 2907 § 6 (part), 7/2003; Ord. 2834 § 1, 12/2002)

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Accessory Uses and Structures *(Also see "Accessory Agricultural Building" and "Shed")*		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

Subject to:

1. Permitted only in conjunction with a permitted principal use or structure.
2. For purposes of development standard applicability an accessory structure may be considered to be part of the primary structure only when it is joined to the primary structure by a common wall not less than 4 feet long or a breezeway not less than 10 feet wide, and then only when one or both of the following conditions exist:
   a. It meets the height and separation requirements for accessory structures established for the zoning district in which it is constructed; and/or
   b. It meets the height and separation requirements for primary structures established for the zoning district in which it is constructed.
   c. Decorative architectural features such as but not limited to covered entryways, gazebos or detached patio covers, are permitted within a courtyard (area enclosed on 2 sides by walls of the principal building) without meeting accessory structure height and separation requirements (principle structure development standards apply).
3. Any accessory structure, except for those used for renewable energy, or those used for electric charging, within the front yard shall have architectural features compatible with the principal building that must include compatible decorative exteriors, colors, and building materials.
4. Any structure within the side or rear yard visible from any street or residential development within the urban area must be architecturally compatible with the principal building, except for aircraft hangers, ornamental buildings such as gazebos or shade structures, and structures which do not extend more than 2 feet above an opaque building, fence or wall, or those used for renewable energy, or those used for electric charging.
5. Unless located within Community District 5 (CD5), an accessory building on a single family residential lot (except accessory apartments) shall not exceed ½ the footprint, nor shall the cumulative area of all accessory structures exceed the footprint, of the principal dwelling even if attached by breezeway (building footprint does not include overhangs, patio covers, or similar structures).
6. Applicable design standards established in Table 30.56-2 may be waived subject to approval of a special use permit or administrative minor deviation, except in CD5 where conformance to Table 30.56-2 is not required.

Note: conditions #4 and #5 may be waived with an Administrative Minor Deviation application. Any membrane structure must be maintained and is subject to all applicable codes as well as requirements within 30.56.

Also see required design and development standards in Chapters 30.40, 30.48, and 30.56.

(Ord. 4010 § 3 (part), 4/2012;Ord. 3757 § 5 (part), 4/2009; Ord. 3549 § 7 (part), 9/2007; Ord. 3518 § 9 (part), 5/2007; Ord. 3472 § 7 (part), 1/2007; Ord. 3397 § 6 (part), 6/2006; Ord. 3297 § 3 (part), 10/2005; Ord. 3238 § 5 (part), 7/2005; Ord. 3106 § 6 (part), 8/2004; Ord. 3055 § 4 (part), 4/2004; Ord. 2961 § 6 (part), 10/2003; Ord. 2907 § 6 (part), 7/2003; Ord. 2857 § 10 (part), 2/2003; Ord. 2741 § 7 (part), 5/2002)

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Acupuncture *(Also see "Office (Medical)")*	6510																								
Adult Uses	5900 5800																	C							
		Conditional Use Subject to an Administrative Design Review Application: 1. Must be located within the Adult Use Overlay District as described in Section 30.48.530 and as shown on Map #13 in Appendix G. 2. Must comply with all requirements listed in Chapter 30.48 Part H (Adult Use Overlay) and Section 30.76.080 (Nonconforming Adult Uses). 3. Adult uses shall only be approved within an existing or approved building upon which construction has commenced. 4. Massage is not permitted in conjunction with Adult Uses. These conditions shall not be waived or varied. (Ord. 3645 § 1 (part), 6/2008; Ord. 2899 § 4, 5/2003)																								
Agriculture - Animal Care Project	1110 1115	C	C	C	C	C	C																		
		Conditional Use: 1. Must be within Community District 5. 2. The animal care project must be sponsored and monitored by a national multi-membership animal husbandry society that provides participants with direction and guidance in the raising of animals and an opportunity to exhibit the animals at the end of the project. 3. Lots 10, 000 square feet or larger – 2 domesticated animals per household (See "Agriculture - Livestock"), including hog/pig, is permitted together with its young under the age of 1 year. 4. Lots less than 10, 000 square feet - 2 domesticated animals per household (See "Agriculture - Livestock"), including hog/pig, is permitted together with its young, but no individual animal or its young shall be kept for a period of more than 6 months. Animals are permitted outside. Registered and operable animal trailers may be stored on site. (Ord. 3766 § 3 (part), 6/2009; Ord. 3432 § 6 (part), 10/2006)																								
Agriculture - Apiaries	1110	C	C	C																					
		Conditional Use: 1. Must be accessory to residential principal use. 2. 400 foot minimum setback from any other apiary unless written consent from owner is obtained. 3. 400 foot minimum setback from any existing dwelling on another property unless written consent from owner is obtained. 4. 50 foot minimum setback from apiary to any property line. 5. 150 foot minimum setback from apiary to any street. Apiaries are permitted outside. Registered and operable animal trailers may be stored on site. (Ord. 3766 § 3 (part), 6/2009; Ord. 3432 § 6 (part), 10/2006; Ord. 2741 § 7 (part), 5/2002)																								

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Agriculture - Aviaries	1110 1115	C	C	C	S	S	S	S																	
		Conditional Use in R-U, R-A, R-E: 1. Must be accessory to residential principal use. 2. Maximum of 20 birds. Aviaries are permitted outside.												**Special Use in R-D, R-1, R-T, R-2:** 1. Must be accessory to residential principal use. 2. Maximum of 20 birds. Aviaries may be permitted outside if approved.											
		Registered and operable animal trailers may be stored on site. (Ord. 3766 § 3 (part), 6/2009; Ord. 3432 § 6 (part), 10/2006; Ord. 3160 § 11 (part), 11/2004; Ord. 2741 § 7 (part), 5/2002)																							
Agriculture – Community Garden	**8190**	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C
		Conditional Use: 1. Structures such as sheds, shade structures, and barns are allowed provided: A. Regulations per Chapter 30.40 for accessory structures are met. B. Design standards in Chapter 30.56 do not apply to structures within R-U, R-A or R-E. For all other districts located outside of Community District 5, a decorative roof is required when the structure extends more than 2' above a perimeter wall or is otherwise visible from a street. 2. A maximum of 2 medium animals (Agriculture-Livestock, Medium) are permitted. 3. Only incidental sales of crops grown on site are permitted. (Produce must be sold on the site on which it was grown). 4. Customers are permitted to the site with the approval of a Zoning Compliance application per Table 30.16-17.5 including letters of consent from property owners within a 300-foot radius. 5. Boarding Stable signage is permitted per Chapter 30.72 and may only contain the name, address, or phone number for contact person. 6. Adequate off-street parking shall be demonstrated with dust control measures per Clark County Air Quality Control regulations. 7. The use is permitted on vacant or developed property. **NOTE:** All other agency (SNHD, FDA, etc) regulations must be met. Zoning district category determines the fence and wall requirements in Chapter 30.64. (Ord. 3993 § 3 (part), 12/2011)																							

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Table 30.44-1 Global Use Table

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Agriculture - Gardening/Greenhouse	8190 1110 1115	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

Conditional Use in Residential Zoning Districts:

1. A. In R-A and R-U: Gardening/Greenhouse is permitted as a principal or accessory use.
   B. In all other residential zoning districts: Gardening/Greenhouse is permitted as a principal use in Community District 5, and permitted in conjunction with a principal use when located outside of Community District 5. (A special use permit may be requested for Gardening/Greenhouse as a principal use outside of Community District 5).
2. Sales of produce/crops grown on site are permitted.
3. Customers are permitted to the site.
   A. For residential zoning districts located outside Community District 5, approval of a Zoning Compliance application per Table 30.16-17.5 including letters of consent from property owners within a 300-foot radius is required.
   B. Adequate off-street parking shall be demonstrated with dust control measures per Clark County Air Quality Control regulations.
4. Boarding Stable signage is permitted per chapter 30.72 and may only contain the name, address, or phone number for contact person.
5. Structures such as sheds, shade structures, and barns are allowed provided:
   A. Regulations per Chapter 30.40 for accessory structures are met.
   B. Design standards in Chapter 30.56 do not apply to structures within R-U, R-A or R-E. For all other districts located outside of Community District 5, a decorative roof is required when the structure extends more than 2' above a perimeter wall or is otherwise visible from a street.

Conditional Use in all other Zoning Districts: Except for M-D (when located indoors), M-1 and M-2:

1. No customers are permitted to the site.
2. No advertising for the agricultural use.

NOTE: All other agency (SNHD, FDA, etc) regulations must be met.

When "Agriculture-Gardening/Greenhouse" is the principal use, zoning district category determines the fence and wall requirements in Chapter 30.64. (Ord. 3993 § 3 (part), 12/2011; Ord. 2741 § 7 (part), 5/2002)

Agriculture - Hogs/Pigs *(Also see "Agriculture - Animal Care Project")*	8160 1110	C	C																						

Conditional Use:

1. Must be within Community District 5. (This condition cannot be waived or varied.)
2. One per 20,000 square feet of lot area not to exceed 2 animals.

Hogs/pigs are permitted outside.

Registered and operable animal trailers may be stored on site. (Ord. 3766 § 3 (part), 6/2009; Ord. 3432 § 6 (part), 10/2006; Ord. 2741 § 7 (part), 5/2002)

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Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
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Agriculture - Livestock, Small	1110 8160	C	C	C	C	C	C										C	C	S						

For all zoning districts, structures such as sheds, shade structures, and barns are allowed provided:
1. Regulations per Chapter 30.40 for accessory structures are met.
2. Design standards in chapter 30.56 do not apply to structures within R-U, R-A or R-E. For all other districts located outside of Community District 5, a decorative roof is required when the structure extends more than 2' above a perimeter wall or is otherwise visible from a street.

Conditional Use in R-A:
1. For lots 80,000 square feet or less: Maximum of 200 animals per property.
2. If lot is greater than 80,000 square feet: No limit on number of animals – does not include hogs/pigs, or dairy farm.
3. Raising and selling livestock is permitted.
4. Customers are permitted to the site.
5. Boarding Stable signage is permitted per Chapter 30.72 and may only contain the name, address, or phone number for contact person.
6. No on premise pelting.

Conditional Use in R-U and R-E:
1. If located in R-E and outside of Community District 5 must be in conjunction with a residential principal use. (May be principal use in R-U).
2. A. R-U – maximum of 100 animals. When located within Community District 5 – 200 animals if located on a lot 80,000 square feet or less; there is no limit on the number of animals for lots greater than 80,000 square feet.
   B. R-E – maximum of 20 animals. There is no limit on the number of animals when located within Community District 5 on lots greater than 80,000 square feet.

Maximum number shall not include more than 3 roosters over 3 months old. When located within Community District 5, 5 roosters per breed over 3 months old are permitted with a maximum of 20 roosters.
3. Raising and selling livestock is permitted.
4. Customers are permitted to the site:
   A. If located outside Community District 5, subject to the following:
      i. Lot must be a minimum of 80,000 square feet.
      ii. Approval of a Zoning Compliance application per Table 30.16-17.5 including letters of consent from property owners within a 300-foot radius is required.
   B. Boarding Stable is permitted per Chapter 30.72 and may only contain the name, address, or phone number for contact person.
5. No on premise pelting.

(Continued)

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Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Agriculture-Livestock, Small	1110 8160	C	C	C	C	C	C										C	C	S						

(Continued from Previous Page)

Conditional Use in R-D, R-1, and R-T:

1. Must be in conjunction with a residential principal use.
2. Must be within Community District 5.
3. Minimum 10,000 square foot lot size.
4. Maximum of 10 animals per property, which may be no more than 5 roosters per breed.
5. Raising and selling livestock is permitted.
6. Customers are permitted to the site subject to:
   A. Lot must be a minimum of 80,000 square feet.
   B. Boarding Stable signage is permitted per Chapter 30.72 and may only contain the name, address, or phone for contact person.
7. No on-premise pelting.

Conditional Use in M-D, M-1 and Special Use in M-2 subject to: Raising and keeping of livestock must be indoors.

NOTES:

When "Agriculture-Livestock, Small" is the principal use, zoning district category determines the fence and wall requirements in Chapter 30.64.

Animals are permitted outside.

Registered and operable livestock trailers may be stored on site.

See Title 10 of Clark County Code for regulations regarding care/treatment and protection, including shelter, for animals.

(Ord. 3993 § 3 (part), 12/2011;Ord. 3766 § 3 (part), 6/2009; Ord. 3432 § 6 (part), 10/2006; Ord. 2741 § 7 (part), 5/2002)

A=Accessory Use C=Conditional Use P=Permitted Use S=Special Use Permit T= Administrative Temporary Use Permit

Note: If box is empty, use is prohibited

Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Agriculture - Livestock, Medium*	1110 8160	C	C	C	C	C	C																		

For all zoning districts, structures such as sheds, shade structures, and barns are allowed provided:

1. Regulations per Chapter 30.40 for accessory structures are met.
2. Design standards in Chapter 30.56 do not apply to structures within R-U, R-A or R-E. For all other districts located outside of Community District 5, a decorative roof is required when the structure extends more than 2' above a perimeter wall or is otherwise visible from a street.

Conditional Use in R-A:

1. Outside Community District 5, 2 medium animals per 10,000 square feet of lot area, not to exceed a maximum of 25 animals.
2. If located within Community District 5 the following limits apply, subject to conditions #3, #6, #7, and #8 for Commercial Boarding Stables:
   For lots 80,000 square feet and less – 200 animals.
   For lots greater than 80,000 square feet but less than 200,000 square feet – 400 animals.
   For lots 200,000 square feet and greater – unlimited number.
3. Minimum 120 square feet of stall or pen area shall be provided for every 2 animals.
4. Raising and selling livestock is permitted.
5. Customers are permitted to the site.
6. Boarding Stable signage is permitted per Chapter 30.72 and may only contain the name, address, or phone number for contact person.

Conditional Use in R-U and R-E:

1. If located in R-E and outside Community District 5, must be in conjunction with a residential principal use. (May be principal use in R-U).
2. Outside of Community District 5, 2 medium animals per 10,000 square feet of lot area, not to exceed a maximum of 25 animals.
3. If located within Community District 5 the following limits apply, subject to conditions #3, #6, #7 and #8 for Commercial Boarding Stables.
   For lots 80,000 square feet and less – 200 animals.
   For lots greater than 80,000 square feet but less than 200,000 square feet – 400 animals.
   For lots 200,000 square feet and greater – unlimited number.
4. Minimum 120 square feet of stall or pen area shall be provided for every 2 animals.
5. Raising and selling of livestock is permitted.
6. Customers are permitted to the site.
   A. If located outside Community District 5, subject to the following:
      i. Lot must be a minimum of 80,000 square feet.
      ii. Approval of a Zoning Compliance application per Table 30.16-17.5 including letters of consent from property owners within a 300-foot radius is required.
   B. Boarding Stable signage is permitted per Chapter 30.72 and may only contain the name, address, or phone number for contact person.

(Continued)

A=Accessory Use C=Conditional Use P=Permitted Use S=Special Use Permit T= Administrative Temporary Use Permit

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Agriculture - Livestock, Medium*	1110 8160	C	C	C	C	C	C																		

(Continued from previous page)

Conditional Use in R-D, R-1 and R-T:

1. Must be in conjunction with a residential principal use.
2. Permitted only in Community District 5.
3. Minimum lot size of 10,000 square feet.
4. 2 medium animals per 10,000 square feet of lot area, not to exceed a maximum of 25 animals.
5. Minimum 120 square feet of stall or pen area shall be provided for every 2 animals.
6. Subject to conditions #3, #6, #7, and #8 for Commercial Boarding Stables.
7. Raising and selling of livestock is permitted.
8. Customers are permitted to the site subject to:
   A. Lot must be a minimum of 80,000 square feet.
   B. Boarding Stable signage is permitted per Chapter 30.72 and may only contain the name, address, or phone number for contact person.

NOTES:

When "Agriculture-Livestock, Medium" is the principal use, zoning district category determines the fence and wall requirements in Chapter 30.64.

*When calculating the permitted total of animals, one large animal may be substituted for two medium animals.

Registered and operable livestock trailers may be stored on site.

Animals are permitted outside.

Does not include a dairy farm or hogs/pigs.

See Title 10 of Clark County Code for regulations regarding care/treatment and protection, including shelter, for animals.

(Ord. 3993 § 3 (part), 12/2011; Ord. 3766 § 3 (part), 6/2009; Ord. 3432 § 6 (part), 10/2006; Ord. 2907 § 6 (part), 7/2003; Ord. 2741 § 7 (part), 5/2002

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Agriculture - Livestock, Large* **(Does not include Boarding Stables)**	8160 1110	C	C	C	C	C	C																		

For all zoning districts, structures such as sheds, shade structures, and barns are allowed provided:

1. Regulations per Chapter 30.40 for accessory structures are met.
2. Design standards in Chapter 30.56 do not apply to structures within R-U, R-A or R-E. For all other districts located outside of Community District 5, a decorative roof is required when the structure extends more than 2' above a perimeter wall or is otherwise visible from a street.

Conditional Use in R-A:

1. Outside Community District 5, 1 large animal per 10,000 square feet of lot area, not to exceed a maximum of 25 animals.
2. If located within Community District 5:
   For lots 80,000 square feet and less – 1 animal per 4000 square feet.
   For lots greater than 80,000 square feet but less than 160,000 square feet – 200 animals.
   For lots 160,000 square feet but less than 200,000 square feet – 400 animals.
   For lots 200,000 square feet and greater – unlimited number.
3. 120 square feet of stall or pen area shall be provided for each animal.
4. Subject to conditions #3, #6, #7, and #8 for Commercial Boarding Stables.
5. Raising and selling livestock is permitted.
6. Customers are permitted to the site.
7. Boarding Stable signage is permitted per Chapter 30.72 and may only contain the name, address, or phone number for contact person.

Conditional Use in R-U and R-E:

1. If located in R-E and outside Community District 5, must be in conjunction with a residential principal use. (May be principal use in R-U).
2. Outside of Community District 5, 1 large animal per 10,000 square feet of lot area, not to exceed a maximum of 25 animals.
3. If located within Community District 5:
   For lots 80,000 square feet and less – 1 animal per 4000 square feet.
   For lots greater than 80,000 square feet but less than 160,000 square feet – 200 animals.
   For lots 160,000 square feet but less than 200,000 square feet – 400 animals.
   For lots 200,000 square feet and greater – unlimited number.
4. Subject to conditions #3, #6, #7, and #8 for Commercial Boarding Stables.
5. 120 square feet of stall or pen area shall be provided for every each animal.
6. Raising and selling of livestock is permitted.

(Continued)

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Agriculture - Livestock, Large* **(Does not include Boarding Stables)**	8160 1110	C	C	C	C	C	C																		

(Continued from previous page)

7. Customers are permitted to the site.
   A. If located outside Community District 5, subject to the following:
      i. Lot must be a minimum of 80,000 square feet.
      ii. Approval of a Zoning Compliance application per Table 30.16-17.5 including letters of consent from property owners within a 300-foot radius is required.
   B. Boarding Stable signage is permitted per Chapter 30.72 and may only contain the name, address, or phone number for contact person.

Conditional Use in R-D, R-1 and R-T:

1. Must be in conjunction with a residential principal use.
2. Permitted only in Community District 5.
3. Minimum lot size of 10,000 square feet.
4. 1 large animal per 10,000 square feet of lot area, not to exceed a maximum of 25 animals.
5. Subject to conditions #3, #6, #7, and #8 for Commercial Boarding Stables.
6. 120 square feet of stall or pen area shall be provided for each animal.
7. Raising and selling of livestock is permitted.
8. Customers are permitted to the site subject to:
   A. Lot must be a minimum of 80,000 square feet.
   B. Boarding Stable signage is permitted per Chapter 30.72 and may only contain the name, address, or phone number for contact person.

NOTES:

When “Agriculture-Livestock, Large” is the principal use, zoning district category determines the fence and wall requirements in Chapter 30.64.

*When calculating the permitted total of animals, one large animal may be substituted for two medium animals.

Registered and operable livestock trailers may be stored on site.

Animals are permitted outside.

Does not include a dairy farm or hogs/pigs.

See Title 10 of Clark County Code for regulations regarding care/treatment and protection, including shelter, for animals.

(Ord. 3993 § 3 (part), 12/2011; Ord. 3848 § 7 (part), 2/2010; Ord. 3766 § 3 (part), 6/2009; Ord. 3432 § 6 (part), 10/2006; Ord. 2907 § 6 (part), 7/2003; Ord. 2741 § 7 (part), 5/2002)

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Table 30.44-1 Global Use Table																									
Uses	**SLUCM CODE**	**Residential Districts**											**Commercial Districts**				**Manufacturing/ Industrial Districts**			**Miscellaneous Districts**					
		R-U	**R-A**	**RE**	**R-D**	**R-1**	**R-T**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**CRT**	**C-P**	**C-1**	**C-2**	**M-D**	**M-1**	**M-2**	**O-S**	**H-2**	**P-F**	**RVP**	**U-V**	**H-1**
Agriculture - Livestock, Large* (Does not include Boarding Stables	8160 1110	C	C	C	C	C	C																		
		(Continued from previous page)																							
Aircraft Hangars	6400 4300	A	A	A	A	A	A	A	A	A	A	A			A	A	A	A	A	A	A	A	A	A	A
		Accessory to airports/airstrips and residential dwellings. Hangars within residential subdivisions (accessory to a principal dwelling) which are oriented to, and take service from, an airstrip only shall have the same property development standards as the principal building on the lot. (Ord. 2857 § 10 (part), 2/2003; Ord. 2741 § 7 (part), 5/2002)																							
Aircraft Sale, Maintenance, Repair, Assembly, Fuel Storage	5500 6400 3400	A	A	A	A	A	A	A	A	A	A	A			A	A	A	S, A	S, A	A	A	A	A	A	A
		Accessory to airports only. This condition cannot be waived or varied. Outside display or storage is permitted. (Ord. 2857 § 10 (part), 2/2003)																							

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Airport/Airstrip	4300	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	S	S	S	S	S
		Accessory commercial and industrial uses, including, but not limited to, shops; snack bars; lounges and restaurants; vehicle fueling, repair, maintenance, rental, paint and body and wash; office; light manufacturing; warehouse; and fuel storage may be permitted in conjunction with the airport/airstrip provided the accessory uses are specified in a special use permit approval subject to the same development standards required as listed in this table for such uses. The uses need not be on-site if clearly designed to be integrated into airport operations. A security fence or wall is permitted. Use is permitted outside. (Ord. 4010 § 3 (part), 4/2012; Ord. 2857 § 10 (part), 2/2003)																							
Alcohol and Related Uses ***See Alcohol, On-Premise Consumption, Alcohol Sales, Beer and Wine, Alcohol Sales, Packaged Only, Bar, Brew Pub, Lounge, Outside Dining, Drinking and Cooking, Service Bar, Supper Club, Tavern***																									
		(Ord 3586 § 5 (part), 2/2008)																							
Alcohol, On-Premise Consumption	5800														S	C	S	S			S			C	S,A
		Special Use in C-1 Subject to: 1. Limited to a service bar only (must be sold in conjunction with a meal) unless licensed as a Supper Club. (This condition cannot be waived or varied). 2. If operating as a Supper Club, must have a minimum separation of 200 feet from any residential use unless separated by a collector or arterial street or buffered from the residential use by a building, or as determined by the Commission or Board with approval of the special use permit. **Special Use in H-2 Subject to:** Limited to a service bar only (must be sold in conjunction with a meal). Any other on-premise consumption of alcohol shall be located within 600 feet of the intersection of a state highway and an 80 foot collector road or greater. (These conditions cannot be waived or varied.) **Conditional Use in C-2 and U-V and Special Use in M-D, M-1, and H-1 Subject to:** 1. For other than a service bar, must have a minimum separation of 200 feet from any residential use unless separated by a collector or arterial street or buffered from the residential use by a building, or as determined by the Commission or Board with the approval of a special use permit. 2. In U-V must be part of a mixed-use development (Section 30.40.310). **Accessory Use** when in conjunction with a resort hotel or hotel/motel having 50 or more guest rooms. Note: Chapter 8.20 of the Clark County Code regulates the sale of alcohol and cannot be waived or varied (see Business License Department). (Ord 3989 § 1, 11/2011; Ord 3971 § 1, 8/2011;Ord 3586 § 5 (part), 2/2008; Ord. 2961 § 6 (part), 10/2003; Ord. 2857 § 10 (part), 2/2003; Ord. 2741 § 7 (part), 5/2002)																									

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Alcohol Sales, Beer and Wine - Packaged Only	5900														P	P	S	S			S			C	S,A
		Conditional Use in U-V must be part of a mixed-use development per Section 30.40.310. **Accessory Use** when in conjunction with a resort hotel or hotel/motel having 50 or more guest rooms. (Ord 3918 § 1, 12/2010; Ord 3586 § 5 (part), 2/2008)																							
Alcohol Sales, Liquor - Packaged Only	5900														C	P	S	S			S			C	S
		Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310). **Conditional Use in C-1** in conjunction with a grocery store. Note: Chapter 8.20 of the Clark County Code regulates the sale of alcohol and cannot be waived or varied (see Business License Department). (Ord 3586 § 5 (part), 2/2008; Ord. 3472 § 7 (part), 1/2007)																							
Alternative Fuels Processing	2077																C	C	C						
		Conditional Use in M-D, M-1 and M-2: 1. No byproducts or emissions allowed. 2. Must comply with Department of Air Quality requirements. 3. Must comply with Environmental Protection Agency (EPA) requirements. These conditions cannot be waived or varied. (Ord 4008 § 29 (part), 3/2012; Ord. 3924 § 6 (part), 1/2011; Ord. 3472 § 7 (part), 1/2007)																							
Amusement/Theme Park *(Also see "Recreational Facility")*																									
Animal Hospital *(Also see "Veterinary Clinic and Service")*																									
Animal By-Products Plant	2800																		S						
		Special Use Subject to: 1. Must be set back 4,000 feet from any non-industrial use. 2. Must be set back a minimum 200 feet from any other industrial use except accessory uses. No outside uses permitted and the conditions cannot be waived or varied.																							
Antique Restoration														A	A	A	A	A			A			A	A
		Accessory Use must be in conjunction with antique sales.																							
Antiques	5900 5300													S	P	P	S	S			S			C	S
		Conditional Use in U-V must be part of a mixed-use development per Section 30.40.310.																							

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Apartment *(Also see "Dwellings -Multiple Family or Multiple Family Dwelling Groups")*																									
Apartment, Temporary *(Also see "Dwelling - Temporary Living Quarters")*																									
Appliance Repair	5700 6400															S	C	C	S		S				
		Conditional Use in M-D and M-1 and Special Use Permit in C-2, M-2 and H-2: Outside storage is permitted in conjunction with the principal use which is conducted indoors subject to conditions for outside storage (See "Outside Storage").																							
Arcade	7396														S	P	S	S						C	S,A
		Accessory Use allowed only when in conjunction with a resort hotel or hotel/motel having 50 or more guest rooms. **Conditional Use in U-V** must be part of a mixed-use development (Section 30.40.310).																							
Art Gallery/Studio	5900												S	P	P	P	S	S			S	P		C	S
		Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310).																							
Artist *(Also see "Home Occupation" or "Art Gallery/Studio")*																									

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Assisted / Independent Living Facility *(Also see "Congregate Care Facility" and "Supportive Housing")*	1200	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	C	S

All Uses Subject to compliance with all federal, state, and local regulations for such facilities (for example, NAC 449.216 establishes criteria for common areas and dining rooms; NRS 449 and 654 establish definitions and state licensing requirements; and Title 6 establishes Clark County licensing requirements).

Special Use Subject to:

The development standards of the district in which it is located, except as modified below.

1. The minimum size lot for such a facility shall not be less than 80,000 square feet.
2. The facility must be adjacent to, and accessed from, a collector or arterial street or a commercial complex.
3. Buildings within, or adjacent to, residential neighborhoods shall be designed with a residential appearance, such as a gabled roof with concrete tile and masonry or stucco wall construction, as may be required by the Commission or Board.
4. Accessory commercial uses for the patients and their guests may be established providing the square footage of all such uses does not exceed 10% of the gross floor area of the building(s), that no exterior signage for the accessory commercial uses is established, and that all commercial deliveries are made between the hours of 8:00 a.m. and 10:00 p.m.
5. Density. The maximum density shall not exceed the allowable density for the district. Facilities within a commercial or special district without dwelling unit density restrictions shall not exceed the equivalent of 25 dwelling units per acre. (This condition cannot be waived or varied.)
   A. For the purpose of calculating density:
      i. Each bedroom/unit less than 120 square feet shall be considered to be equal to 1/4 of a dwelling unit except as specified in subsection (B) below.
      ii. Each bedroom/unit over 120 square feet shall be considered to be equal to 1/2 of a dwelling unit except as specified in subsection (B) below.
   B. Where an applicant demonstrates that a portion of a bedroom/unit will not be used for the purpose of additional beds, but will be used as a seating area or other similar purpose which enhances the quality of living for the occupants, dwelling unit density shall be calculated as follows:
      i. Each bedroom/unit 120 square feet or more but less than 180 square feet shall be considered to be equal to one 1/4 of a dwelling unit; and
      ii. Each bedroom/unit 180 square feet or more shall be considered to be equal to 1/2 of a dwelling unit

Conditional Use in U-V must be part of a mixed-use development per Section 30.40.310. (Ord 3688 § 7 (part), 10/2008; Ord. 3296 § 5 (part), 10/2005; Ord. 3055 § 4 (part), 4/2003; Ord. 2741 § 7 (part), 5/2002)

Auction	5900														S	S	S,A	P	A						A

Accessory Use in H-1 in conjunction with resort hotels.

Accessory Use in M-D and M-2 in conjunction with "Equipment Sales/Rental/Service – Construction or Heavy Equipment"

Use is permitted outside. (Ord. 4010 § 3 (part), 4/2012; Ord. 3635 § 6 (part), 6/2008; Ord 3008 §6 (part), 12/2003)

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Automobile Hobby Repair & Restoration	0	C	C	C	C	C	C																		

Conditional Use in R-U, R-A, R-D, R-E, R-1 and R-T Subject to:

1. Must be accessory to a residential use.
2. Minimum 20,000 square foot lot.
3. At any given time, the number of unlicensed or inoperable automobiles stored outside of an enclosed building shall not exceed 2 for the 20,000 square feet of lot area, plus 1 for every 10,000 square feet of lot area thereafter.
   a. Any unlicensed operable automobile permitted by NRS 487.290 shall be counted as automobiles permitted by this subsection (2).
   b. Special use permit approval shall be required to increase the number of inoperable automobiles stored outside up to double the number permitted.
   c. Waiver of development standards approval shall be required for any increase over the double limit.
4. Any vehicular hobby activity conducted outside shall be:
   a. Restricted to side and rear yards only.
   b. Enclosed with a 6 foot minimum block wall. In Community District 5 outside the Red Rock Design Overlay District, screening may be provided, in lieu of block wall.
   c. Set back a minimum of 100 feet from the front property line. In Community District 5 outside the Red Rock Design Overlay District, the setback may be reduced to a minimum of 50 feet or 40% of the length of the lot, whichever is greater.
   d. Restricted to paved surfaces only, when located within the Air Quality Affected Areas (See Appendix G, Map 11).
5. Nothing shall be stacked or piled above the height of the block wall or screening or otherwise constitute a dangerous structure or condition pursuant to Clark County Code, Title 11, Section 11.06.010.
6. All painting must be performed off the premises in a paint/spray location approved by the Department of Air Quality.
7. All automobiles must be owned by a resident or closely held corporation of the resident of subject property, and proof of ownership of automobiles must be available upon inspection.
8. The repair, restoration, or storage of commercial vehicles, or automobiles not owned by a resident or closely held corporation of the resident of subject property, is prohibited.
9. When in R-1, R-D or R-T, must be located outside the Red Rock Overlay District and within Community District 5.

NOTE: Must comply with all federal, state, and county regulations with respect to hazardous materials.

Conditions #4 through #9 can not be waived or varied, unless within Community District 5 (applications to waive or vary the conditions cannot be accepted in the Red Rock Design Overlay District). (Ord. 4010 § 3 (part), 4/2012; Ord 4008 § 29 (part), 3/2012; Ord. 3924 § 6 (part), 1/2011; Ord. 3766 § 3 (part), 6/2009; Ord 3586 § 5 (part), 2/2008; Ord. 3190 § 2 (part) 2/2005)

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Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Automobile Minor Paint/Body Shop *(Also see "Vehicle Paint and Body Shop")*	6400															S	S	C	S						A

Special Use in C-2, M-2 and M-D Subject to:

1. Service bay doors shall not face toward a residential development unless separated by a public street or screened by another building.
2. All repairs must be within an enclosed building.
3. All painting must be conducted within a painting booth approved by the Clark County Department of Air Quality.
4. Waste systems shall be locked and out of public view.

Conditional Use in M-1 Subject to:

1. Service bay doors shall not face toward a residential development unless separated by a public street or screened by another building.

Accessory Use in H-1 Subject to:

1. Must be in conjunction with automobile sales.
2. All automobile repair operations and storage of parts, equipment, and/or disabled vehicles must be completely enclosed within the building.
3. Compliance with the requirements, conditions, and restrictions for accessory uses as listed for Resort Hotels in this Chapter.

(The conditions for accessory use in H-1 may not be waived or varied.) (Ord. 4010 § 3 (part), 4/2012; Ord 4008 § 29 (part), 3/2012; Ord 3586 § 5 (part), 2/2008; Ord. 3085 § 51 (part), 6/2004; Ord. 2835 § 1, (part) 12/2002; Ord. 2658 § 2, 2001)

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Table 30.44-1 Global Use Table																									
Uses	**SLUCM CODE**	**Residential Districts**											**Commercial Districts**				**Manufacturing/ Industrial Districts**			**Miscellaneous Districts**					
		R-U	**R-A**	**RE**	**R-D**	**R-1**	**R-T**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**CRT**	**C-P**	**C-1**	**C-2**	**M-D**	**M-1**	**M-2**	**O-S**	**H-2**	**P-F**	**RVP**	**U-V**	**H-1**
Bakery *(Also see "Food Processing")*																									

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Banquet Facilities	5800														S	C	S	S						C	S,A
		Conditional Use in C-2 and Special Use in C-1, M-D, M-1 and H-1 Subject to: 1. No outside uses. The Commission or Board may consider waiving this condition with the approval of a special use permit. 2. If adjacent to residential use, the use must be located on the ground floor. 3. If in U-V must be part of a mixed-use development (Section 30.40.310). **Accessory Use** when in conjunction with a resort hotel or hotel/motel having 50 or more guest rooms. Note: A special use permit is required for Live Entertainment. Chapter 8.20 of the Clark County Code regulates the sale of alcohol and cannot be waived or varied (see Business License Department). (Ord. 3757 § 5 (part), 4/2009; Ord 3688 § 7 (part), 10/2008; Ord. 3397 § 6 (part), 6/2006)																							
Bar *(Also see "Alcohol, On-premise Consumption")* (Ord 3586 § 5 (part), 2/2008)																									

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Batch Plant, Permanent	3200	S																S	S						

Special Use Subject to: (Use is permitted outside)

1. 1,000 foot setback to any equipment from an existing occupied residential dwelling on any other property.
2. Batch plant located within Hydrographic Basins 212, 216, or 217 shall: (These conditions cannot be waived or varied.)
   A. Pave all haul roads providing access to the site included in the special use permit. The paving on those portions of the haul roads located on public access easements, dedicated right-of-way, or other portions designated by the Commission or Board shall be designed to satisfy load and durability requirements in accordance with Clark County standards,
   B. Service roads located within such facilities, and any area used for parking, loading, or storing motor vehicles, equipment, or materials shall be paved.
3. For batch plants which are located outside of Hydrographic Basins 212, 216, or 217, haul roads need not be paved and service roads and parking areas need not be graveled unless otherwise required by the Commission or Board as conditions of the special use permit or by Clark County Air Quality Regulations.
4. Landscaping, trash enclosure and wall requirements shall not apply to this use.
5. Any application for an extension of time for such special use permit shall demonstrate continued compatibility with any existing use, or with any proposed use approved by a land use application, within a 1,000 foot radius from any equipment utilized for the batch plant.
6. A security fence or wall is permitted.
7. Temporary construction equipment is permitted to exceed the maximum height of the district.
8. Pre-cast concrete may be permitted provided the use is specified in the special use permit, the production and storage does not exceed 50% of the area used for the batch plant, and the batch plant is adjacent to a railroad. (Ord. 4052 § 2 (part), 9/2012; Ord 3688 § 7 (part), 10/2008; Ord. 3635 § 6 (part), 6/2008; Ord. 2907 § 6 (part), 7/2003; Ord. 2605 § 2, 2001; Ord 2609 § 1, 2001)

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Batch Plant - Temporary	3200	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	S	S	S	S	S

Special Use Subject to: (Use is permitted outside) Batch plants must be in conjunction with a major project, a temporary construction project, or public project and are subject to the following conditions:

1. Batch plants in conjunction with major projects must be in conjunction with a gravel pit and are subject to the conditions for gravel pits in conjunction with major projects (See "Gravel Pits, Temporary," condition #2).
2. Batch plants in conjunction with specified temporary construction projects on a site other than the construction site:
   A. If the property is located within Hydrographic Basins 212, 216 or 217, paved access shall be provided. This condition cannot be waived or varied.
   B. The property shall be adequately buffered from existing residential uses as determined by the Commission or Board.
   C. Landscaping, trash enclosure, and screening wall requirements shall not apply to this use.
   D. On-site paving, including parking and drive aisles, shall not be required provided all Clark County Air Quality Regulations are met.
   E. The special use permit shall be approved for a time limit of 2 years, or the time required to complete the construction project, whichever comes first. Extensions of time may be considered and treated as a public hearing.
3. Batch plants in conjunction with a public project initiated and funded by any governmental entity:
   A. The property shall be adequately buffered from existing residential uses as determined by the Commission or Board.
   B. Landscaping, trash enclosure and screening requirements shall not apply to this use.
   C. On-site paving, including parking and drive aisles shall not be required provided all Clark County Air Quality Regulations are met.
   D. The special use permit shall be approved for a time limit of 5 years, or the time required to complete the public project, whichever comes first. Extensions of time may be considered.
4. Batch plants and related construction equipment in conjunction with an on-site temporary construction project are permitted provided there is an active building permit for the property. (Ord 3688 § 7 (part), 10/2008; Ord. 3635 § 6 (part), 6/2008; Ord. 2907 § 6 (part), 7/2003; Ord. 2857 § 10 (part), 2/2003)

Bath House	7425																	S							

Special Use in M-1 Subject to:

1. Beer, wine, liquor, or tobacco sales, and any type of massage are prohibited. (Ord. 3296 § 5 (part), 10/2005)

Beauty Salon *(Also see "Personal Services")*																									

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Bed and Breakfast	1300	S	S																						
		Special Use Subject to: (Conditions 6 through 9 cannot be waived or varied.) 1. Maximum of 4 guestrooms. 2. The facility must be adjacent to, and accessed from, a collector or arterial street. 3. Must conform to the Residential Design Standards in Table 30.56-2. 4. Must have 3 car garage; no on-street parking. 5. There shall only be 1 lighted nameplate (see Table 30.72-1). 6. Must be located within Community District 5 only. 7. No on-site facilities for parking or standing (waiting, queuing) for buses, limousines, or taxis 8. Water and sewer connection/fees or compliance to Southern Nevada Health District regulations regarding the establishment of a sanitation system and the State Department of Water Resources for the provision of water. 9. Commercial building code standards. (Ord. 3472 § 7 (part), 1/2007)																							
Beverage Plant	2100																C	C	S						
		Outside storage is permitted subject to the conditions for outside storage subject to conditions for outside storage (See "Outside Storage").																							
Bicycle Repairs *(Also see "Retail Sales and Service")*																									
Billboard *(Also see "Off-Premise Signs")* (Ord. 2981 § 4 (part), 11/2003)																									
Billiard Hall	7396															P	S	S			S			C	S,A
		Conditional Use in U-V must be part of a mixed-use development per Section 30.40.310. **Accessory Use** when in conjunction with a resort hotel only.																							
Biodiesel, *(Also see "Alternative Fuels Processing")* (Ord 3586 § 5 (part), 2/2008)																									
		(Ord. 3970 § 5 (part), 8/2011; Ord 3586 § 5 (part), 2/2008)																							
Blacksmith	3400	S	S																						
Boarding House	1200											S													
		Special Use Permit Subject to: Maximum 50 guestrooms per acre. Each 120 square feet, or fraction thereof, of floor area used for sleeping purposes shall be considered a separate guestroom. This condition cannot be waived or varied.																							

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Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Boarding Stable, Commercial	8160	S	S	S																					

Special Use Subject to:

1. Minimum lot area of 160,000 square feet.
2. Maximum of 1 animal per 4,000 square feet of lot area.
3. Pastures, turnouts, or areas for the purpose of training or exercising animals shall:
   A. be permitted in the front yard with no additional setback, provided the requirements for accessory structures and fencing are satisfied (fencing materials may include traditional farm fencing (smooth twisted wire mounted on posts) or alternative fencing used for confining domestic animals if compatible with the rural character of the immediate area); and
   B. provide 1,200 square feet per horse kept on premises.
4. Minimum 120 square feet of stall or pen area shall be provided for each horse, 90 square feet of which must be covered with a solid construction material.
5. Boarding stalls, corrals, pens and paddocks for animals (considered structures) shall:
   A. be located in the side or rear yard;
   B. maintain 5 foot minimum side and rear setbacks; and
   C. maintain 30 foot minimum setback from any existing residence on an adjacent lot. (Also see definition and graphic of "Paddock" in 30.08.030)
6. Manure Control:
   A. All storage must be in the side or rear yard.
   B. Minimum 40 foot setback from all property lines for open manure storage.
   C. Storage of manure shall be contained within fly-proof solid waste disposal containers; or, if open air storage is used, the quantity may not exceed a maximum height of 3 feet nor a radius of 10 feet.
   D. Manure must not create a health hazard regarding air and water pollution to the community in general or the persons inhabiting or using the surrounding acreage.
   E. Corrals, arenas, paddocks, pens, and stalls shall be cleaned regularly.
7. Environmental Standards, including outdoor lighting, noise, and dust control. (See Chapter 30.68)
8. Fencing.
   A. Perimeter wall or fence enclosing entire facility (stables, paddocks, arenas, pastures, etc), shall have a minimum height of 5 feet.
   B. Access gates shall be provided and remain closed at all times. Gates shall contain a self-locking or latching device to prevent accidental loss of animals from the premises.
9. Signs are permitted by Chapter 30.72 which may only contain the name, address, or phone number of the owner or business.
10. Paving is not required for commercial boarding stables, however, required dust control measures shall be maintained per Clark County Air Quality Regulations.
11. One tree per 50 linear feet along all side and rear property lines shall be required, except within arenas.
12. The Commission or Board may consider waiving any condition listed above with the approval of the special use permit. Animals are permitted outside.

Note: Registered and operable animal trailers may be stored on site. (Ord. 4010 § 3 (part), 4/2012; Ord. 3970 § 5 (part), 8/2011; Ord. 3924 § 6 (part), 1/2011; Ord. 3848 § 7 (part), 2/2010; Ord. 3766 § 3 (part), 6/2009; Ord. 3757 § 5 (part), 4/2009; Ord. 3688 § 7 (part), 10/2008; Ord. 3432 § 6 (part), 10/2006; Ord. 3229 § 8 (part), 6/2005; Ord. 2907 § 6 (part), 7/2003).

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Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Boarding Stable – Residential	1110	C	C	C																					
		Conditional Use Subject to all applicable conditions for Commercial Boarding Stables, except the following shall additionally be required: 1. Minimum lot area of 80,000 square feet. 2. Maximum of one animal per 4,000 square feet of lot area, up to a maximum total 25 animals. 3. Permitted only in conjunction with a dwelling. 4. Paving is not required for residential boarding stables; however, required dust control measures shall be maintained per Clark County Air Quality Regulations. Animals are permitted outside. Registered and operable animal trailers may be stored on site. (Ord. 3766 § 3 (part), 6/2009; Ord. 3757 § 5 (part), 4/2009; Ord. 3432 § 6 (part), 10/2006; Ord. 3354 § 6 (part), 2/2006)																							
Body Piercing	6200													A	P	P	P	P			A			C	A
		Accessory to beauty salon, or a resort hotel. **Conditional in U-V** must be part of a mixed-use development (Section 30.40.310). (Ord. 2672 § 1 (part), 2001)																							
Book Binding	2700																P	P	S						
Brewery	2100																S	S	S						
		Special Use in M-D, M-1 and M-2 subject to: (Special Use Permit shall be Approved by the Board) 1. Must be set back 200 feet from any non-industrial use. 2. Must be set back 600 feet from any residential use. 3. Samples of alcoholic beverages produced on site may be served. 4. Alcoholic beverages may not be sold by the drink or sold retail by the establishment. This condition shall not be waived or varied. (Ord 4004 § 3 (part), 3/2012)																							

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		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Brew Pub *(Also see "Alcohol, On-premise Consumption")* (Ord 3586 § 5 (part), 2/2008)																									
Broadcast Facility *(Also see "Recording Studio")*																									
Building Materials *(Also see "Home Improvement Center")*																									
Building Materials Storage and Sales Yard *(Also see "Lumber Yard")*																									
Campground	7500	S	S																	S			S		
		Special Use in R-U, R-A, O-S, and RVP Subject to: Any area greater than 5,000 square feet used for parking, maneuvering, or storing motor vehicles, equipment, or materials shall be paved. This condition cannot be waived or varied. Use is permitted outside. (Ord. 4052 § 2 (part), 9/2012; Ord 3688 § 7 (part), 10/2008; Ord. 2907 § 6 (part), 7/2003; Ord. 2857 § 10 (part), 2/2003)																							
Carnival/Circus – Temporary Use Only (See Temporary Outdoor Commercial Event)																									
		(Ord. 3970 § 5 (part), 8/2011; Ord. 2646 § 1, 2001)																							
Casino *(Also see "Resort Hotel")*																									

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Casita *(Also see "Accessory Apartment", "Guest House" and "Temporary Living Quarters")*	1900	A	A	A	A	A	A	A	A	A											A				A

Accessory Use Subject to:

1. Permitted only in conjunction with a single family residence (principal use).
2. The minimum lot size required shall be the minimum lot size established per zoning base district standards unless reduced by approval of a planned unit development (PUD) in conformance with Chapter 30.24; however, in no case shall the minimum lot size be less than 4,000 net square feet, not including private street easements.
3. In other than rural residential districts, the total habitable area shall not exceed 40% of the principal dwelling's area (not including garages, overhangs, patio covers, or similar structures) or 1,000 square feet, whichever is less (no increase permitted). In the rural residential districts only, the total habitable area shall not exceed 1,500 square feet unless increased with special use permit approval.
4. In the R-T district, casitas shall only per permitted on subdivided lots (not permitted in manufactured home parks).
5. Only 1 casita (or accessory apartment, guest house or temporary living quarters) per lot shall be permitted.
6. Manufactured homes or recreational vehicles shall not be permitted as casitas.
7. 1 additional parking space shall be provided.
8. Balconies or clear windows for second-story casitas shall not overlook any adjacent single family residential use unless the principal structure setbacks are maintained.
9. Shall have architectural features compatible with the principal building that must include compatible decorative exteriors, colors, and building materials.
10. If detached from the primary residence, may be located in the front, side, or rear yard provided that zoning base district requirements for accessory building setbacks, separations and height are satisfied (see applicable Tables in Chapter 30.40 and 30.56).
    A. A casita may be considered part of the primary residence (attached) only when it is joined to the primary residence by a common wall not less than 4 feet long or a breezeway not less than 10 feet wide, and then only when one or both of the following conditions exist:
        i. It meets the height and separation requirements for accessory structures established for the zoning district in which it is constructed; and/or
        ii. It meets the height and separation requirements for primary structures established for the zoning district in which it is constructed.
11. Unless located in the rear yard, a separate garage in the non-rural residential districts may only be permitted as follows:
    A. Shall be designed with vehicular entrance not facing the street, and any walls visible from the street shall have windows and architectural features that match (or complement) the principal residential structure to make the garage look like a habitable component of the principal residence; or
    B. Shall share a common wall with the garage for the principal residence.
12. Front or side yard access to casitas shall not face the street unless screened from view.
13. Existing utility hook-ups should be utilized whenever possible. Shall comply with all other agency requirements, including but not limited to health, sanitation, water, fire, and building regulations (See Section 30.52.100 for water restrictions). Compliance with the conditions herein listed shall not ensure approvals required from other agencies.

Conditions #2 - #9 and #13 shall not be waived or varied (except as permitted for rural residential districts in condition #3). (Ord. 3472 § 7 (part), 1/2007; Ord. 3432 § 6 (part), 10/2006)

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Caterer	6300														P	P	P	P			S			C	S
		Conditional Use in U-V must be part of a mixed-use development per Section 30.40.310.																							
Cemetery	6240	S	S	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	S	S	S	S	S		S
		Conditional Use or Special Use Subject to: 1. If pet cemetery, must be a minimum of 2.5 acres. (This cannot be waived or varied) 2. Must front on a collector or arterial street. Use is permitted outside. (Ord. 4010 § 3 (part), 4/2012; Ord. 3174 § 5 (part), 1/2005)																							
Ceramics Manufacturing *(Also see "Manufacturing, Light")*																									
Check Cashing	**6100**														S	C	S	S			S			S	S,A
		Special Use in C-1, M-D, M-1, H-2, U-V, and H-1, and Conditional Use in C-2: 1. Minimum separation of 200 feet from any residential use measured along the nearest pedestrian or vehicular route from the principal door of the check cashing business to the property line of the nearest residential use. 2. Minimum separation of 1,000 feet required from any other check cashing service measured from tenant space to tenant space. 3. In **U-V**, must be part of a mixed-use development (Section 30.40.310). 4. The building or portion thereof that is dedicated to the use shall have a minimum size of 1,500 square feet. Waivers or variances to these conditions must be heard by the Board. See Chapter 30.16 **Accessory Use** when in conjunction with a resort hotel. (Ord. 3659 § 2, 6/2008)																							
Chemical Storage *(Also see "Hazardous Materials Storage")*																									
		(Ord. 2890 § 5 (part), 4/2003)																							
Child Care Institution (Ord. 4011 § 2 (part), 4/2012; Ord. 3160 § 11 (part), 11/2004)	1200	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S				S		S		S	S
Christmas Tree Sales Lot *(Also see "Seasonal Outdoor Sales")*																									
Church *(Also see "Place of Worship")*																									
Clinics *(Also see "Office")*																									

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Club	6990															C	S	S						C	S
		Conditional Use in C-2 and U-V and Special Use in M-1, M-D, H-1 and Subject to: Must be set back minimum 200 feet from any residential use on a separate property. The Commission or Board may consider waiving this condition with the approval of a special use permit. **Conditional Use in U-V** must be part of a mixed-use development (Section 30.40.310). Note: Chapter 8.20 of the Clark County Code regulates the sale of alcohol and cannot be waived or varied (see Business License Department).																							
Collectible/Memorabilia Store *(Also see "Antiques")*	5900																								
College or University	6800	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S
		Special Use Subject to the same conditions for "Large Scale Retail Business"																							
Communication Antennas and Towers	4700																								
		All Communication Towers and Antennas, including temporary, shall meet the following conditions: Communication towers and antennas are a special use unless permitted as a conditional use within this table, or licensed by the Federal Communication Commissioner as an amateur radio operation (see conditions under Antennas below). All communication towers and antennas shall comply with the conditions below. Use is permitted outside. 1. The frequencies used by the communication provider shall be in conformance with Federal Communication Commission standards as certified by a competent professional. 2. The proposed tower is required because the antenna is not able to be located on an existing building, tower, structure, sign, or approved tower within the communications grid established, or to be established, by the communication provider because of one of the following: A. The unwillingness of the owner of an existing tower or building to agree to collocation or to provide adequate space on the property for the equipment necessary to support additional communication antenna(s). B. The lack of structural capacity for the antenna on the existing tower or building. C. The new antenna would interfere with existing or other planned equipment on the existing tower or building. D. The available heights on the existing tower or building are not compatible with the proposed communication grid. E. Other unforeseen reasons which make it commercially impracticable or technically unfeasible to locate on an existing tower or building. F. Notwithstanding subsections (A) through (E) above, all communication providers shall first attempt to locate antenna arrays upon existing buildings and structures, including off-premise signs, within 600 feet of the proposed site prior to being approved for a new tower installation. In the event that there is such a building or structure within the distance of 600 feet, it will be incumbent upon the communication provider to demonstrate either technological or economic hardship which would discourage this cooperative land use. **(Continued)**																								

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Uses	**SLUCM CODE**	**Residential Districts**											**Commercial Districts**				**Manufacturing/ Industrial Districts**			**Miscellaneous Districts**					
		R-U	**R-A**	**RE**	**R-D**	**R-1**	**R-T**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**CRT**	**C-P**	**C-1**	**C-2**	**M-D**	**M-1**	**M-2**	**O-S**	**H-2**	**P-F**	**RVP**	**U-V**	**H-1**
Communication Antennas and Towers	4700																								

(Continued from previous page)

3. Standards listed as applicable to towers or antennas may not be required if such standards prevent the communication provider from establishing a communication system as required by federal law.
4. A bond estimate shall be provided from a Clark County licensed company experienced in contracting for removal of standard components. A performance bond shall be required in a form acceptable to the Department in an amount sufficient to provide for removal, storage or disposal of the tower or antenna plus an additional 15% contingency and to restore the site including stabilization and re-vegetation as necessary. A separate bond will be required for each tower regardless of owner(s) or location. All bonds shall be irrevocable and shall provide for the county to collect the full amount of the guarantee if the applicant fails to maintain the guarantee. Any government entity shall be exempt from this requirement.
5. If no bond is in place, or if the County cannot collect on a bond issued pursuant to paragraph 4 above, then the following procedure shall apply. Any abandoned or unused antenna or tower, and the associated components of the facility shall be removed within 12 months of the cessation of operations at the antenna or tower. In the event that timely removal is not performed, the County may remove or cause the removal of the antenna or tower and associated components, assess the costs of removal against the property, after notice and opportunity to be heard is provided. Before taking such action, the County must mail to the property owner a notice of the County's intent to do so. The property owner served with such notice shall have 30 days from the date the notice is mailed to respond in writing to request a hearing before the Board to show cause why the abandoned antenna or tower and associated components should not be removed from the property at the property owner's expense. The failure to request a hearing within 30 days shall be deemed a waiver of the right to be heard and the County may immediately cause the removal of the antenna or tower and any associated components, and may assess the costs of removal, storage and disposal against the property.

For specific development standards for a Tower, see "Communication Tower" or for an Antenna, see "Communication Antenna"

(Ord 3998 § 1 (part), 1/2012;Ord 3805 § 4 (part), 9/2009; Ord 3767 § 1 (part), 6/2009;Ord 3586 § 5 (part), 2/2008; Ord. 2725 § 3, 3/2002)

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Communication Antennas	4700	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

1. Antennas are permitted without a special use permit or administrative design review when:
   A. Located on existing buildings or structures which are not visible or are designed to match the architecture of the existing building. Such "stealth" antennas shall not be considered for the purposes of separations, collocation, setbacks, etc.
   B. Located on existing structures, including a signal, light or sign, if:
      i. Within non-residential developments.
      ii. Designed to be architecturally compatible with the structure.
      iii. Height not to exceed 8 feet above the structure, if the structure is 35 feet or less, or 12 feet if the structure is greater than 35 feet.
      iv. If public property, communications provider shall enter into lease agreement with controlling governing body.
   C. Collocated on existing or reconstructed towers.
      i. Height. The addition of the antenna may increase the overall height of the tower to a maximum of 80 feet, with a 3:1 setback from residential development.
      ii. If reconstructed tower, the original tower shall be removed within 60 days of the new tower being operational.
   D. One radio transmission and receiving mast tower is permitted as an accessory use to a single family residence which is occupied by a Federal Communication Commission licensed amateur radio operator with the following conditions:
      i. The overall height does not exceed 60 feet unless further restricted by the Airport Airspace Overlay;
      ii. The structure shall not be less than 15 feet from any side or rear property line;
      iii. The tower shall be designed and operated so as to comply with the regulations promulgated by the FCC;
      iv. The tower must be removed when no longer in use.
2. Antennas are permitted with an administrative design review when located on public utility structure within a residential development if the height does not exceed the height of the existing structure.
3. Antennas for signal reception only which do not exceed 8 feet on a building 35 feet high or less, or 12 feet high on a building over 35 feet high, or which conform to the height restrictions for accessory structures, are permitted. (Ord 3586 § 5 (part), 2/2008; Ord 2725 § 3, 3/2002)

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Communication Towers	4700	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

1. Design standards for all towers.
   A. Unless otherwise required as a condition of approval all towers shall be designed to accommodate more than 1 antenna array, and towers higher than 80 feet must accommodate at least 3 antenna arrays.
   B. If no permanent staff is assigned to the facility, development standards regarding parking, landscaping and screening (Chapters 30.60 and 30.64) are not required; however, compliance with all dust control measures required per Clark County Air Quality Regulations shall be maintained, with the exception of:
      i. Development greater than 40,000 square feet in size shall comply with the standards for screening and landscaping.
      ii. Ground level equipment, buildings, and the tower or antenna base shall be screened to prevent visibility from streets and residential development.
   C. Any communication tower may provide a security fence or wall subject to the design standards listed under Chapter 30.64 of this Title.
   D. No signals, lights or signs shall be permitted on towers unless required by the Federal Communication Commission or Federal Aviation Administration.
   E. Design.
      i. All towers shall be designed to be architecturally compatible with the surrounding buildings and land uses in the zoning district, or otherwise integrated to blend in with existing characteristics of the site to the extent practical.
      ii. All towers shall be painted with a color generally matching the surroundings or background that minimizes its visibility, however, a different color may be used if required by the Federal Communication Commission or Federal Aviation Administration.
   F. The maximum height shall be 80 feet unless located within a public utility substation in which case the maximum height shall be 20 feet above the highest structure within the substation.
   G. The following setbacks shall be required:
      i. When located within a public utility substation, 10 feet minimum from street and 20 feet minimum from residential development.
      ii. For all other towers:
         (a) From any street: minimum 40 feet.
         (b) From residential development located on a separate property than on which the tower is located:
            (1) If lot is 2 ½ acres or greater: minimum distance shall be at least 300% of the height of the tower.
            (2) If lot is less than 2 ½ acres: minimum distance shall be at least 200% of the height of the tower.
            (3) Exception. In no case shall the setback be a distance equal to more than 75% of the width of the lot, measured from the property line that abuts or is closest to the residential development to the property line on the opposite side of the lot.
   H. A minimum separation of 600 feet from another communication tower unless designed and constructed in a stealth design in a cluster. (Ord. 4052 § 2 (part), 9/2012; Ord 3998 § 1 (part), 1/2012; Ord 3586 § 5 (part), 2/2008; Ord. 3106 § 6 (part), 8/2004; Ord. 2907 § 6 (part), 7/2003)

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Communication Building	4700	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S			S	S	S	S
		Special Use Subject to: Compliance with the design, development, landscape and screening standards established in Chapters 30.40, 30.56, 30.64, and if applicable, 30.48. In the U-V district, must be in conjunction with a mixed-use development. (Ord. 3209 § 6 (part), 3/2005)																							

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Community Residences, including Family Community Residence and Transitional Community Residence *(Also commonly referred to as a "Group Home")*	1110 1115	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C					C			C	C

Conditional Use Subject to a Zoning Compliance Application: (conditions 3 through 7 cannot be waived or varied)

1. Must maintain a minimum separation of 660 feet (measured door-to-door along the nearest pedestrian or vehicular route, whichever is shorter), from any other existing Community Residence. When there is a street, freeway, or drainage channel at least 100 feet wide between the proposed Community Residence and an existing Community Residence, the minimum separation requirement is reduced to 100 feet from property line to property line. When the population of a proposed Community Residence is of such a nature that its location must be kept confidential for it to function successfully, such as a Community Residence for victims of domestic abuse, no separation shall be required. (See NRS 278.0238).
2. A special use permit is required to locate within 660 feet of an existing Community Residence except when the proposed Community Residence qualifies for an exception specified in subsection 1.
3. If an application is submitted to locate a Community Residence within 660 feet of an existing Community Residence, the Approval Authority shall approve the application unless it determines that one or more of the following conditions would occur:
   A. The building to be occupied as a Community Residence would be established or modified in a manner that would make it inconsistent with the scale and architectural character of the neighborhood;
   B. The proposed Community Residence, together with existing Community Residences, would alter the residential character of the neighborhood by creating an institutional atmosphere due to the concentration of Community Residences on a block or adjoining blocks; or
   C. The location is unsuitable as a result of non-compliance with conditions 4 through 8 below.
4. The Community Residence shall comply with all public health and safety requirements including Building and Fire Code requirements for the dwelling type in question.
5. If law or regulations require the proposed Community Residence to be licensed or certified, then the applicant must obtain that required license or certification before occupying the Community Residence.
6. Transitional Community Residences that house people recovering from drug and/or alcohol addiction, must require such residents to be actively and continuously enrolled in a support program including, but not limited to Alcoholics Anonymous or an equivalent program or an offsite rehabilitation program such as one supervised by a licensed medical professional or recognized treatment, and must prohibit the use of alcohol and illegal drugs by such occupants who reside in the residence. Upon request, with reasonable notice, the Community Residence operator shall produce evidence satisfactory to the Code Enforcement Manager or Zoning Administrator that the occupants are in compliance with this condition.
7. When located in a C-1 or C-2 zoning district, a Community Residence may be established only as part of a mixed use development.
8. The Community Residence shall not be made available to one or more individuals whose tenancy would constitute a direct threat to the health and safety of other individuals or whose tenancy would result in substantial physical damage to the property of others.

Note: If a special use permit application is submitted, the Approval Authority shall not deny a special use permit on any basis that discriminates against people with disabilities. If it deems it appropriate, the Approval Authority may continue the hearing to another date in order for Staff to consult with, or to obtain an opinion from, a person or entity with expertise in fair housing law regarding whether an approval or denial of the application is justified under State and Federal law. Except for a Community Residence, no more than 4 unrelated individuals may reside together in a dwelling unit. (Ord. 3924 § 6 (part), 1/2011; Ord. 3757 § 5 (part), 4/2009; Ord. 3726 § 3 (part), 12/2008; Ord. 3423 § 4 (part), 8/2006)

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Composting Facility *(Also see "Materials Recovery Facility", "Construction and Demolition Short Term Storage Facility", and "Recycling Center")*	6370	S																C	S						
		Special Use in M-2 and R-U Subject to: 1. Must comply with Southern Nevada Health District (SNHD) 2. Must be set back a minimum 200 feet from any residential use 3. If within R-U must be accessory to a batch plant. This condition cannot be waived or varied **Conditional Use in M-1:** Subject to "Outside Storage" conditions and SNHD requirements Must be set back a minimum 200 feet from any residential use (Ord. 3970 § 5 (part), 8/2011; Ord. 3757 § 5 (part), 4/2009; Ord. 3549 § 7 (part), 9/2007)																							
Congregate Care *(Also see "Assisted / Independent Living Facilities" and "Supportive Housing")*	1200	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S
		Special Use Subject to: The development standards of the district in which it is located, except as modified below. 1. The minimum size lot for such a facility shall not be less than 80,000 square feet. 2. The facility must be adjacent to, and accessed from, a collector or arterial street or a commercial complex. 3. Buildings within, or adjacent to, residential neighborhoods shall be designed with a residential appearance, such as a gabled roof with concrete tile and masonry or stucco wall construction, as may be required by the Commission or Board. 4. Accessory commercial uses for the patients and their guests may be established providing the square footage of all such uses does not exceed 10% of the gross floor area of the building, that no exterior signage for the accessory commercial uses is established, and that all commercial deliveries are made between the hours of 8:00 a.m. and 10:00 p.m. 5. Compliance with all federal, state, and local regulations for such facilities (for example, see NAC 449, NRS 449, and Title 6 of Clark County Code. (Ord. 3296 § 5 (part), 10/2005; Ord. 3055 § 4 (part), 4/2004)																							
Construction Activities, Temporary		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
		Accessory Use Subject to: 1. Issuance of and compliance with applicable Building Permit(s). This condition cannot be waived or varied. 2. Removal and/or cessation upon completion of project. Time restrictions specified in Title 30 for various temporary structures and/or activities that are not construction site-related may not apply. (Ord. 3354 § 6 (part), 2/2006; Ord. 2741 § 7 (part), 5/2002)																							

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Construction and Demolition Short Term Facility *(Also see "Materials Recovery Facility", "Composting Facility", and "Recycling Center")*	4200																	C	S						
		Special Use in M-2 and Conditional Use in M-1 Subject to: Equipment may be stored outside subject to "Outside Storage" regulations Must be set back a minimum 200 feet from any residential use (Ord. 3970 § 5 (part), 8/2011;Ord. 3688 § 7 (part), 10/2008; Ord. 3549 § 7 (part), 9/2007)																							
Construction Cleanup *(Also see "Materials Recovery Facility", "Construction and Demolition Short Term Facility", and "Recycling Center")*	4200																	C	S						
		Special Use in M-2 Subject to: Construction or demolition waste must be removed and transported to a refuse transfer station or disposal site operated by the county or its franchisee, to a materials recovery facility, or other refuse transfer station or disposal facility legally authorized by the solid waste management authority having jurisdiction over the facility. No construction or demolition waste may be stored. These standards cannot be waived or varied. Must be set back a minimum 200 feet from any residential use **Conditional Use in M-1:** Equipment may be stored outside subject to "Outside Storage" regulations Must be set back a minimum 200 feet from any residential use (Ord. 3970 § 5 (part), 8/2011; Ord. 3688 § 7 (part), 10/2008; Ord. 3549 § 7 (part), 9/2007)																							
Construction Storage, Temporary	6370	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
		Speical Use Subject to: 1. Landscaping, trash enclosure, and screening requirements shall not apply to this use. 2. On-site paving, including parking and drive aisles, shall not be required provided all Clark County Air Quality Regulations are met. 3. A time limit for use to be discontinued shall be determined. Use is permitted outside (Ord. 3688 § 7 (part), 10/2008)																							
Construction Trailer/Office *(Also see "Construction Activities, Temporary")* Ord. 3354 § 6 (part), 2/2006																									

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Convenience Stores *(Also see "Gasoline Station")*	5300														S	C	S	S			S			C	S
		Conditional Use in C-2 and U-V and Special Use in C-1, M-D, M-1, H-1 and H-2 Subject to: 1. Must not have less than 1,200 square feet and no more than 6,000 square feet of floor space, exclusive of warehouse and office areas, devoted to the display of merchandise. 2. Must have at least 1 restroom available for public use during all hours the store is open for business. 3. Minimum 30 foot setback for all buildings and canopies from the right-of-way line of any section line street. 4. Minimum 20 foot setback for all buildings and canopies from the right-of-way line of any non-section line street. 5. Must maintain a minimum 200 foot separation from any residential use on a separate property unless buffered from the development by an existing building. 6. If located in the U-V district, must be part of a mixed-use development (Section 30.40.310). Note: Chapter 8.20 of the Clark County Code regulates the sale of alcohol and cannot be waived or varied (see Business License Department). (Conditions #1 & #2 cannot be waived or varied per Title 6. The Commission or Board may consider waiving conditions #3 - #6 with the approval of a special use permit.) (Ord. 4010 § 3 (part), 4/2012; Ord 3805 § 4 (part), 9/2009; Ord 3586 § 5 (part), 2/2008; Ord. 3472 § 7 (part), 1/2007; Ord. 2907 § 6 (part), 7/2003; Ord. 2683 § 3 (part), 11/2001)																								
Convention Facilities/Exposition Halls	7230														S	S	S	S			S	S			S,A
		Note: Chapter 8.20 of the Clark County Code regulates the sale of alcohol and cannot be waived or varied (see Business License Department). Accessory use when in conjunction with resort hotel.																							
Copy Center	6300													C	P	P	P	P						C	S
		Conditional Use: See "Retail Sales and Service": Conditional Use in C-P If within U-V, must be part of a mixed-use development (Section 30.40.310).																							
Crematories *(Also see "Funeral Home")*																									

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Dairy Farm	8150	S	S																						
		Special Use: (These conditions cannot be waived or varied.) 1. Must be within Community District 5. 2. 40 acre minimum lot size. Animals are permitted outside.																							
Day Care	6800	S	S	S	S	S	S	S	S	S	S	S	S	S	C	C	S	S	S	S	S	S	S	C	S, A
		Conditional Use in C-1 and C-2 and Special Use Subject to: If over 12 children or adults, facility must be adjacent to, and accessed from, a collector or arterial street, and development standards such as landscaping (along streets, adjacent to a less intense use, etc.), trash enclosures, parking, etc. are required. **Conditional Use in U-V** must be part of a mixed-use development per Section 30.40.310. **Accessory Use** when in conjunction with a resort hotel.																							
Day Spa *(Also see "Personal Services")*																									
Detention Facility	6700																					S			
		Special Use Subject to: the type of facility (for example, jail, forensic facility, maximum security, prison) shall be specified in the special use permit application. (Ord. 3688 § 7 (part), 10/2008)																							
Diaper Service	6200															P	P	P						C	
		Conditional Use in U-V must be part of a mixed-use development per Section 30.40.310.																							
Distillery	2100																S	S	S						
		Special Use in M-D, M-1 and M-2 subject to: (Special Use Permit shall be approved by the Board) 1. Must be set back 200 feet from any non-industrial use. 2. Must be set back 600 feet from any residential use. 3. Samples of alcoholic beverages shall not be served, nor shall alcoholic beverages be sold by the drink or sold retail by the establishment. This condition shall not be waived or varied. (Ord 4004 § 3 (part), 3/2012)																							

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Distribution Center	6370																C	C	S						
		Conditional Use in M-D and M-1 and Special Use in M-2 Subject to: 1. Where abutting a residential use: a. 150 foot setback must be maintained from the loading spaces/docks to the property line of the residential use. b. An intense landscape buffer shall be provided per Figure 30.64-12. c. If any street separates the proposed development and the residential use, a wall is not required. 2. Loading spaces must be screened from any street with landscaping, a building, etc. 3. Outside storage is permitted in conjunction with the principal use which is conducted indoors subject to conditions for outside storage (See "Outside Storage"). **Note:** Per the definition, a Distribution Center is classified as being over 72,000 square feet. (Ord. 3635 § 6 (part), 6/2008)																								
Document Destruction and Recycling																	S	S	S						
		Special Use in M-D and M-1 Subject to: Must be completely enclosed within a building **Special Use in M-2 Subject to:** Use is permitted outside (Ord 3586 § 5 (part), 2/2008)																							
Dormitory	1200	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S
		Special Use Subject to: Must be in conjunction with institutions such as schools, churches, etc. This condition cannot be waived or varied. Each 120 square feet, or fraction thereof, of floor area used for sleeping purposes shall be considered a separate guestroom.																							
Dress Maker *(Also see "Tailor")*																									
Dry Cleaner	6200														S	P	P	P						C	
		Conditional Use in U-V: Must be part of a mixed-use development (Section 30.40.310).																							
Dry Cleaner Office *(Also see "Laundry Services")*	6200													C	P	P	P	P						C	S
		Conditional Use: See "Retail Sales and Service": Conditional Use in C-P If within U-V, must be part of a mixed-use development (Section 30.40.310).																							

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Dry Cleaning Plant	6200																P	P	S						
Dwellings																									
Condominium *(Also see Chapter 30.24 for residential planned unit development)*	1130							S	S	C	C	C			S	S								C	S

In all referenced zoning districts: Only one kitchen allowed per unit.

Special Use in C-2 Subject to: permitted only in conjunction with a mixed use development with a maximum density of 18 units per acre and compliance with all MUD-4 subdistrict requirements established in Section 30.48.770(A)(B) and (C)(3-9). This condition cannot be waived or varied, and waivers to modify height or density shall not be permitted; however, the maximum height and density may be increased pursuant to Section 30.48.770(C)(1)(b) and compliance with all MUD-4 requirements in Table 30.48-J1, subject to special use permit and design review approval.

Special Use in C-1 Subject to: minimum 10 acre parcel and location within three hundred thirty (330) feet of the intersection of 2 arterial streets, or the intersection of 1 arterial and 1 collector street, and compliance with the conditions for C-2 (above).

Special Use in H-1 Subject to: density requirements established in Table 30.40-7 or as permitted in Section 30.48.770(A)(B) and (C)(3-9). Waivers to modify density shall not be permitted.

Conditions listed above can not be waived or varied.

Special Use in R-2 Subject to:

1. Must be processed as a PUD

2. Condominiums must be single family attached development only. This condition cannot be waived or varied.

Special Use in RUD Subject to:

1. Up to a triplex only.

2. A major subdivision map for a condominium shall be recorded prior to issuance of building permits.

3. No increase in density (even if PUD).

Conditions listed above cannot be waived or varied.

Conditional Use in U-V must be part of a mixed use development (See Section 30.40.310 and Chapter 30.48, Part J).

Conditional Use in R-3, R-4 and R-5 must conform to all district regulations; otherwise only permitted with a Planned Unit Development (See Chapter 30.24) (Ord. 3848 § 7 (part), 2/2010; Ord. 3688 § 7 (part), 10/2008; Ord. 3634 § 2, 6/2008; Ord. 3406 § 2 (part), 7/2006; Ord. 3219 § 5 (part), 5/2005; Ord. 3174 § 5 (part), 1/2005)

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Employee Housing	1900	S	C, S	S																					

In all referenced zoning districts: Only one kitchen allowed per unit.

Special Use in R-U Subject to: Must be in conjunction with commercial agricultural use having a minimum of 40 acres or must be in conjunction with a commercial boarding stable.

Conditional Use in R-A:

1. Must be in conjunction with agricultural use which is a minimum of 200,000 square feet (does not include commercial boarding stable).
2. Property must be a minimum of 40 acres in conjunction with a guest/horse ranch.

Special Use in R-A, and R-E: Permitted only in conjunction with a commercial boarding stable which is a minimum 160,000 square feet.

(Ord. 3848 § 7 (part), 2/2010; Ord. 2907 § 6 (part), 7/2003)

Manufactured Homes (not meeting design standards)	1110 1115	C	C				C																		

In all referenced zoning districts: Only one kitchen allowed per unit.

Conditional Use in R-U:

1. Minimum 80,000 square feet. (This condition cannot be waived or varied.)
2. Minimum setback of 100 feet from any other zoning district boundary.

Conditional Use in R-A:

1. Must be located within Community District 5. (This condition cannot be waived or varied.)
2. Minimum setback of 50 feet from any other building or structure being used for residential purposes.

Conditional Use in R-T (Ord. 3970 § 5 (part), 8/2011; Ord. 3848 § 7 (part), 2/2010; Ord. 3635 § 6 (part), 6/2008)

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Tabl 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Multiple-Family and Multiple-Family Dwelling Groups	1130								S	C	C	C			S	S								C	S

In all referenced zoning districts: Only one kitchen allowed per unit.

Special Use in C-2 Subject to: permitted only in conjunction with a mixed use development with a maximum density of 18 units per acre and compliance with all MUD-4 subdistrict requirements established in Section 30.48.770(A)(B) and (C)(3-9). This condition cannot be waived or varied, and waivers to modify height or density shall not be permitted; however, the maximum height and density may be increased pursuant to Section 30.48.770(C)(1)(b) and compliance with all MUD-4 requirements in Table 30.48-J1, subject to special use permit and design review approval.
Special Use in C-1 Subject to: minimum 10 acre parcel and location within 330 feet of the intersection of 2 arterial streets, or the intersection of 1 arterial and 1 collector street, and compliance with the conditions for C-2 (above). This cannot be waived or varied. (See Section 30.48.730 for additional requirements.)
Special Use in H-1 Subject to: density requirements established in Table 30.40-7 or as permitted in Section 30.48.770(A)(B) and (C)(3-9). Waivers to modify density shall not be permitted.
Conditions listed above can not be waived or varied.
Special Use in RUD Subject to:
1. Up to a triplex only.
2. A major subdivision map for a condominium or common interest community shall be recorded prior to issuance of building permits.
3. No increase in density (even if PUD).
Conditions listed above cannot be waived or varied.
Conditional Use in U-V must be part of a mixed use development (See Section 30.40.310 and chapter 30.48, Part J).
These conditions cannot be waived or varied.
Conditional Use in R-3, R-4 and R-5 (Ord. 3848 § 7 (part), 2/2010; Ord. 3472 § 7 (part), 1/2007; Ord. 3406 § 2 (part), 7/2006; Ord. 3219 § 5 (part), 5/2005; Ord. 3174 § 5 (part), 1/2005; Ord. 2741 § 7 (part), 5/2002)

Single-Family Dwelling - Does not meet design standards	1110 1115	C	C				C																		

In all referenced zoning districts: Only one kitchen allowed per unit.

Conditional Use in R-U Subject to: minimum 80,000 square foot lot.
Conditional Use in R-A: Permitted only in Community District 5.
Conditional Use in R-T (Ord. 3848 § 7 (part), 2/2010; Ord. 3229 § 8 (part), 6/2005)

Single-Family Attached	1115					S	S	S	S	S											S			C	

In all referenced zoning districts: Only one kitchen allowed per unit.
Special Use in R-1, R-T, R-2, RUD and R-3:
Conditional Use in U-V: Permitted only in conjunction with a mixed use development and compliance with Chapter 30.48, Part J.
(Ord. 3848 § 7 (part), 2/2010; Ord. 3174 § 5 (part), 1/2005)

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Single-Family Detached	1110 1115	C	C	C	C	C	C	C	C	C										S	C, S			C	C
		In all referenced zoning districts: Only one kitchen allowed per unit. **Conditional Use in all R-U, R-A, R-E, R-D, R-1, R-T, R-2, RUD and R-3:** These conditions listed below cannot be waived or varied. **Conditional Use in H-2:** Must comply with R-U development standards. **Conditional Use in U-V:** Permitted only in conjunction with a mixed use development and compliance with Chapter 30.48, Part J. **Conditional Use in H-1:** If within a subdivision designed for single-family dwellings recorded prior to May 1974 and subject to the restrictions of the R-D District. **Special Use in H-2:** Must comply with R-2 development standards. (Ord. 3848 § 7 (part), 2/2010; Ord. 3174 § 5 (part), 1/2005)																								
Single Room Occupancy Unit	1130									C	C	C			S	S								C	S
		Special Use in C-1 and C-2 and Conditional Use in U-V: must be part of a mixed use development (See Section 30.40.310 and Chapter 30.48, Part J). **Conditional Use in R-3, R-4 and R-5** must conform to all district regulations; otherwise only permitted with a Planned Unit Development (See Chapter 30.24). (Ord. 3219 § 5 (part), 5/2005; Ord. 3174 § 5 (part), 1/2005; Ord. 2771 § 4 (part), 7/2002)																								
Temporary Living Quarters *(Also see "Accessory Apartment" and "Guest House")*	1130	S	S	S	S	S	S	S	S	S											S				
		Special Use Subject to: 1. Must be accessory to a principal dwelling. (This condition cannot be waived or varied.) 2. Time limit as specified by the Commission or Board. 3. Shall not be rented or leased. 4. Signed document agreeing to removal of kitchen or manufactured home when use is no longer needed (See "Dwelling" definition). 5. Shall not be permitted on any lot with an accessory apartment or guest house. (This condition cannot be waived or varied.) NOTE: Health District approval for well and septic separations may be required. (See Section 30.52.100 for water restrictions.) (Ord. 3238 § 5 (part), 7/2005; Ord. 3106 § 6 (part), 8/2004; Ord. 2741 § 7 (part), 5/2002)																								
Temporary Dwelling	0	C	C	C	C	C	C	C	C	C											C				
		Conditional Use for Temporary Use: 1. Permitted only during the construction of residence or the reconstruction of a damaged or destroyed dwelling on the same property. 2. Building permit for the new residence, or a permit to remodel or demolish the damaged or destroyed dwelling, must be issued (this condition can not be waived or varied for recreational vehicles used as temporary dwellings). 3. Must be set back a minimum of 5 feet from any front, side, side corner or rear property line. 4. Time Limit: 24 months from the date of building permit issued for the single-family dwelling or 30 days after the final inspection has been approved, whichever comes first. 5. Need not comply with landscaping requirements. (Ord. 3055 § 4 (part), 4/2004)																								

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Townhouse (See Chapter 30.24)	1115					S	S	S	S	S	S													C	
		In all referenced zoning districts: Only one kitchen allowed per unit. **Special Use** only with a planned unit development. **Conditional Use in U-V:** permitted only in conjunction with a mixed use development and compliance with Chapter 30.48, Part J. (Ord. 3848 § 7 (part), 2/2010; Ord. 3432 § 6 (part), 10/2006; Ord. 3174 § 5 (part), 1/2005; Ord. 2741 § 7 (part), 5/2002)																							
Two Family	1120							S	S	C														C	
		In all referenced zoning districts: Only one kitchen allowed per unit. **Conditional use in U-V:** Permitted only in conjunction with a mixed use development and compliance with Chapter 30.48, Part J. **Conditional use in R-3** (Ord. 3848 § 7 (part), 2/2010; Ord. 3174 § 5 (part), 1/2005)																							
Electric Generating Station *(Also see "Electric Generation, Distributed" or "Electric Generation, Emergency")*	4800	S															S	S	S			S			
		Special Use in R-U Subject to: (Condition 2 cannot be waived or varied.) 1. Must be set back 2,000 feet from any non-industrial development. 2. Power must be generated only from renewable resources, such as wind or solar energy. **Special Use in M-2 Subject to:** 1. Must be set back 1,000 feet from any non-industrial use. 2. Outside uses may be permitted subject to conditions for outside storage (See "Outside Storage"). 3. Must be set back a minimum 200 feet from any other industrial use except uses accessory to, and located upon, the same piece of property as the use. **Special Use in M-D, M-1 and P-F:** 1. Power must be generated only from renewable resources, such as wind or solar energy. (This condition cannot be waived or varied.) 2. If no permanent staff is assigned to the facility: a. Landscaping, trash enclosure and wall requirements shall not apply unless the facility exceeds 40,000 square feet. Then screening and landscaping shall be required. b. On-site paving, including parking and drive aisles, shall not be required provided all Clark County Air Quality Regulations are met. 3. A security fence/wall may be provided, including decorative walls up to 15 feet in height, in conjunction with an electric substation. 4. Development standards can be waived with special use permit. (Ord. 3757 § 5 (part), 4/2009; Ord. 3635 § 6 (part), 6/2008; Ord. 2794 § 2 (part), 9/2002)																							

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Uses	**SLUCM CODE**	**Residential Districts**											**Commercial Districts**				**Manufacturing/ Industrial Districts**			**Miscellaneous Districts**					
		R-U	**R-A**	**RE**	**R-D**	**R-1**	**R-T**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**CRT**	**C-P**	**C-1**	**C-2**	**M-D**	**M-1**	**M-2**	**O-S**	**H-2**	**P-F**	**RVP**	**U-V**	**H-1**
Electric Generation, Distributed *(Also see "Electric Generation, Station" or "Electric Generation, Emergency")*		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
		Accessory Use Subject to: 1. The distributed generation unit shall not adversely impact air quality unless the Department of Air Quality permits the impact in accordance with regulation. 2. Unless enclosed within a building designed to ensure the distributed generation unit is inaudible from any adjacent property, the distributed generation unit shall not produce noise in excess of the noise levels listed in Table 30.68-1 measured immediately adjacent to the unit and as certified by an acoustical engineer prior to permit issue for the distributed generation unit. (Once a specific distributed generation unit has been certified, other distributed generation units of the same size, make, and model may be permitted without the certification.) 3. Any associated distributed generation equipment exceeding the size of typical mechanical equipment must be screened from any street or adjacent property. 4. Distributed generation units established in conjunction with single family dwellings shall not exceed 500 kilowatts in capacity. **Note:** Fuel cells with a capacity greater than 50 kilowatts require an installation permit from the Clark County Fire Department. (Ord 4008 § 29 (part), 3/2012; Ord. 3804 § 5, 9/2009; Ord. 3085 § 51 (part), 6/2004; Ord. 2794 § 2 (part), 9/2002)																								

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Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Electric Generation, Emergency *(Also see "Electric Generation Station" or "Electric Generation Distributed")*		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
		Accessory Use Subject to: 1. The generator shall not adversely impact air quality unless the Department of Air Quality permits the impact in accordance with regulation. (This condition cannot be waived or varied.) 2. The generator shall be screened from any street or adjacent property. (Ord 4008 § 29 (part), 3/2012; Ord. 3085 § 51 (part), 6/2004; Ord. 2794 § 2 (part), 9/2002)																							
Electric Substation *(Also see "Public Utility Structure")*																									
Electronic Equipment Sales and Service	5900 6400													S	P	P	P	P						C	S
		Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310).																							
Emergency Care Facility	6510	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Equipment Sales/Rental/Service	6370															S	C	C	S						S
		All Uses Subject to: Any equipment rental shall be properly transported to and from the rental facility by a vehicle adequately designed for such transport. (Ord. 4010 § 3 (part), 4/2012; Ord. 3106 § 6 (part), 8/2004)																							
Equipment Sales/Rental/Service - Construction or Heavy Equipment	6370																C	C	S						
		All Uses Subject to: Any equipment rental shall be transported to and from the rental facility by a vehicle adequately designed for such transport. (Ord. 4010 § 3 (part), 4/2012; Ord. 3106 § 6 (part), 8/2004; Ord. 3055 § 4 (part), 4/2004)																							

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		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Escort Bureau	6590														S	S	C	C							S
		Conditional Use in M-D and M-1 Subject to an Administrative Design Review Application, and Special Use in C-1, C-2, and H-1, All subject to the following separations. (These conditions cannot be waived or varied) Separations shall be measured radially in all directions from the property line to the nearest property line of the uses listed below. The applicant shall provide evidence certified by a professional land surveyor licensed in the State of Nevada that demonstrates conformity with the following separation requirements. Must be located a minimum of: 1. 1,500 feet from any residential use; 2. 1,500 feet from a public library, public park or playground, day care facilities for children, school, or place of worship. (Ord 3805 § 4 (part), 9/2009; Ord. 2625 §2, 2001)																							
Exotic Animals	8200	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S, A
		Special Use: Any proposed enclosure must be approved by Clark County Animal Control. **Accessory Use** when in conjunction with a resort hotel.																							
Explosives *(Also see "Hazardous Materials Storage")*																									
Fairground	7310	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S
		Accessory commercial uses may be permitted in conjunction with the establishment including, but not limited to, shops, snack bars, lounges and restaurants, provided the accessory commercial uses are specified in a special use permit approval.																							
Family Day Home/Babysitting *(Also see "Home Occupation")* (Ord. 3726 § 3 (part), 12/2008; Ord. 3160 § 11 (part), 11/2004)																									
Farmer's Market	5900	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S
		Outside sales and display permitted.																							
Feed Store	5900 5400															C	C	C							
		Conditional Use in C-2 Subject to: 1. Must be in Community District 5. 2. Outside display or storage in conjunction with a feed store is permitted subject to the conditions for "Outside Storage." **Conditional Use in M-D and M-1 Subject to** the conditions for "Outside Storage."																							

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		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Financial Services	6100													C	P	P	S	S			S			C	S, A
		Conditional Use in C-P No drive-thru within 200 feet of any residential use. **Conditional Use in U-V** must be part of a mixed-use development per Section 30.40.310. **Accessory Use** when in conjunction with a resort hotel or hotel/motel having 50 or more guest rooms.																							
Fire Wood Sales Lot	5900																	C							
		Conditional Use: Outside storage is permitted as a principal use subject to conditions for outside storage (See "Outside Storage").																							
Food Cart/Booth	5800													C	C	C	C	C			C	C	C	C	C
		Conditional Use: 1. Must be located within an enclosed building except for parks within a P-F District. 2. If approved by special use permit, all structures shall be placed on impermeable surface areas only and shall be set back a minimum of 10 feet from all property lines, sidewalks, and rights-of-way. (This condition cannot be waived or varied.) (Ord. 3160 § 11 (part), 11/2004;Ord. 2961 § 6 (part), 10/2003)																							
Food Processing	2100 5400		S												C	C	P	P			S			C	C, S
		Special Use Subject to: (Except as noted below, these conditions cannot be waived or varied) **R-A:** Limited to food grown on premises only, except no meat processing or packaging. **H-1 and H-2:** Must be established in conjunction with a restaurant or retail sales. Exceptions to this condition may be requested with a waiver of development standards application per Table 30.16-7. **Conditional Use Subject to:** **C-1, C-2, and U-V:** Must be established in conjunction with a restaurant or retail sales; and additionally for U-V, must be part of a mixed use development in compliance with Chapter 30.48, Part J. Exceptions to these conditions may be requested with a special use permit application per Table 30.16-4. **H-1:** Must be established in conjunction with a resort hotel or hotel/motel having 50 rooms or more, and includes retail sales. (Ord. 3296 § 5 (part), 10/2005; Ord. 3021 § 2, 2/2004)																							
Foster Home	1110 1115	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C					C			C	C
		Conditional Use Subject to: 1. Must be in conjunction with a residential use. 2. Adults caring for children must live within the home. (Ord. 4011 § 2 (part), 4/2012)																							

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		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Fraternity House, Sorority House	6990											S												S	
		Special Use Subject to: For the purpose of regulating the requirements of this Title, each 120 square feet of floor area (or fraction thereof) used for sleeping purposes is considered a separate guestroom. **Special Use in U-V:** permitted only in conjunction with a mixed use development and compliance with Chapter 30.48, Part J. (Ord. 3174 § 5 (part), 1/2005)																							
Freight Terminal	4200																	P	S						
		Outside storage is permitted subject to the conditions for outside storage (See "Outside Storage").																							
Fuel Storage Yard	2900																S	S	S						
		Special Use in M-2 **Subject to:** 1. Must be set back 1,000 feet from any non-industrial use. 2. Outside storage may be permitted as a principal use subject to compliance with requirements for outside storage. 3. Must be set back a minimum 200 feet from any other industrial use except accessory uses. 4 Shall comply with all applicable Fire and Building Code requirements for combustible liquid storage. **Special Use in M-D and M-1 Subject to:** 1. Shall be limited to the storage of bulk motor oil for wholesale distribution only; and processing of motor oil products is prohibited. 2. All bulk motor oil products shall be stored indoors within double-wall storage tanks (UL 142 or equivalent). 3. Shall comply with conditions #1 and #4 for the M-2 district (above). 4. Conditions #1 and #2 shall not be waived or varied (note: Fire and Building Code requirements are not waivable). (Ord 3805 § 4 (part), 9/2009; Ord. 3688 § 7 (part), 10/2008; Ord. 3354 § 6 (part), 2/2006; Ord. 2907 § 6 (part), 7/2003)																							
Funeral Home	6240	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P		S	S	S	S	S	S
		Accessory commercial uses may be permitted in conjunction with the establishment including, but not limited to, gift shops and florists, provided the accessory commercial uses are specified in any land use application.																							
Furniture Repair	2500														A	A	C	P							
		Accessory Use when in conjunction with retail sales of furniture. **Conditional Use in M-D Subject to:** Must be set back minimum 200 feet from any residential use on a separate property unless buffered from the development by an existing building.																							

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Furniture Sales *(Also see "Retail Sales and Service" or "Antiques")*																									
Garage Sales	0	A	A	A	A	A	A	A	A	A	A	A								A	A			A	A
		Accessory Use Subject to: (These conditions cannot be waived or varied.) 1. Must be in conjunction with a residential use. 2. Time limit of 4 days each calendar half year. Sales are permitted outside. (Ord 3586 § 5 (part), 2/2008)																							
Gasoline Station *(Also see "Convenience Store")*	5500														S	C	C	C			S				S
		Conditional Use in C-2, M-D and M-1 and Special Use in C-1, H-1 and H-2 Subject to: (The Commission or Board may consider waiving these conditions with the approval of a special use permit.) 1. All overhead doors shall not face toward a public street or residential development unless screened from a street with landscaping or by another building. 2. Minimum 30 feet for all buildings and canopies from the right-of-way line of any section line street. 3. Minimum 20 feet for all buildings and canopies from the right-of-way line of any non-section line street. 4. Must be set back a minimum 200 feet from any residential use on a separate property. 5. Underground fuel tanks must be set back 1,000 feet from any well used as a source of potable water, lake or major wash unless the underground tank is constructed per the Southern Nevada Health District Department of Environmental Health's more stringent structural requirements. (Ord. 4010 § 3 (part), 4/2012; Ord 3805 § 4 (part), 9/2009; Ord. 3472 § 7 (part), 1/2007; Ord. 2683 § 3 (part) 11/2001)																							
Government Facilities *(Also see "Public/Quasi Public Buildings")*																									

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		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Gravel Pit	8500	S																	S						

Special Use Subject to:

1. 1,000 foot setback to any equipment from an existing occupied residential dwelling on any other property.
2. Gravel pits located within Hydrographic Basins 212, 216, or 217 (see Appendix G, Map #11) shall: (These conditions cannot be waived or varied.)
   A. Pave all haul roads providing access to the site included in the special use permit to satisfy load and durability requirements.
   B. Service roads located within such facilities and any outside area used for parking, or storing motor vehicles, equipment, or materials shall be paved. Pave all required parking areas over 5,000 square feet. All other activities are subject to Clark County Air Quality Regulations.
3. For gravel pits/batch plants located outside of Hydrographic Basins 212, 216 or 217, haul roads need not be paved and service roads and parking areas need not be graveled unless otherwise required by the Commission or Board as a condition of the special use permit, or by Clark County Air Quality Regulations.
4. Landscaping, trash enclosure, and requirements shall not apply to this use.
5. A time limit for the use to be discontinued shall be determined by the Commission or Board. Any application for an extension of time for such special use permit shall demonstrate continued compatibility with any existing use, or proposed use approved by any land use application, within a 1,000 foot radius from any equipment utilized for the gravel pit.
6. Temporary construction storage and/or concrete/asphaltic batch plants in conjunction with the gravel pit shall be included in the special use and are subject to the same conditions.
7. Temporary construction equipment is permitted to exceed the height of the district.
8. Security fences are permitted.
9. In M-2, shall be located outside the Las Vegas Valley BLM Land Disposal Boundary and designated heavy industrial within an adopted land use plan. This condition cannot be waived or varied.

Note: Paving cannot be waived or varied for mobility impaired parking spaces and exterior access routes as required by the Building Code. Use is permitted outside. (Ord. 3679 § 1 (part), 9/2008; Ord. 2907 § 6 (part), 7/2003)

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Gravel Pits, Temporary	8500	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	S	S	S	S	S

Special Use Subject to:

1. Temporary construction storage and/or concrete/asphaltic batch plants in conjunction with the gravel pit/batch plant shall be included in the special use and are subject to the same conditions.
2. Gravel pits in conjunction with major projects.
   - A. Gravel must be excess gravel generated in the course of grading for the major project and is only used on site.
   - B. 1,000 foot minimum setback to any equipment from an existing occupied residential dwelling on any other property.
   - C. If the property is located within Hydrographic Basins 212, 216, and 217, paved access shall be provided (See Appendix G, Map #11). This condition cannot be waived or varied.
   - D. Landscaping, trash enclosure, and screening requirements shall not apply to this use.
   - E. On-site paving, including parking and drive aisles shall not be required provided all Clark County Air Quality Regulations are met.
   - F. The special use permit shall be approved for a time limit of 5 years, or the time required to complete the major project, whichever comes first. Extensions of time may be considered.
3. Gravel pits in conjunction with a specified temporary construction project on a site other than the construction site.
   - A. If the property is located within Hydrographic Basins 212, 216, and 217, paved access shall be provided (See Appendix G, Map #11). This condition cannot be waived or varied.
   - B. The property shall be adequately buffered from existing residential uses as determined by the Commission or Board.
   - C. Landscaping, trash enclosure and wall requirements shall not apply to this use,
   - D. On-site paving, including parking and drive aisles shall not be required provided all Clark County Air Quality Regulations are met.
   - E. The special use permit shall be approved for a time limit of 2 years, or the time required to complete the construction project, whichever comes first. Extensions of time may be considered and treated as a public hearing.
   - F. The sale of excess gravel shall be permitted if the applicant demonstrates that such sale would decrease the overall impact of traffic on developed areas of the community.
4. Gravel pits in conjunction with a public project initiated and funded by any governmental entity.
   - A. If the property is located within Hydrographic Basins 212, 216, and 217, paved access shall be provided (See Appendix G, Map #11). This condition cannot be waived or varied.
   - B. Gravel must be excess gravel generated in the course of grading for the public project.
   - C. The property shall be adequately buffered from existing residential uses as determined by the Commission or Board.
   - D. Landscaping, trash enclosure and wall requirements shall not apply to this use.
   - E. On-site paving, including parking and drive aisles, shall not be required provided all Clark County Air Quality Regulations are met.
5. Temporary construction equipment is permitted to exceed the height of the district.
6. Security fences are permitted.

Use is permitted outside. (Ord. 4010 § 3 (part), 4/2012; Ord. 3688 § 7 (part), 10/2008; Ord. 2907 § 6 (part), 7/2003; Ord. 2857 § 10 (part), 2/2003)

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Table 30.44-1 Global Use Table																									
Uses	**SLUCM CODE**	**Residential Districts**											**Commercial Districts**				**Manufacturing/ Industrial Districts**			**Miscellaneous Districts**					
		R-U	**R-A**	**RE**	**R-D**	**R-1**	**R-T**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**CRT**	**C-P**	**C-1**	**C-2**	**M-D**	**M-1**	**M-2**	**O-S**	**H-2**	**P-F**	**RVP**	**U-V**	**H-1**
Grocery Store	5400														P	P	S	S			S			C	S
		Special Use: When located in **M-1, M-D, H-1, and H-2** when it is the primary use. **Conditional Use in U-V Subject to:** Must be part of a mixed-use development (Section 30.40.310).																							
Group Care Facilities and Related Uses *(Also see "Assisted/Independent Living Facility", "Congregate Care", "Community Residence" or "Supportive Housing")*																									
		(Ord 3586 § 5 (part), 2/2008)																							
Group Home																									
		Deleted (Ord. 3423 § 4 (part), 8/2006; Ord. 3055 § 4 (part), 4/2004; Ord. 2771 § 4 (part), 7/2002)																							

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		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Guest House *(Also see "Accessory Apartment" and "Temporary Living Quarters")*	1900	C	C	C																					
		Conditional Use Subject to: (Conditions 6 through 8 cannot be waived or varied) 1. Permitted only in conjunction with a primary residence. 2. Must comply with accessory building setbacks and separations established per zoning district. 3. Shall have architectural features compatible with the principal building that must include compatible decorative exteriors, colors, and building materials. 4. Total square footage shall not exceed 1/2 the footprint of the principal dwelling (a building footprint does not include overhangs, patio covers, or similar structures). 5. A kitchen is not permitted except through the approval of Temporary Living Quarters (See Dwellings). 6. Only 1 guest house permitted on each lot. 7. Existing utility hook-ups should be utilized whenever possible. 8. Manufactured homes shall not be allowed as guest houses but may be considered by application for Temporary Living Quarters (See Dwellings). 9. A second-story guest house shall maintain a minimum 10 foot setback in the side and rear yards (entire structure) and shall not have clear windows or balconies overlooking a single family residential use unless the principle structure setbacks are maintained. 10. Shall not be permitted on any lot with an accessory apartment or temporary living quarters. (This condition cannot be waived or varied.) NOTE: The presence of a kitchen shall establish the use as an accessory apartment (See requirements for Accessory Apartment in Table 30.44-1). (See Section 30.52.100 for water restrictions) (Ord. 3472 § 7 (part), 1/2007; Ord. 3238 § 5 (part), 7/2005; Ord. 3209 § 6 (part), 3/2005; Ord. 2961 § 6 (part), 10/2003; Ord. 2741 § 7 (part), 5/2002)																								
Guest Ranch	7500	S	S																						
		Special Use Subject to: 1. Community District 5. 2. Minimum 40 acres. 3. Accessory commercial uses may be permitted in conjunction with the establishment including, but not limited to, shops, snack bars, lounges and restaurants, provided the accessory commercial uses are specified in a special use permit. Animals and related activities are permitted outside.																							
Gunsmith	5900														S	P	P	P							
Hardware Store	5200														P	P	P	P						C	
		Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310).																							

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Table 30.44-1 Global Use Table																									
Uses	**SLUCM CODE**	**Residential Districts**											**Commercial Districts**				**Manufacturing/ Industrial Districts**			**Miscellaneous Districts**					
		R-U	**R-A**	**RE**	**R-D**	**R-1**	**R-T**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**CRT**	**C-P**	**C-1**	**C-2**	**M-D**	**M-1**	**M-2**	**O-S**	**H-2**	**P-F**	**RVP**	**U-V**	**H-1**
Hazardous Materials or Waste Storage	Refer to SLUCM Code for underlying principal use																S	S	S			S			
		Materials/Amounts requiring a Hazardous Occupancy per the Clark County Fire Code **Special Use in M-D, M -1, M -2, and P-F Subject to:** 1. Must maintain all minimum separations and setbacks required by the Clark County Fire and Building Codes, and any other County Code, whichever is greater. 2. Outside storage may be permitted as a principal use subject to the applicable conditions for outside storage in addition to the requirements for hazardous materials storage (see "Outside Storage"). 3. Explosives and hazardous materials in amounts which require a special use permit pursuant to NRS 278.147 and 459.3816 (as revised) and/or the NAC shall only be permitted in M-2 and shall require public hearings before the Planning Commission and the Board per Table 30.16-4. 4. Storage areas must be paved and contained. These conditions can not be waived or varied. (Ord. 3970 § 5 (part), 8/2011; Ord. 3432 § 6 (part), 10/2006Ord. 3209 § 6 (part), 3/2005; Ord. 3106 § 6 (part), 8/2004; Ord. 2907 § 6 (part), 7/2003; Ord. 2890 § 5 (part), 4/2003)																							

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		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Health Club	7425													A	P	P	S, A	S, A						C	S, A
		Conditional Use in U-V must be part of a mixed-use development per Section 30.40.310. **Accessory Use:** **C-P, M-D, M-1:** When in conjunction with a business park/office complex (not open to the public, for employees only). **H-1:** When in conjunction with a resort hotel or hotel/motel having 50 or more guest rooms.																							
Heliport	4300	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
		Special Use Subject to: (These conditions cannot be waived or varied.) 1. A planning report shall be provided to the Commission and Board analyzing environmental impacts including, but not limited to, noise and noise levels, traffic generation, land use compatibility, number of daily operations, hours of operation, flight corridor, intent of the facility (tourism, medical evacuation, business, etc), and the identification of any adverse impacts to the operation of other airports. The information contained in the report shall be made part of the conditions if the special use permit is approved. 2. Evidence of Federal Aviation Administration approval of the air space and air traffic of the proposed operation. 3. A security fence or wall is permitted. Helicopters and other related uses/activities, including hot air balloons, are permitted outside. (Ord. 3113 § 5, 8/2004;Ord. 2741 § 7 (part), 5/2002)																							
High Impact Project	0			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S
		Special Use Subject to: Conformance to the conditions established per zoning district (in this Table) for the specific land use(s) required for the project, in addition to the following: 1. Prevention or mitigation of traffic congestion and air quality impacts. 2. Functional and aesthetic integration with surrounding development and land uses (planned and existing) through design, landscape, and buffer elements, and including pedestrian connectivity when applicable. 3. Any large scale retail project shall be located within reasonable proximity (one half mile or approximately 2,640') to freeways or regional transportation corridors which exceed 120 feet in width unless the applicant demonstrates that an alternate location will effectively reduce vehicle miles traveled in the community. 4. Approval of high impact projects may require a development agreement to address public infrastructure and service needs as determined by the Board. (Ord. 3520 § 4, 6/2007)																							
Home Improvement Center	5200														C	C	C	C							
		Conditional Use in C-1 Subject to: No outside display or storage. **Conditional Use in C-2 and M-D Subject to:** Outside display or storage in conjunction with a hardware store is permitted subject to the conditions for outside storage (See "Outside Storage"). This condition cannot be waived or varied. **Conditional Use in M-1 Subject to** the conditions for outside storage (See "Outside Storage").																							

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Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Home Occupation	1110 1115	C, S	C, S	C, S	C, S	C, S	C, S	C, S	C, S	C, S	C, S	C, S									C, S			C, S	C, S

Conditional Use Subject to: Home Occupations other than those listed below as prohibited may be approved subject to the following conditions: (Conditions 1 through 6 cannot be waived or varied.)

1. The operator of the home occupation shall obtain and maintain a business license from the Clark County Business License Department.
2. The home occupation must be conducted as an accessory or secondary use to the residential dwelling, and the residential appearance of the dwelling shall not reflect or indicate that a business is operated therein.
3. There shall be no signs or nameplates, merchandise and/or other articles displayed for advertising purposes at the home address or in the yard, except when required by NRS or NAC, or if located within Community District 5. Signs shall be limited to nameplates only (per Table 30.72-1) or per NRS or NAC.
4. Unless permitted by Clark County Fire Department, there shall be no storage of hazardous materials. (See Chapter 30.08, *hazardous materials storage and personal use*).
5. No commercial vehicle shall be parked on site. One trailer (less than 10,000 lbs) may be permitted on site with approval of a special use permit.
6. There shall be no receipt of products or materials (except normal delivery for residence).
7. No home occupation shall be conducted outside, nor shall any outside area be used for storage.
8. No clients or customers shall come to the residence other than students (maximum of one student at a time) or single station beauty salon/barbershop, except as provided below:
   A. When located within Community District 5, business owner must receive approval of a Zoning Compliance application per Table 30.16-17.5 (includes letters of consent from property owners within a 300-foot radius) prior to business license approval to allow customers to the residence. (When located outside of Community District 5, a special use permit may be requested to allow customers to the residence.)
   B. Adequate off-street parking must be demonstrated with dust control measures per Clark County Air Quality Control regulations.
9. Only family members are permitted as employees except as provided below:
   A. When located within community District 5, business owner must receive approval of a Zoning Compliance application per Table 30.16-17.5 (includes letters of consent from property owners within a 300-foot radius) prior to business license approval in order for the business owner to employee those other than family members. (When located outside of Community District 5 a special use permit may be requested to allow employees.)
   B. Adequate off-street parking must be demonstrated with dust control measures per Clark County Air Quality Control regulations.

NOTE: Commercial preparation of food must comply with all SNHD requirements as well as provisions of NRS 446.

(Continued on next page)

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		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Home Occupation	1110 1115	C, S	C, S	C, S	C, S	C, S	C, S	C, S	C, S	C, S	C, S	C, S									C, S			C, S	C, S

(Continued from previous page)

Prohibited Home Occupation Uses

1. Adult uses.
2. Outcall promoters.
3. Vehicle repair, paint, or body work businesses. See also "Automobile Repair".
4. Businesses involving firearms, explosives, ammunition, or gun powder, or any other weapon as regulated by NRS 202.350, except for the training in the use of weapons at an approved off site facility.
5. Businesses that use/include live broadcasting via the Internet.
6. Ambulance services, hospitals, medical offices, clinics and surgery centers.
7. Mobile Food Vendor.
8. Businesses involving smelting of metal.

(Ord. 4010 § 3 (part), 4/2012;Ord. 3993 § 3 (part), 12/2011; Ord. 3970 § 5 (part), 8/2011; Ord. 3766 § 3 (part), 6/2009; Ord. 3726 § 3 (part), 12/2008; Ord. 3432 § 6 (part), 10/2006; Ord. 3397 § 6 (part), 6/2006; Ord. 3209 § 6 (part), 3/2005; Ord. 3160 § 11 (part), 11/2004;Ord. 2961 § 6 (part), 10/2003; Ord. 2890 § 5 (part), 4/2003; Ord. 2746 § 1, 5/2002; Ord. 2741 § 7 (part), 5/2002)

Horse Riding/Rental Stable	8160	C	C	S																					

Conditional Use in R-U and R-A and Special Use in R-E:

(The Commission or Board may consider waiving these conditions with a special use permit.)

1. Must be minimum of 400,000 square feet.
2. Subject to the same conditions for "Boarding Stable - Commercial."

Animals and related activities are permitted outside.

Hospice	6510	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

Special Use Subject to:

The development standards of the district in which it is located, except as modified below:

1. The facility must be adjacent to, and accessed from, a collector or arterial street or a commercial complex.
2. Buildings within, or adjacent to, residential neighborhoods shall be designed with a residential appearance, such as a gabled roof with concrete tile and masonry or stucco wall construction, as may be required by the Commission or Board.
3. Accessory commercial uses for the patients and their guests may be established providing the square footage of all such uses does not exceed 10% of the gross floor area of the building, that no exterior signage for the accessory commercial uses is established and that all commercial deliveries are made between the hours of 8:00 a.m. and 10:00 p.m. (Ord. 4010 § 3 (part), 4/2012)

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Hospital	6510	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
		Special Use Subject to: The development standards of the district in which it is located, except as modified below: 1. The minimum size lot for such a facility shall not be less than 80,000 square feet. 2. The facility must be adjacent to, and accessed from, a collector or arterial street or a commercial complex. 3. Buildings within, or adjacent to, residential neighborhoods shall be designed with a residential appearance, such as a gabled roof with concrete tile and masonry or stucco wall construction, as may be required by the Commission or Board. 4. Accessory commercial uses for the patients and their guests may be established providing the square footage of all such uses does not exceed 10% of the gross floor area of the building, that no exterior signage for the accessory commercial uses is established and that all commercial deliveries are made between the hours of 8:00 a.m. and 10:00 p.m. 5. The application for any such hospital shall specify in detail the proposed uses of the facility.																							
Hot Air Balloon *(Also see "Heliport")*																									
		(Ord. 2741 § 7 (part), 5/2002)																							
Hotel, Including Condominium Hotel	1510															C	S	S						C	P
		Conditional Use in C-2 and U-V and Special Use in M-D and M-1: 1. Must have the minimum setbacks for property lines consistent with the yard requirements for the R-3 Multiple-Family District. 2. Within the U-V zoning district, must be part of a mixed-use development (Section 30.40.310). 3. No kitchens are permitted in guestrooms. **Permitted Use in H-1 Subject to**: Kitchens, if provided, must be shown on the approved plans and considered by the Commission or Board at the hearing. Note: Hotels having 50 or more rooms in H-1 may have accessory uses as specified under "Resort Hotel". (Ord. 3924 § 6 (part), 1/2011)																							

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Household Pet *(Also see "Kennel")*	0	C,S	C,S	C,S	C,S	C,S	C,S	C,S	C,S	C,S	C,S	C,S	C,S	C,S	C,S	C,S	C,S	C,S	C,S	C,S	C,S	C,S	C,S	C,S	C,S

Dog and Cat Conditional Use Subject to:
1. Must be accessory to a residential use.
2. Maximum of 3 dogs and 3 cats, unless otherwise permitted as a pet fancier.

Dog and Cat Special Use (approved by the Board) Subject to:
1. Being accessory to residential principal use.
2. Owner or resident use only.
3. An additional 2 dogs or cats per every 10,000 square feet of lot area, not to exceed a maximum of 20 for total lot area.
4. In Community District 5 with minimum lot area of 80,000 square feet, 2 dogs or cats per 4,000 square feet of lot area, up to a maximum of 25.
5. No sale of dogs or cats.
6. All dogs and cats being sterilized.

Conditions #5 and #6 cannot be waived or varied.

Pot Bellied Pigs Conditional Use Subject to:
1. Pot-bellied pigs are permitted only as follows:
   - A. All pot-bellied pigs must be registered with a local registry for pot-bellied pigs.
   - B. Must be in conjunction with single-family detached dwelling units.
   - C. Must be spayed or neutered.
   - D. Maximum height of any pot-bellied pig shall be 28 inches measured from the shoulder.
   - E. Maximum weight of any pot-bellied pig shall not exceed 250 pounds.
   - F. Maximum number of pot-bellied pigs maintained on any lot shall not exceed the following:
     - i. 1 pot-bellied pig for any lot less than 13,200 square feet in area.
     - ii. 2 pot-bellied pigs for any lot less than 20,000 square feet but greater than or equal to 13,200 square feet in area.
     - iii. 3 pot-bellied pigs for any lot less than 40,000 square feet but greater than or equal to 20,000 square feet in area.
     - iv. 6 pot-bellied pigs for any lot 40,000 square feet or greater in area.

Animals are permitted outside (Ord. 4010 § 3 (part), 4/2012; Ord 3771 § 4, 6/2009; Ord 3586 § 5 (part), 2/2008)

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Ice and Cold Storage Plant	6370																P	P	S						
Individual Instruction *(Also see "Home Occupation")*																									
Instructional Wine-Making Facility	2100															S	S	S							
		Special Use subject to: 1. Must be in accordance with NRS 369 and 597. 2. Samples of wine produced on site may be served. 3. Wine shall not be packaged and sold for retail by the facility. 4. The facility shall only distribute wine to an individual who participated directly in the process of wine making on the premises of the facility for the person's own household or personal use. Conditions #1, 3 and 4 shall not be waived or varied. (Ord 4004 § 3 (part), 3/2012; Ord. 3397 § 6 (part), 6/2006)																							
Interim Package Wastewater Treatment Plant *(Also see, "Package Wastewater Treatment Plant", "Reclaimed Wastewater", "Reclamation Facility", and "Sewage Treatment Plant")*		S	S	S	S												S	S	S			S		S	
		See Package Wastewater Treatment Plant for conditions. (Ord. 3518 § 9 (part), 5/2007)																							

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Janitorial Service *(Also see "Home Occupation")*	6990														S	P	P	P						C	S
		Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310).																							
Jewelry Making - Excluding Smelting of Metal *(Also see "Home Occupation")*	5900 1110														C	C	P	P						C	S
		Conditional Use in C-1, C-2 and U-V and Special Use in H-1 Subject to: (These conditions cannot be waived or varied.) 1. Must be in conjunction with retail jewelry sales. 2. No mass production, custom jewelry making only.																							
Jewelry Repair	5900														P	P	P	P						C	S
		Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310).																							
Jewelry Sales - Including Secondhand Sales	5900														P	P	S	S			S			C	S, A
		Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310). **Accessory Use** when in conjunction with a resort hotel or hotel/motel having 50 or more guest rooms.																							
Kennel *(Also see "Veterinary Service")*	8200															S	C	C						S	
		Conditional Use in M-D: 1. No outside kennels. 2. Subject to all Clark County Animal Control regulations. (This condition cannot be waived or varied) **Conditional Use in M-1:** 1. Outside kennels are permitted provided there is a minimum setback of 500 feet from any residential use. 2. Subject to all Clark County Animal Control regulations. (This condition cannot be waived or varied) **Special Use in C-2, U-V:** 1. No outside kennels, 2. Subject to all Clark County Animal Control regulations. (This condition cannot be waived or varied) 3. When in U-V, must be part of a mixed-use development per Section 30.40.310. (Ord. 3635 § 6 (part), 6/2008)																							
Kiosk/Information (Outdoor)	4700														S	S									S
Laboratory, Medical/Dental	6510													C	C	P	P	P						C	
		Conditional Use in C-P and C-1 Subject to: 1. Must be located within the same commercial complex as a medical or dental office. 2. Area for the laboratory may not exceed 30% of the total building area of the commercial complex. **Conditional Use in U-V** must be part of a mixed-use development (Section 30.40.310).																							
Laboratory, Experimental	2800																S	S	S						
		Special Use Subject to: The requested use of the laboratory must be specified in the special use permit application.																							

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Table 30.44-1 Global Use Table																									
Uses	**SLUCM CODE**	**Residential Districts**											**Commercial Districts**				**Manufacturing/ Industrial Districts**			**Miscellaneous Districts**					
		R-U	**R-A**	**RE**	**R-D**	**R-1**	**R-T**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**CRT**	**C-P**	**C-1**	**C-2**	**M-D**	**M-1**	**M-2**	**O-S**	**H-2**	**P-F**	**RVP**	**U-V**	**H-1**
Land Sales Presentation Unit Broker Office *(Also see "Office")*																									A
		Accessory Use in H-1 when incidental to a resort hotel or hotel/motel having 20 or more guest rooms. This condition cannot be waived or varied. All others, See "Office". (Ord. 2857 § 10 (part), 2/2003)																							

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Large Scale Retail Business	5900														S	C	S	S						C	S

Conditional Use in C-2, and U-V and Special Use in C-1, M-D, M-1 and H-1 Subject to:

1. Main egress drive aisles shall provide a minimum stacking depth of 100 feet with no cross access.
2. Provide separate customer bulk loading areas away from the main entrances of the buildings.
3. Pedestrian walkways:
   A. Adequately lighted pedestrian walks or walkways lined with planters and striped walkways in drive aisles or raised parking islands, shall be provided from public sidewalks and rights-of-way to the principal customer entrances.
   B. Walkways/breeze ways and plazas between buildings should be provided.
4. All discarded parts, equipment, goods or materials shall be stored in an enclosed area, and shall be screened from adjacent residential uses and public streets.
5. Buildings shall be designed in accordance with Table 30.56-2.
6. A 500 foot minimum separation from a single family detached residential development, or an alternative provided pursuant to subsection (7) below. Properties which may be part of a separation area are listed in A-D. A request to reduce the separation requirements shall require a notification radius of 1,000 feet and require final action by the Board. In determining the appropriateness of reducing a required separation, the applicant has the burden of proving that the reduction will not adversely impact the adjacent single family detached residential development and that the request meets the general intent of the ordinance. A major project which has an approved development agreement with Clark County prior to July 15, 2000 is exempt from the separation requirements.
   A. Properties designated in a land use plan or guide for retail/commercial uses, mixed use designations, or residential land uses other than single family detached developments; or
   B. Properties zoned for residential land uses other than single family detached developments, or zoned for less intense commercial uses such as the CRT and C-P districts, where designed to provide the minimum separation; or
   C. Publicly owned or controlled land such as parks, school, drainage and detention facilities. Freeways, beltways, frontage roads and other major streets which are not 500 feet wide shall be considered to meet the separation requirements or deed restricted properties that specify the type of land uses listed under sections A and B above; and/or;
   D. Railroad rights-of-way.
7. Alternate setbacks as listed.
   A. A 100 foot setback from a single family residential development property line; or
   B. A 75 foot setback shall require an intense buffer per Figure 30.64.12. The Commission or the Board may require additional buffering, including but not limited to an intensely landscaped area, an 8 foot high decorative screen wall, tall mature trees and shrubs, and other conditions deemed appropriate to mitigate noise, odors, or visual impacts on adjacent properties. Such landscaping may be placed on an adjacent property with the property owners consent; not on the large scale retail business property;
8. Properties zoned for retail/commercial uses, that are designated in a land use guide or plan as Commercial General, Regional Commercial, or a designation which would allow large scale retail use(s) prior to July 15, 2000 are exempt from the separation and setback requirements of this section.
9. In U-V, must be part of a mixed-use development (Section 30.40.310). (Ord. 3357 § 4 (part), 3/2006; Ord. 3209 § 6 (part), 3/2005)

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Laundromat	6200	S	S	S	S	S	S	S	S	S	S	S			P	P	P	P			S		S	C	S
		Conditional Use in U-V must be part of a mixed use development (Section 30.40.310). **Special Use in Residential Zones, R-V-P, H-1 and H-2 Subject to** same conditions for accessory commercial. The conditions for accessory commercial cannot be waived or varied.																							
Laundry Service	6200	S	S	S	S	S	S	S	S	S	S	S		S	P	P	P	P			S		S	C	S
		Special Use in Residential Zones, R-V-P, H-1 and H-2 Subject to same conditions for accessory commercial. The conditions for accessory commercial cannot be waived or varied. **Conditional Use in U-V** must be part of a mixed-use development (Section 30.40.310).																							
Library	7110	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	S	S		S	P	S	C	S
		Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310).																							
Live Entertainment	0	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S,A
		Special Use Subject to: 1. Must be accessory to a commercial or recreational use. 2. 500 foot minimum separation from any residential use when conducted outdoors. **Accessory Use:** 1. Must be in conjunction with a resort hotel or hotel/motel having 50 or more guest rooms. 2. 500 foot minimum separation from any residential use when conducted outdoors. 3. Must be accessed from inside the hotel. Does not include adult uses. Note: Chapter 8.20 of the Clark County Code regulates the sale of alcohol and cannot be waived or varied (see Business License Department.) Must follow "On-Premise Consumption of Alcohol" regulations, if applicable. (Ord. 3432 § 6 (part), 10/2006; Ord. 3160 § 11 (part), 11/2004)																							
Locksmith	6400														S	P	P	P			S			C	S
		Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310).																							
Lodging House *(Also see "Boarding House")*																									
Lodging, Long/Short Term	1510															S	S	S						S	S
		Special use in C-2, M-D, M-1, U-V and H-1 subject to: 1. Providing units with a kitchen suitable for non-transient occupancy. This condition cannot be waived or varied. 2. The facility shall be predominantly used for short-term lodging. (ord. 3946 § 2, 5/2011)																							

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Lounge *(Also see "Alcohol, On-premise Consumption")* (Ord 3586 § 5 (part), 2/2008)																									
Lumber Yard *(Also see "Home Improvement Center")*																									
Mail Order Puzzle Contest	0															S									
Manager's Unit	1900						A						A	A	A	A	A	A		A	A		A	A	A

Accessory Use to each business or tenant within commercial or industrial development, manufactured home parks, and recreational vehicle parks, **Subject to:**

1. If the development has only one manager's unit, the unit shall not exceed 50% of the commercial or industrial use.
2. If the development has more than one manager's unit, the following requirements shall be satisfied:
   a. each unit shall be limited to a maximum area of 800 square feet (studio or one-bedroom units only);
   b. each unit shall be located in the same building as the commercial or industrial tenant;
   c. the maximum square footage of all units combined shall not exceed 25% of the total square footage of the development; and
   d. each unit shall provide interior access to the commercial or industrial building or unit.
3. A manager's unit shall be occupied by the owner, lessee, or employee of owner or lessee, and shall not be subdivided or rented separately from the principal use. (This condition cannot be waived or varied.)
4. Sound attenuation as required per Chapter 30.48 Part A when located within the Airport Environs Overlay District.
5. Projects that do not conform to conditions #1 and #2 shall be considered a mixed use development and shall comply with all applicable requirements established in Chapter 30.48 Part J.

Conditions #3 through #5 cannot be waived or varied for projects located within the Airport Environs or CMA Area Overlay Districts
(Ord. 3229 § 8 (part), 6/2005)

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Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Manufactured Home Assembly/Repair	3900																S	C	S						
		Conditional Use in M-1 and Special Use in M-D Subject to: Outside storage of manufactured homes is permitted subject to the conditions for outside storage.																							
Manufactured Home Parks	1410 1420						C																		
		Conditional Use Subject to: 1. Permanently marked lot lines at each corner of lot which may be relocated subject to the total number of lots remaining the same. 2. Lot numbers on each home. 3. Park operator(s) shall maintain the park, enforce the Clark County Code and provide a list of tenant addresses on January 15 and July 15 each year to the Zoning Administrator. 4. Post a permanent, illuminated map of the park large enough to be easily read by anyone entering the park (mobile or foot), showing streets, lot numbers as marked, and the operator's name, office hours, office mailing address, after-hours emergency phone number(s) and those responsible for his duties in his absence. 5. Display the following in Office: 1) County Business License; 2) Southern Nevada Health District Permit; and 3) a master meter plan of the park showing lines and valves to respond to outages (legal non-conforming parks only) and park district requirements. (Ord. 3472 § 7 (part), 1/2007)																							
Manufactured Home Sales	5500															S	S	P							
		Outside sale and display is permitted.																							
Manufacturing, Asphalt *(Also see "Batch Plant")*																									
		(Ord 3586 § 5 (part), 2/2008; Ord. 2907 § 6 (part), 7/2003; Ord. 2857 § 10 (part), 2/2003)																							
Manufacturing, Furniture	2500																C	P	S						
		Subject to: Being set back a minimum 200 feet from any residential use on a separate property. (Ord. 3970 § 5 (part), 8/2011; Ord 3586 § 5 (part), 2/2008)																							

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Manufacturing, Heavy	2300 2600 2800 2900 3100 3300 3900																		S						
		Special Use Subject to: 1. Must be set back 1,000 feet from any non-industrial use. 2. Outside storage and outside manufacturing is permitted as a principal use subject to conditions for outside storage (See "Outside Storage"). 3. Must be set back a minimum 200 feet from any other industrial use except accessory uses.																							
Manufacturing, Light	2200 2300 2400 2500 2600 2700 3100 3200 3400 3500 3900																C	C	C						
		Conditional Use in M-D Subject to: All manufacturing must be done indoors. (This condition cannot be waived or varied) **Conditional Use in M-1 and M-2 Subject to:** Manufacturing may be permitted outdoors subject to: 1. Must be set back 200 feet from any non-industrial use. 2. Must be set back 600 feet from any residential use. 3. Subject to the conditions for outside storage within M-1. (see "Outside Storage")																							
Manufacturing, Medium	2200 2300 3200 3900																	S	S						
		Special Use Subject to: 1. Must be set back 600 feet from any non-industrial use. 2. Outside storage and outside manufacturing is permitted as a principal use subject to conditions for outside storage (See "Outside Storage").																							
Manufacturing, Pharmaceutical	3900																S	S	S						
		Special Use: Must be set back 600 feet from any non-industrial use. (Ord 3586 § 5 (part), 2/2008)																							
Manufacturing, Sign	3900																P	P							
		(Ord 3586 § 5 (part), 2/2008)																							

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		R-U	**R-A**	**RE**	**R-D**	**R-1**	**R-T**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**CRT**	**C-P**	**C-1**	**C-2**	**M-D**	**M-1**	**M-2**	**O-S**	**H-2**	**P-F**	**RVP**	**U-V**	**H-1**
Massage *(Also see "Home Occupation")*	1110 6510	A	A										A	A	A	S,A	A	A			A			S, A	S,A

All Massage Establishments (Principal and Accessory), but excluding those operating on the premises of a resort hotel as defined in 30.08, shall be limited to the hours of operation from 8 a.m. to 9 p.m.

Special Use in C-2, U-V and H-1when a principal use **Subject to:**

1. A minimum 200 foot setback from any residential use.
2. A 1,000 foot separation between each use.

Within the U-V district, must be part of a mixed-use development (See Section 30.40.310 and Chapter 30.48 Part J).

Accessory Use Subject to:

1. Operating in conjunction with a resort hotel, beauty salon, health club, country club, golf course and accompanying club house, or retreat and a maximum of 25% of public floor area to be used for massage; or
2. Operating in conjunction with a state licensed health care provider as defined in NRS 629.031; or
3. Operating in conjunction with a massage school as part of the curriculum of the school per Chapter 394 Nevada Administrative Code.

NOTE:

- None of the requirements within these subsections can be waived or varied.
- Not permitted in conjunction with adult uses. See "Adult Uses"
- Chapter 7.08 of the Clark County Code regulates massage and prohibits massage in conjunction with alcohol sales and/or consumption. which cannot be waived or varied (see Business License Department). (Ord. 3970 § 5 (part), 8/2011; Ord. 3645 § 1 (part), 6/2008; Ord. 3296 § 5 (part), 10/2005; Ord. 2711 § 1, 1/2002)

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		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Materials Recovery Facility *(Also see "Construction and Demolition Short Term Facility", "Composting Facility" or "Recycling Center")*	6370																	S	S						
		Special Use in M-1 and M-2 Subject to: 1. Must be set back 600 feet from any non-industrial use. 2. A minimum 5 acre site is required. 3. Outside storage for processed recyclable material only is permitted subject to all restrictions for outside storage, including screening and landscaping. 4. Any outside area used for parking, maneuvering, or storing motor vehicles, equipment, or materials must be paved. 5. Must not conflict with any franchise agreement and must comply with all the requirements of Title 9 of the Clark County Code. 6. Processed recyclable material stored outside shall not be bundled in packages which exceed the height of the required screening. 7. Processed recyclable material shall not be stored outside more than three months and shall not exceed 3,000 cubic yards at any time. 8. An enclosed building with a paved surface and a drain to the sanitary sewage system is required. 9. No putrescible waste is permitted on the site, and any "de-minimis" putrescible waste must be removed within 24 hours. 10. Recyclable material must be baled sufficiently secure as to ensure no material is separated from the bale by adverse weather conditions. 11. Must comply with all odor control requirements per Clark County Air Quality Regulations. Conditions 2 through 11 cannot be waived or varied. (Ord. 3970 § 5 (part), 8/2011; Ord. 3854 § 1, 3/2010; Ord. 3549 § 7 (part), 9/2007; Ord. 3257 § 3 (part), 7/2005)																								
Medical *(Also see "Office")*																									
Mines/Mining	8500	S																S	S						
		Special Use in R-U, M-1 and M-2: 1. 1,000 foot setback to the excavation, tailing or equipment from an existing occupied residential dwelling on any other property. 2. Mining facilities located within Hydrographic Basins 212, 216 or 217 (see Appendix G, Map #11) shall: (These conditions cannot be waived or varied.) A. Pave all haul roads providing access to the site, located on public access easements, dedicated right-of-way, or other portions to meet load and durability requirements per Clark County standards. Pave all required parking areas over 5,000 square feet. All other activities are subject to Clark County Air Quality Regulations. B. Service roads located within such facilities and any outside area used for parking, or storing motor vehicles, equipment, or materials shall be paved. 3. Mining facilities located outside of Hydrographic Basins 212, 216 or 217 described above, haul roads need not be paved and service roads and parking areas need not be graveled unless otherwise required by the Commission or Board as a condition of the special use permit, or by Clark County Air Quality Regulations. 4. Landscaping, trash enclosure and screening wall requirements shall not apply to this use. 5. An extension of time application shall demonstrate continued compatibility with any existing use, or proposed use approved by any land use application, within a 1,000 foot radius from any equipment utilized for the mine. 6. In M-1and M-2 must be located outside of the Las Vegas Valley BLM Land Disposal Boundary and designated heavy industrial within an adopted land use plan. This condition cannot be waived or varied. Note: Paving cannot be waived or varied for mobility impaired parking spaces and exterior access routes as required by the Building Code. Use is permitted outside. (Ord. 4010 § 3 (part), 4/2012;Ord. 3679 § 1 (part), 9/2008; Ord 3586 § 5 (part), 2/2008; Ord. 2907 § 6 (part), 7/2003)																								

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Mini-Warehouse	6370														S	P	P	P						C	
		Conditional Use in U-V must be part of a mixed-use development per Section 30.40.310.																							
Mobile Food Vendors	Refer to SLUCM for underlying principal use														A	A	A	A						A	A
		All Uses subject to: The operator must be in conjunction with a catering, restaurant, supper club business, or commissary/servicing depot only. (See NAC 446 for servicing depot) This condition cannot be waived or varied. (Ord. 4010 § 3 (part), 4/2012;Ord. 3688 § 7 (part), 10/2008; Ord. 3472 § 7 (part), 1/2007)																							
Mobile Homes *(Also see "Dwelling - Manufactured Homes")*																									

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Model Residences *(Also see "Temporary Sales Office")*	1110 1115	C	C	C	C	C	C	C	C	C	C	C		S	A	A	A	A					C	C	C,A

Conditional Use:

1. Number of models for each development (prior to the recordation of a subdivision map):
   A. Single-family units: 6 model residences or, for an overall single-family detached development (area within an approved tentative map), 300 acres or larger – 1 unit per 20 acres, maximum 20 model residences.
   B. Multi-family or manufactured home units: 8 model residences.
   C. Recreational park trailers, permitted only in recreational vehicle parks where recreational park trailers are established or proposed: 8 model residences. (This condition cannot be waived or varied.)
2. Time Limit. Models must be converted to a residential use when the last home in the development has been sold. The time limit does not apply to models located within apartment complexes or manufactured home parks, provided the residential character of the model is maintained, and all manufactured homes are properly installed.
3. Models constructed prior to the recording of a subdivision map.
   A. A final map technical review must be submitted for the location where the residences will be located and off-site improvement bonds have been posted for the model residence complex. This condition cannot be waived or varied.
   B. Paved access and adequate access controls must be provided to all structures, as required by Chapter 30.60.
   C. The final map must record within 1 year from the date permits are issued for the uses.
   D. The final map may not be revised after the permits for the models or units have been issued, except with County approval.
   E. The models or lots within the proposed subdivision may not be sold separately until the final subdivision map has been recorded.
   F. The model residence must meet the minimum setbacks required from the future lot lines to be established by the subdivision as required by code.
   G. The issuance of a permit for construction will not be construed as a commitment by the County to record the final map or to approve any zoning matter.
   H. Block walls are permitted on the proposed lot lines.
4. The model residences need not be built in the subdivision, nor have to be built by the same builder/developer of the remainder of the subdivision.
5. Fencing may occur and off-site improvements may be temporarily waived for a public street with the following conditions:
   A. Road closure must be approved by the Director of Public Works.
   B. Bonding for full off-site improvements must be posted: (This condition cannot be waived or varied.)
   C. Street area to be covered with landscaping;
   D. Upon sale of models, street must be improved to Clark County standards.

Accessory Use in C-1, C-2, H-1, M-D and M-1:

Must be in conjunction with a real estate, architects or designers office. (Ord 3859 § 7, 6/2010; Ord 3805 § 4 (part), 9/2009; Ord 3586 § 5 (part), 2/2008; Ord. 3397 § 6 (part), 6/2006; Ord. 2769 § 87, 7/2002; Ord. 2737 § 2, 4/2002)

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Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Monorail	4100	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
		Special Use: 1. Any special use permit for a private monorail shall only be approved by the Board after receipt of the recommendation of the Commission and concurrent with the approval of a franchise agreement as provided under Chapter 5.04 of the Clark County Code (Franchised Monorail Transportation Systems). 2. Conditions shall apply to associated passenger terminals, power propulsion systems, parking lots, maintenance facilities and other accessory land and buildings contained in the application submittal. 3. Accessory commercial uses are permitted in conjunction with the system and shall be specified in a special use permit application. 4. Structures shall be designed to be architecturally compatible with existing buildings and structures in the vicinity of the system and are permitted at heights greater than otherwise permitted by this Title providing the height of such structures is specified in the special use permit application. 5. Site development standards, including yard setbacks, building separation or location required may be reduced or eliminated. 6. Ground level equipment, power propulsion systems and maintenance facilities shall be screened from streets and residential development as follows: A. Must be screened with decorative block wall not to exceed 10 feet in height and/or landscaping sufficient to screen the facility as determined by the Commission or Board. B. If the height of the wall exceeds 6 feet, a notarized letter of approval shall be obtained from the owner of an adjacent developed property 7. Signs are permitted as follows: A. On buildings subject to the requirements of Chapter 30.72. B. On passenger cars subject to the requirements of Chapter 14.10 (Signs on Motor Vehicles in the Public Right-of-Way) of the Clark County Code. For the purpose of Chapter 14.10 a passenger car shall be considered to be a motor vehicle. C. Except for signs permitted under Chapter 30.72, signs are not permitted upon the rail or guideway. 8. The approval of the special use permit does not give the applicant the right to use the property of any other person without the property owner's express written consent and may not serve as the basis to compel Clark County to use its power of eminent domain to acquire the property of non-consenting owners.																								
Monument Sales	5900															P	P	P							
		Outside sale and display is permitted.																							
Mortuary *(Also see "Funeral Home")*																									

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Motel, Including Condominium Motel	1510															C	S	S						C	C
		Conditional Use in C-2, U-V, and H-1 and Special Use in M-D and M-1: 1. Must have the minimum setbacks for property lines consistent with the yard requirements for the R-3 Multiple-Family District. 2. Kitchens, if provided, must be shown on the approved plans and considered by the Commission or Board at the hearing. 3. Within the U-V zoning district, must be part of a mixed-use development (Section 30.40.310). Motels having 50 or more rooms in H-1, may have accessory uses as specified under "Resort Hotel".																							
Motion Picture Production/Studio	3900																C, S	C, S							A
		With no public viewing areas and no on-premise consumption of alcohol: **Conditional Use in M-D and M-1 subject to:** 1. Administrative design review approval. 2. Permitted only within an enclosed building. 3. No live viewing by members of general public. 4. No public seating areas. 5. No on premise consumption of alcohol. (These conditions can not be waived or varied). **Non adult use with public viewing areas:** **Special Use in M-D and M-1 and Accessory Use in H-1 subject to:** 1. Permitted only within an enclosed building. 2. Live viewing by the general public is permitted. 3. Public viewing areas are permitted. 4. On-premise consumption of alcohol may be permitted if submitted and approved with the special use permit application. 5. Accessory use in the H-1 must be in conjunction with a resort hotel. (Ord. 3106 § 6 (part), 8/2004)																							
Movie Theater, Drive in (outdoor)	7211														S	S	S	S							S
Museum	7110	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	P	S	C	S,A
		Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310). **Accessory Use in H-1** when in conjunction with a resort hotel. Accessory commercial uses may be permitted in conjunction with the establishment including, but not limited to, shops, snack bars, lounges and restaurants, provided the accessory commercial uses are specified in a special use permit.																							
Neighborhood Casino *(Also see "Resort Hotel, Rural Resort Hotel")*	1510	(Ord. 3355 § 5 (part), 2/2006)																							

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		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Nightclub	5800															S	S	S						C	S,A
		Conditional in U-V: In U-V must be part of a mixed-use development (Section 30.40.310) **Accessory in H-1:** In conjunction with a resort hotel **Special Use in C-2, M-D, M-1, H-1 and Subject to:** Must be set back a minimum of 500 feet from any residential use. This condition cannot be waived or varied. **Note:** Chapter 8.20 of the Clark County Code regulates the sale of alcohol and cannot be waived or varied (se Business License Department) (Ord. 3518 § 9 (part), 5/2007)																							
Nudist Camp	7500	S	S	S																					
		Accessory commercial uses may be permitted in conjunction with the establishment including, but not limited to, shops, snack bars, lounges and restaurants, provided the accessory commercial uses are specified in a special use permit.																							
Off-Highway Vehicle, Recreational Vehicle and Watercraft Storage	0	A	A	A	A	A	A	A	A	A	A	A			S	S	P	P			A	A			A
		Accessory Use in conjunction with residential development, storage only, not to be used as a residence, except as permitted under Temporary Dwellings. No waivers or variances permitted. (Ord. 4010 § 3 (part), 4/2012; Ord. 3518 § 9 (part), 5/2007)																							
Off-Premise Signs	4700																								
		Effective May 5, 2004, this use is prohibited in unincorporated Clark County. Legally existing off-premise signs approved subject to a review period shall be automatically extended without further review or land use application. (Also see Chapter 30.76 for nonconforming uses and structures.) Note: Legally existing nonconforming off-premise signs may convert to a digital sign per the provisions of Section 30.76.060. (Ord. 3741 § 4, 3/2009; Ord. 3106 § 6 (part), 8/2004; Ord. 3061 § 5, 5/2004; Ord 2981 § 4 (part), 11/2003; Ord. 2851 § 2, 2/2003; Ord. 2725 § 3, 3/2002)																							
Office *(Also see "Construction Activities, Temporary", "Home Occupation", "Retail", or "Temporary Office, Commercial")*	Refer to SLUCM for underlying principal use												P	P	P	P	S,A	S,A			S,A	S,A		C	S,A
		Special Use in P-F when it is the primary use. **Conditional Use in U-V Subject to:** must be part of a mixed use development per Section 30.40.310. **Accessory Use in M-D, M-1, H-1, H-2, and P-F** when office is for administration purposes only, accessory to the primary business. (Ord. 3635 § 6 (part), 6/2008; Ord. 3354 § 6 (part), 2/2006; Ord. 2907 § 6 (part), 7/2003)																							
Oil Well (outside)	8500	S																							

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Outcall Entertainment Referral Service	6590														S	S	C	C							S
		Conditional Use in M-D and M-1 Subject to an Administrative Design Review Application, and Special Use in C-1, C-2, and H-1, All subject to the following separations. (These conditions cannot be waived or varied) Separations shall be measured radially in all directions from the property line to the nearest property line of the uses listed below. The applicant shall provide evidence certified by a professional land surveyor licensed in the State of Nevada that demonstrates conformity with the following separation requirements. Must be located a minimum of: 1. 1,500 feet from any residential use; 2. 1,500 feet from a public library, public park or playground, day care facilities for children, school, or place of worship. Note: When a freeway at least 100 feet wide separates the proposed outcall entertainment referral service and any residential use, public library, public park or playground, day care facilities for children, schools, or places of worship, no minimum separation shall be required from that use, provided there is no exterior signage visible from such uses (This cannot be waived or varied). (Ord 3889 § 1, 8/2010; Ord 3805 § 4 (part), 9/2009; Ord. 2625 §2, 2001)																							
Outside Dining, Drinking and Cooking *(Also see "Alcohol, On-Premise Consumption")*	5800														C	C	S	S						C	C,A
		Accessory Use in H-1 when in conjunction with a resort hotel. When adjacent to a right-of-way or parking area, subject to the same conditions for C-1 and C-2. **Conditional Use in C-1, C-2, U-V and H-1 and Special Use in M-D and M-1 Subject to:** 1. Must have a minimum separation of 200 feet from any residential use unless separated by a collector or arterial street or buffered from the residential use by a building. 2. Except for mixed use pedestrian realms (minimum 15 feet), a protective barrier shall be constructed between the outside dining area and any sidewalk and parking areas (may include gates and/or be a 6 foot decorative fence.) 3. A minimum 48 inch wide pedestrian access shall be maintained around the perimeter of the outside dining area. 4. Must be in conjunction with a supper club, tourist club, mixed use development, or restaurant. 5. On-premise consumption of alcohol (outside) shall require primary means of access through the interior of the supper club, tourist club, mixed use development, or restaurant. Secondary gated access is permitted. **In addition to conditions #1 and #3 above, the following conditions shall also apply to freestanding restaurants with no on-premise consumption of alcohol:** **Conditional Use in C-1, C-2, U-V and H-1 and Special Use in M-D and M-1 Subject to:** 1. If seating is located less than 5 feet from the drive aisle and/or drive thru, a protective barrier must be installed (may include gated access). 2. Must be in conjunction with the restaurant. All conditions listed above do not apply to development located within the SOSA Design Overlay. See Chapter 30.48 Part M for development standards. (Ord 3955 § 5, 6/2011; Ord. 3924 § 6 (part), 1/2011; Ord. 3757 § 5 (part), 4/2009; Ord 3586 § 5 (part), 2/2008; Ord. 3472 § 7 (part), 1/2007; Ord. 3432 § 6 (part), 10/2006; Ord. 3354 § 6 (part), 2/2006; Ord. 2961 § 6 (part), 10/2003; Ord. 2907 § 6 (part), 7/2003; Ord. 2757 § 2 (part), 6/2002)																							

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Outside Storage/Outside Display *(Also see "Hazardous Materials or Waste Storage" for additional regulations)* **Continued on next page**	6370	S,A	S,A	S,A		S,A	S,A									C	C, S	C, S	C, S			C			C

Conditional Use in C-2, M-D and H-1 Subject to:

1. Must be accessory to an indoor principal use (permitted within the district).
2. Must be located behind the front of the building unless otherwise permitted in this table.
3. Must be screened from any right-of-way and from any adjacent less intensive uses with a screened fence or wall. If not screened by a perimeter fence or wall, the fence or wall and outside storage shall meet the setback requirements of Chapter 30.56 unless otherwise permitted in this table.
4. Nothing shall be stacked or piled above the height of the screened fence or wall.
5. Any outside area used for parking, maneuvering, or storing motor vehicles, equipment, or materials shall be paved. (Conditions #1 and #4 cannot be waived or varied)

Conditional Use in M -1, M -2 and P-F Subject to:

1. Must be screened from any right-of-way and from any adjacent less intensive uses with a screened fence or wall. If not screened by a perimeter fence or wall, the fence or wall and outside storage shall meet the setback requirements of Chapter 30.56.
2. Nothing shall be stacked above the height of the screened fence.
3. Any outside area used for parking, maneuvering, or storing motor vehicles, equipment, or materials shall be paved.
4. When located within the P-F district, must be in conjunction with an indoor principal use (permitted within the district).

Accessory Use in R-U, R-A, R-E, R-1 and R-T Subject to:

1. Must be located outside the Red Rock Overlay District and within Community District 5, and in conjunction with a single family use or special use. (This condition cannot be waived or varied.)
2. Equipment may be stored on-site.
3. Commercial Vehicles subject to the following:
   a. One commercial vehicle related to a voluntary public service including but not limited to, fire, ambulance, road maintenance/repair; and
   b. One commercial vehicle subject to:
      i. 20,000 square foot minimum lot size.
      ii. Only be parking vehicle for a maximum of 72 hours.

Conditions listed for (3)(b) may be waived with the approval of an administrative minor deviation per Table 30.16-8, with notarized letters of consent from abutting property owners.

Continued on next page

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Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Outside Storage/Outside Display *(Also see "Hazardous Materials or Waste Storage" for additional regulations)* **Continued from previous page**	6370	S,A	S,A	S,A		S,A	S,A									C	C, S	C, S	C, S			C			C

Special Use in R-U, R-A, R-E, R-1 and R-T subject to:
Scrap and salvage from metal, wood, or other materials suitable for reuse may be stored subject to approval of a special use permit and the following conditions:

1. Must be located outside the Red Rock Overlay District and within Community District 5, and must be accessory to a single family use or special use.
2. Must have 40,000 square foot minimum lot size.
3. Area for outside storage shall not exceed 20% of the lot area.
4. All outside storage shall be screened.
5. The following shall not be stored: hazardous materials or waste, explosives, bottles, cans, paper, rags, plastic, and refuse.

Conditions #1 and #5 cannot be waived or varied.

Outside storage of chemicals and/or other hazardous materials is a Special Use in M -D, M -1, and M -2 Subject to:
Must comply with all required conditions for Hazardous Materials or Waste Storage per Table 30.44-1 in addition to the conditions listed above. (This condition cannot be waived or varied)

(Ord. 4052 § 2 (part), 9/2012; Ord. 3970 § 5 (part), 8/2011;Ord. 3766 § 3 (part), 6/2009; Ord. 3688 § 7 (part), 10/2008; Ord. 3549 § 7 (part), 9/2007; Ord. 3397 § 6 (part), 6/2006; Ord. 2907 § 6 (part), 7/2003; Ord. 2890 § 5 (part), 4/2003; Ord. 2778 § 2, 7/2002; Ord. 2741 § 7 (part), 5/2002)

Package Wastewater Treatment	0	S	S	S	S												S	S	S			S		S	

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Table 30.44-1 Global Use Table																									
Uses	**SLUCM CODE**	**Residential Districts**											**Commercial Districts**				**Manufacturing/ Industrial Districts**			**Miscellaneous Districts**					
		R-U	**R-A**	**RE**	**R-D**	**R-1**	**R-T**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**CRT**	**C-P**	**C-1**	**C-2**	**M-D**	**M-1**	**M-2**	**O-S**	**H-2**	**P-F**	**RVP**	**U-V**	**H-1**
Plant *(Also see, "Interim Package Wastewater Treatment Plant", "Reclaimed Wastewater", "Reclamation Facility", and "Sewage Treatment Plant")*		**Special Use Subject to:** 1. All package wastewater treatment plants shall demonstrate compliance with Clark County Code, Chapter 24.28, prior to land use application submittal and shall only be approved to serve developments located outside the service area of the local water reclamation district. (This condition cannot be waived or varied) **Special Use in R-U, R-A, R-E, R-D and U-V Additionally Subject to:** 1. All treatment units are to be covered and off air treated for odor control prior to release into the atmosphere. 2. Must submit CC&R's prior to permits to ensure maintenance of facility. 3. Applications submitted for package wastewater treatment plants must be submitted to the Clark County Water Reclamation District for processing. 4. Reclaimed water must be used for landscaping but in no case shall it be used for food crops. 5. Applicant must demonstrate that odor from the plant will not adversely affect residential development. 6. In the U-V district, permitted only in conjunction with a mixed use development. (These conditions cannot be waived or varied) **Special Use in M-D, M-1, M-2 and P-F Additionally Subject to:** 1. Must be set back 1,000 feet from any non-industrial use. 2. Outside use may be permitted as a principal use. 3. Must be set back a minimum 200 feet from any other industrial use except accessory uses that are accessory to, and located upon, the same lot or parcel as the principal use. (These conditions cannot be waived or varied) (Ord. 3518 § 9 (part), 5/2007; Ord. 3296 § 5 (part), 10/2005; Ord. 3174 § 5 (part), 1/2005; Ord. 2907 § 6 (part), 7/2003; Ord. 2683 § 3 (part), 11/2001)																									

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Park and Ride	4600	A	A	A	A	A	A	A	A	A	A	A	A	S,A	P,A	P,A	P,A	P,A	A		S	C	A	C	S,A
		Conditional Use in U-V: must be part of a mixed-use development (Section 30.40.310). **Conditional Use in P-F:** must be operated by a public entity. **Accessory Use Subject to an Administrative Design Review Application:** **1.** When within residential zoning districts must be in conjunction with a special use. (Additional parking shall not be required) **2.** Must be operated by a public entity. **3.** Must be located along a collector or arterial street. Use permitted outside. (Ord. 3970 § 5 (part), 8/2011; Ord. 3757 § 5 (part), 4/2009; Ord 3586 § 5 (part), 2/2008)																							
Parks	7420	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S
		Development standards established by the plans approved.																							
Parking Lot	4600													S	P	P	P	P			S			C	S
		Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310). Use permitted outside.																							
Passenger Terminal	4900	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	S	S	S	S
		Outside storage is permitted subject to conditions for outside storage (see outside storage). A security fence or wall is permitted.																							

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Pawn Shop	5900														S	S	S	S							
		Special Use in C-1 Subject to: 1. 1,500 foot separation from any Gaming Enterprise District. 2. 200 foot separation from any residential use. 3. 1,000 foot separation from any other pawn shop. **In C-2, M-D and M-1:** must have 1,500 foot separation from any Gaming Enterprise District. (Ord. 2607 § 1, 2001)																							
Permanent Make-Up	6200													S	P	P	P	P			S		S	C	S, A
		Conditional Use in U-V must be part of a mixed-use development per Section 30.40.310. **Special Use in RVP Subject to** same conditions for accessory commercial. The conditions for accessory commercial cannot be waived or varied. **Accessory Use** when in conjunction with a resort hotel or hotel/motel having 50 or more guest rooms.																							
Personal Services *(Also see "Home Occupation")*	6200	S	S	S	S	S	S	S	S	S	S	S		S	P	P	S	S			S		S	C	S, A
		Special Use in Residential Development and RVP Subject to same conditions for accessory commercial. The conditions for accessory commercial cannot be waived or varied. **Conditional Use in U-V** must be part of a mixed-use development per Section 30.40.310. **Accessory Use** when in conjunction with a resort hotel or hotel/motel having 50 or more guest rooms. (Ord. 2961 § 6 (part), 10/2003)																							
Pest Extermination *(Also see "Home Occupation")*	6300																C	C	S						
		Conditional Use in M-D and M-1 and Special Use in M-2 Subject to: No storage of chemicals in quantities meeting the definition of "Hazardous Material or Waste" (Chapter 30.08). NOTE: Storage of any chemicals requires a permit from the Clark County Fire Department and may require a hazardous occupancy per the Building Code. (Ord. 3055 § 4 (part), 4/2004; Ord. 2890 § 5 (part), 4/2003)																							
Pet Shop	5900														C	C	S	S			S			C	S
		Conditional Use C-1, C-2 and U-V: 1. The building must be designed to provide complete sound barriers and odor protection for adjacent properties. 2. Subject to all Clark County Animal Control regulations per Title 10. (This condition cannot be waived or varied) 3. All animals must be kept indoors. 4. Must be part of a mixed use development within the U-V district. **Special Use in M-D, M-1, H-2, and H-1:** 1. Noise levels must comply with Animal Control regulations. 2. The Commission or Board may consider allowing animals outside with the approval of the special use permit. 3. Subject to all Clark County Animal Control regulations per Title 10. (This condition cannot be waived or varied) (Ord. 2907 § 6 (part), 7/2003)																							

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Petroleum Product Storage *(Also see "Fuel Storage Yard")*	2900																		S						
Pharmacy	6510												A	S,A	P	P	S	S			S			C	S
		Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310). **Accessory Use in CRT and C-P** when on the same premises as medical or dental office, but not including any other retail sales. (This condition cannot be waived or varied) Medical offices are permitted within and incidental to the pharmacy.(Ord. 3432 § 6 (part), 10/2006)																							
Photographic Studio	6200												P	P	P	P	S	S						C	S
		Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310).																							
Place of Worship	6910	S	S	S	S	S	S	S	S	S	S	S	S	S	C	C	S	S		S	S		S	S	S
		Special Use Subject to: 1. The facility must be adjacent to, and accessed from, a collector or arterial street. 2. Height of ornamental spires, belfries and similar architectural features may be modified by the Commission or Board with the approval of plans. 3. Waivable sections of 30.40 may be waived/modified for the district with the special use permit. **C-1 and C-2 Use Subject to:** Administrative Design Review, unless approved in conjunction with another application. (Ord. 3924 § 6 (part), 1/2011; Ord. 3549 § 7 (part), 9/2007; Ord. 3518 § 9 (part), 5/2007)																							
Planned Unit Development (PUD)	1900	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					S	C	S
		Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310). Regardless of zoning district, a residential PUD shall not be permitted in conjunction with a commercial use unless part of a mixed use development. NOTE: PUD requirements are established in Chapter 30.24. (Ord. 3432 § 6 (part), 10/2006; Ord. 3296 § 5 (part), 10/2005; Ord. 3078 § 5, 6/2004)																							
Plant Nursery	5200														C	C	C	C			C				S
		Conditional Use in H-2 and M-1 Subject to: Outside display or storage is permitted subject to the conditions for outside storage for M-1 (see "Outside Storage"). **Conditional Use in C-1, C-2, M-D Subject to:** Outside display or storage in conjunction with retail sales is permitted subject to the conditions for outside storage in C-2 (See "Outside Storage"). (This condition cannot be waived or varied)																							
Postal Services	6700													S	P	P	S	S			S	P		C	S
		Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310).																							

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Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Power Generating Plant *(Also see "Electric Generating Station")*																									
Print Shop	2700															S	P	P	S						
Prison *(See "Detention Facility")*																									
		(Ord. 3688 § 7 (part), 10/2008; Ord. 2857 § 10 (part), 2/2003)																							
Project of Regional Significance	0			S	S	S	S	S	S	S	S	S			S	S	S	S	S			S	S	S	S
		Special Use Subject to: Conformance to the conditions established per zoning district (in this Table) for the specific land use(s) required for the project, in addition to the following: 1. Prevention or mitigation of traffic congestion and air quality impacts. 2. Functional and aesthetic integration with surrounding development and land uses (planned and existing) through design, landscape, and buffer elements, and including pedestrian connectivity when applicable. 3. Any large scale retail project shall be located within reasonable proximity (one half mile or approximately 2,640 feet) to freeways or regional transportation corridors which exceed 120 feet in width unless the applicant demonstrates that an alternate location will effectively reduce vehicle miles traveled in the community. (Ord. 3357 § 4 (part), 3/2006)																							
Psychic Arts	6990														S	S	S	S							S
		Note: See Business License Department																							
Public Address Systems *(Also see 30.68.020)*	4700	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Public Storage Bin Facility *(Also see "Refuse Transfer Station")*	4200	S	S	S									S	S	S	S	S	S	S		S	S	S		S
		Special Use in R-U, R-A, R-E, CRT, C-P, C-1, C-2, M-D, M-1, M-2, H-2, P-F, and RVP Subject to: 1. Shall only be located in Community District 5 (CD-5). (Ord. 3106 § 6 (part), 8/2004)																							

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		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Public Utility Structures, including 34.5 kv or greater transmission lines *(not including communication towers and antennas)*	4800	S, C	S, C	S, C	S, C	S, C	S, C	S, C	S, C	S, C	S, C	S, C	S, C	S, C	S, C	S,C	S,C	S,C	S, C	S, C	S, C	S, C	S, C	S, C	S, C

For utility poles only, Conditional Use in all districts Subject to:

1. Additional height to existing poles:
   a. 20 additional feet may be added to the height of original poles, or poles may be replaced on a one for one basis as long as the height of the new pole does not exceed the height of the original pole by more than 20 feet.
   b. If more than 20 feet is added, the pole must be set back 300% of the height of the pole from residential development.
2. Additional poles may be added to existing utility corridors if an administrative minor deviation is approved with letters of consent from adjacent and affected property owner. Letters are not required from publicly owned property.
3. Compliance with fugitive dust regulations, if applicable, per Clark County Air Quality Regulations.

Conditional Use in C-2, M-D, M-1, and M-2, also Subject to:

1. For electric substations or other public utility structures, permitted only if equipment is not visible from streets or residential development, is screened with enhanced walls and landscaping, and is located at least 200 feet from a residential development. Subject to posting a sign on the property advertising the proposed use.
2. A security fence/wall may be provided, including decorative walls up to 15 feet in height, in conjunction with an electric substation, as permitted by Chapter 30.64.

Special Use in all districts Subject to:

1. For all public utility buildings and structures which do not have permanent staff assigned to the facility:
   a. Landscaping, trash enclosure and wall requirements shall not apply unless the facility exceeds 40,000 square feet. Then screening and landscaping shall be required.
   b. On-site paving, including parking and drive aisles, shall not be required provided all Clark County Air Quality Regulations are met.
2. A security fence/wall may be provided, including decorative walls up to 15 feet in height, in conjunction with an electric substation.
3. Development standards can be waived with special use permit.

Use permitted outside.

(Ord. 3757 § 5 (part), 4/2009; Ord. 3688 § 7 (part), 10/2008; Ord. 3296 § 5 (part), 10/2005; Ord. 3055 § 4 (part), 4/2004; Ord. 2907 § 6 (part), 7/2003; Ord. 2741 § 7 (part), 5/2002)

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Public/Quasi-Public Buildings and Facilities	6700	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S
		Conditional and Special Uses: Accessory commercial and industrial uses, including, but not limited to, shops; snack bars; vehicle repair, maintenance, rental, and paint and body; warehouse; and fuel storage may be permitted in conjunction with the public/quasi public facility provided the accessory uses are specified in a special use permit approval subject to the same development standards required as listed in this table for such uses. A security fence or wall is permitted. Use is Permitted outside. (Ord. 4010 § 3 (part), 4/2012; Ord. 3635 § 6 (part), 6/2008)																							
Quarry – see "Gravel Pit"																									
		(Ord. 3679 § 1 (part), 9/2008)																							
Racetrack	7221	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
		Accessory commercial uses may be permitted in conjunction with the establishment including, but not limited to, shops, snack bars, lounges and restaurants, provided the accessory commercial uses are specified in a special use permit. In addition, temporary parking for recreational vehicles during special events is permitted provided the use is specified in a special use permit.																							
Reclamation Facility *(Also see "Package Wastewater Treatment Plant")*	0	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S		S
		Special Use Subject to obtaining State Discharge Permit and complying with requirements outlined in NAC and NRS 445A. (Ord. 3970 § 5 (part), 8/2011;Ord. 3174 § 5 (part), 1/2005; Ord. 2857 § 10 (part), 2/2003)																							
Recording Studio	4900												S	C	C	C	C	C						C	S
		Special Use in CRT Subject to: 1. Must be located on an arterial street within the Transition Corridor Overlay. 2. Must be located within 800 feet of an intersection with a collector or arterial street. 3. Must demonstrate and document compatibility with outside noise attenuation to ambient levels when adjacent to any residential use. 4. Communication antenna and/or tower in conjunction with this use must comply with communication tower and/or antenna requirements if applicable. **Conditional Use in U-V:** must be part of a mixed-use development in accordance with Section 30.40.310 and Chapter 30.48, Part J. **Conditional Use** in **C-P, C-1, C-2, M-D, and M-1** and **Special Use in H-1 Subject to:** communication antenna and/or tower must comply with communication tower and/or antenna requirements if applicable. (Ord. 3210 § 1, 3/2005)																							

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Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Recreational Facility	7211 7212 7221 7222 72211 72212 7230 7310 7395-96 7411 7413 7420 7425 7430 7490	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C	S, A
		Special Use: 1. Accessory commercial uses may be permitted in conjunction with the establishment including, but not limited to shops, snack bars, lounges and restaurants, provided the accessory commercial uses are specified in a special use permit approval. 2. Temporary commercial uses are permitted without an administrative temporary use if the principal use is conducted outdoors and the temporary commercial use is located a minimum of 200 feet from a residential development. 3. If provided, any wall along street frontage shall be set back and landscaped per 30.64-6, 7, 8, 10, or 13. **Conditional Use in U-V** must be part of a mixed-use development per Section 30.40.310. **Accessory Use** when in conjunction with a resort hotel. Note: Title 8 of the Clark County Code regulates the sale of alcohol and cannot be waived or varied (see Business License Department). Activities are permitted outside. (Ord. 3518 § 9 (part), 5/2007; Ord. 2741 § 7 (part), 5/2002)																								
Recreational Fields, Courts, Pools	0	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A	P	A	A	A
		Accessory Use to residential developments, hotels, motels, resort hotels and recreational vehicle park, and manager's residence. In the C-1, C-2, and U-V districts, must be part of a mixed use development or manager's residence. (See Section 30.40.310 and Chapter 30.48, Part J). Activities are permitted outside. (Ord. 3432 § 6 (part), 10/2006; Ord. 3296 § 5 (part), 10/2005)																							
Recreational Park Trailer *(Also see "Recreational Vehicle Park")*	1420																						C		
		Conditional Use: (These conditions cannot be waived or varied) 1. Recreational park trailers are permitted only within recreational vehicle parks and are subject to the same restrictions listed in this table for such parks, except for the length of time the trailer is permitted to be placed. 2. Recreational park trailers are transient accommodations where the recreational park trailer may be placed for an indefinite period of time, but within which the same occupants are only permitted to stay a maximum of 9 months. Placement of trailer and/or occupancy shall be limited to a maximum of 180 days if located within a flood zone per Federal Emergency Management Agency (FEMA) regulations. 3. Models of recreational park trailers may be established subject to the conditions for "Model Residences". (Ord. 3518 § 9 (part), 5/2007; Ord. 2800 § 2 (part), 10/2002; Ord. 2737 § 2, 4/2002)																							

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		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Recreational Vehicle Park *(Also see "Recreational Park Trailer"*)	1420																						C		A

Accessory Use in conjunction with a resort hotel only and subject to the conditions below. (This condition cannot be waived or varied.)

Conditional Use:

(Conditions 1 and 2 cannot be waived or varied)

1. Recreational vehicle parks are transient accommodations, where the recreational vehicle is only permitted to stay a maximum of 9 months or is limited to a maximum of 180 days if located within a flood zone per Federal Emergency Management Agency (FEMA) regulations.
2. A register of all persons staying in the park shall be kept at all times and shall include the following.
   A. The names and home addresses of all persons staying in the recreational vehicle park.
   B. The date of their arrival and departure.
   C. The number of, and state in which, drivers' licenses of such persons were issued.
   D. The license number of all recreational vehicles in the park.
   E. The make and model of each recreational vehicle in the park.
   F. The recreational vehicle lot or space on which each is located.
3. Every recreational vehicle park shall provide a centrally-located service building containing the following.
   A. Management offices.
   B. Laundry facilities.
   C. Sanitary facilities. The following minimum number of sanitary facilities shall be provided for each gender which shall be located no more than 400 feet from each recreational vehicle site:

No. of Recreational Vehicle Lots or Spaces:	*Toilets, Showers and Lavatories:*
Less than 50	2 of each
51 through 100	4 of each
For each 100 additional sites or fraction thereof	1 of each

4. Any area greater than 5,000 square feet used for parking, maneuvering, or storing motor vehicles, equipment, or materials shall be paved.
5. For the purpose of the issuance of building permits, accessory structures on a subdivided recreational vehicle lot within a recreational vehicle park shall be considered to be residential structures.

Activities are permitted outside. (Ord. 4052 § 2 (part), 9/2012; Ord 3586 § 5 (part), 2/2008; Ord. 3518 § 9 (part), 5/2007; Ord. 2907 § 6 (part), 7/2003; Ord. 2800 § 2 (part), 10/2002; Ord. 2737 § 2, 4/2002)

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Uses	**SLUCM CODE**	**Residential Districts**											**Commercial Districts**				**Manufacturing/ Industrial Districts**			**Miscellaneous Districts**					
		R-U	**R-A**	**RE**	**R-D**	**R-1**	**R-T**	**R-2**	**RUD**	**R-3**	**R-4**	**R-5**	**CRT**	**C-P**	**C-1**	**C-2**	**M-D**	**M-1**	**M-2**	**O-S**	**H-2**	**P-F**	**RVP**	**U-V**	**H-1**
Recyclable Collection	3900															A	C	C			A	A	A	A	A
		Conditional Use in M-D and M-1 Subject to: Compliance with the requirements for "Outside Storage". All commercial/industrial/special uses may collect recyclables. Outside collection placed in decorative containers is permitted. (Ord. 3688 § 7 (part), 10/2008; Ord. 2907 § 6 (part), 7/2003)																							

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		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Recycling and Related Uses *(Also see "Compost Plant", "Construction Cleanup", "Construction or Demolition Short Term Facility", "Document Destruction and Recycling", "Materials Recovery Facility", "Recyclable Collection", "Recycling Center")*																									
		(Ord 3586 § 5 (part), 2/2008)																							
Recycling Center *(Also see "Composting Facility", "Construction and Demolition Short Term Facility" or "Materials Recovery Facility")*	3900																	C	S						

Conditional Use in M-1 and Special Use in M-2 Subject to:

1. Recyclable material only shall be processed at the site; no commingled waste is permitted.
2. Must be set back 600 feet from any non-industrial use.
3. Outside storage is permitted as a principal use (See also "Outside Storage").
4. Any outside area used for parking, maneuvering, or storing motor vehicles, equipment, or materials must be paved.
5. Must not conflict with any franchise agreement.
6. Processed recyclable material stored outside shall not be bundled in packages which exceed the height of the required screening.
7. Processed recyclable material shall not be stored outside more than three months and shall not exceed 3,000 cubic yards at any time.
8. Recyclable material must be baled sufficiently secure as to ensure no material is separated from the bale by adverse weather conditions.

Conditions 4 through 8 cannot be waived or varied. (Ord. 3970 § 5 (part), 8/2011; Ord. 3549 § 7 (part), 9/2007; Ord. 3257 § 3 (part), 7/2005; Ord. 2907 § 6 (part), 7/2003)

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		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Refuse Transfer Station *(Also see "Public Storage Bin Facility")*	4200																	S	S						

Special Use in M-1 and M-2 Subject to:

1. All uses, except for parking and refueling facilities, and traffic control stations, must be conducted within an enclosed building.
2. The site must be no less than 10 gross acres in size.
3. Any building utilized for refuse transfer must be located at least 400 feet from an existing occupied residential dwelling on any other property.
4. Access to the site shall only be from an arterial or collector street.
5. A 20 foot wide dense landscape buffer is required along any street, or adjacent to any property not devoted to a similar use.
6. A decorative wall of sufficient height, as determined by the Commission or Board, is required around the entire parcel, set back for landscaping along the street.
7. Odor from the installation shall be minimized through the following techniques in addition to any requirement the Commission or Board may choose to impose as a condition of approval:
   A. Refuse, except that separated for recycling, must be removed to a sanitary landfill within 24 hours of its arrival at the transfer station.
   B. Refuse shall be treated to mitigate any odors emanating from the refuse with methods including, but not limited to, spraying of the refuse with perfume at sufficient intervals.
8. Any outside area used for parking, maneuvering, or storing motor vehicles, equipment, or materials shall be paved.

(Ord. 4052 § 2 (part), 9/2012; Ord. 4010 § 3 (part), 4/2012; Ord. 3688 § 7 (part), 10/2008; Ord. 3106 § 6 (part), 8/2004; Ord. 2907 § 6 (part), 7/2003)

Rental Store	5900														P	P	S	S							

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Resort Condominium	5999																							S	S

Special Use in U-V and H-1 Subject to:

1. The rental of units to transient guests is prohibited unless the person renting such unit is licensed by Clark County as an operator of a transient lodging establishment or as a transient lodging broker.
2. Kitchens, if provided, must be shown on the approved plans and considered by the Commission or Board at the public hearing.
3. Accessory uses may be permitted provided they are shown on the approved plans.
4. Except for resort condominiums located within that portion of the Gaming Enterprise District north of Sunset Road, and resort condominiums developed in conjunction with a resort hotel, open space shall be provided throughout the project at a minimum of 100 square feet per unit.

Conditions #1 and #2 cannot be waived or varied. (Ord. 3432 § 6 (part), 10/2006; Ord. 3354 § 6 (part), 2/2006; Ord. 3174 § 5 (part), 1/2005; Ord. 3055 § 4 (part), 4/2004)

Resort Hotel, Rural Resort Hotel	1510																								S

(continued on next page)

Special Use:

1. Permitted only in the established or expanded Gaming Enterprise District. This condition cannot be waived or varied. See Chapter 30.48, Part E, and Map G (5) for restrictions on the expansion of the Gaming Overlay District.
2. Accessory uses, including recreational facilities and day care, may be permitted provided (also see conditions for "Outside Dining" and "Live Entertainment"):
   - A. The primary means of access must be through the interior of the resort hotel except for community recreational uses that invite or welcome minors (including but not limited to movie theaters, bowling alleys, and arcades).
   - B. No outside signs shall be established unless advertised on a principal permitted sign or a wall sign less than 100 square feet in area.
   - C. Kitchens within guest rooms shall only be approved with a special use permit, and applicant is advised that the Liquor and Gaming Board does not allow kitchens in conjunction with an unrestricted gaming license.

   (Conditions listed under #2 may be waived with the approval of the special use permit.)
3. If compatible with adjacent uses, hotels may be constructed and maintained without regard to the development standards required within this Title, provided all relaxed standards are identified in the application request, except for the following:
   - A. Sight zone requirements shall be maintained per Chapter 30.56.
   - B. Airport environs requirements shall be maintained per Chapter 30.48.
   - C. No building or structure shall be constructed within 10 feet of any street, except:
     - i. Pedestrian walkway covers or structures within the setback (not including pedestrian overpass bridges).
     - ii. Structures which connect to a County required pedestrian overpass bridge adjacent to the property of the resort.
   - D. Parking shall not be reduced by more than 30% of the parking spaces required.
   - E. Parking temporarily reduced for construction purposes shall not be reduced by more than 50%.
4. Outside storage of equipment and material incidental to the maintenance of the resort is permitted subject to setbacks as required, landscaping and screening requirements per Figures 30.64-8 and 30.64-11. Any outside area used for parking, maneuvering, or storing motor vehicles, equipment, or materials shall be paved. ***(continued on next page)***

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Resort Hotel, Rural Resort Hotel ***(continued from previous page)***	1510																								

Special Use:

5. In addition to the above, *neighborhood casinos* shall conform to the following conditions:
   - A. Maximum height of 100 feet or, if located within the Mixed Use Overlay District, the height permitted within the MUD subdistrict in which the proposed project is located.
   - B. No lighting from any building shall shine directly on adjacent development. Reflective lighting (such as but not limited to backlighting and uplighting) shall be used to the greatest extent practical.
   - C. The use of highly reflective building materials should be minimized to reduce potential impacts on nearby properties.
   - D. Neighborhood casinos located within the Mixed Use Overlay District overlay shall satisfy pedestrian realm requirements per Section 30.48.770 (C)(6).
   - E. All existing safe routes to school and future school sites shall be identified on the plan, and related safety concerns shall be addressed at time of design review.
   - F. The applicant shall consider the following when designing a neighborhood casino:
     - i. Traffic mitigation of potential traffic impacts.
     - ii. Separation distance from inventoried (future) and existing school sites located within 2,500 linear feet of the proposed project.
     - iii. Height, size, brilliance, and animation of signs.
     - iv. Access through non-gaming areas for community recreational uses that invite or welcome minors.
   - G. Temporary (construction) signs in conformance with Chapter 30.72 shall be constructed on site after land use approval and shall include additional information as follows:
     - i. At least one sign shall have a minimum area of 256 sq ft.
     - ii. One sign shall be constructed on each street frontage.
     - iii. If available, the information required on each sign shall include: (a) approved height, (b) casino area, and (c) number of rooms.

(Ord. 4052 § 2 (part), 9/2012; Ord. 3688 § 7 (part), 10/2008; Ord. 3355 § 5 (part), 2/2006; Ord. 2907 § 6 (part), 7/2003; Ord. 2741 § 7 (part), 5/2002)

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Restaurant	5800													C, A	P	P	S, A	S, A			S	A	S	C	S, A
		See conditions under "Retail Sales and Service". (Ord. 2741 § 7 (part), 5/2002)																							
Retail Sales and Service *(Also see "Home Occupation")*	5900 1110	S	S	S	S	S	S	S	S	S	S	S	A	C, A	P	P	S, A	S, A			S	S, A		C	S, A
		Special Use when in conjunction with residential development Subject to: Same conditions for accessory commercial. (The conditions for accessory commercial cannot be waived or varied.) **Special Use in M-1, M-D, H-1, H-2, and P-F** when it is the primary use. (Does not include uses separately listed such as home improvement center, rental store, etc.) **Conditional Use in C-P (these conditions also apply to copy center, dry cleaner office, and restaurants within C-P):** 1. Must be designed to primarily serve the employees/customers of a business park. 2. No exterior advertising shall be permitted. 3. Maximum combined area for all retail, copy center, dry cleaner office, and restaurant uses shall not exceed 10% of the total building square footage of the business park, 20% of the area of the building in which it is located, or 2,000 square feet, whichever is less. **Conditional Use in U-V Subject to:** Must be part of a mixed-use development per Section 30.40.310. **Accessory Use in the following:** **CRT, C-P:** When accessory and related to primary business. **M-D, M-1:** When accessory to primary wholesale or industrial use (Does not include uses separately listed such as home improvement center, rental store, etc). **H-1:** When in conjunction with a resort hotel or hotel/motel having 50 or more guest rooms. **P-F:** When in conjunction with a principal use. (The conditions for accessory use cannot be waived or varied.) (Ord. 2907 § 6 (part), 7/2003)																								
Retreat	1900	S	S																					S	S
		Special Use Subject to: 1. Must be located outside the Urban Area. 2. Low foot candle, low intensity, subdued exterior lighting shall be used. 3. 1 nameplate and monument sign may be permitted. 4. Sleeping accommodations shall be incidental to retreat-related services only and shall not be rented independently of other services provided. **Special Use in U-V *also* Subject to:** must be part of a mixed use development (See Section 30.40.310 and Chapter 30.48, Part J). (Ord. 3296 § 5 (part), 10/2005)																							
Riding/Rental Stable *(Also see "Horse Riding/Rental Stable")*																									

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Note: If box is empty, use is prohibited

Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Rock Crushing (as a principal use)	3200	S																S	S						

Special Use Subject to: (Use is permitted outside)

1. 1,000 foot setback to any equipment from an existing occupied residential dwelling on any other property.
2. A rock crushing operation located within Hydrographic Areas 212, 216 or 217 (see Appendix G, Map #11) shall: (These conditions cannot be waived or varied.)
   A. Pave all haul roads providing access to the site included in the special use permit. The paving on those portions of the haul roads located on public access easements, dedicated right-of-way, or other portions designated by the Commission or Board shall be designed to satisfy load and durability requirements in accordance with Clark County standards.
   B. Service roads located within such facilities and any outside area used for parking, loading, or storing motor vehicles, equipment, or materials shall be paved.
3. For rock crushing operations which are located outside Hydrographic Areas 212, 216 or 217, haul roads need not be paved and service roads and parking areas need not be graveled unless otherwise required by the Commission or Board as conditions of the special use permit, or by Clark County Air Quality Regulations.
4. Landscaping, trash enclosure and wall requirements shall not apply to this use.
5. A time limit for the use to be discontinued shall be determined by the Commission or Board. Any application for an extension of time for such special use permit shall demonstrate continued compatibility with any existing use, or proposed use approved by any land use application, within a 1,000 foot radius from any equipment utilized for rock crushing.
6. A security fence is permitted
7. Temporary construction equipment is permitted to exceed the maximum height of the district.

(Ord. 4052 § 2 (part), 9/2012; Ord. 3679 § 1 (part), 9/2008)

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Salvage Yard	3900																		S						
		Special Use: 1. Must be set back 600 feet from any non-industrial use. 2. Must not conflict with any franchise agreement. 3. Not permitted in conjunction with vehicle sales. **Note:** Applicants are advised to consult with Business License regarding franchise agreement for solid waste disposal service. Uses permitted outside. (Ord. 4010 § 3 (part), 4/2012; Ord. 3688 § 7 (part), 10/2008; Ord. 2907 § 6 (part), 7/2003)																							
Sanitary Land Fill	4200																		S						
		Special Use: 1. Must be set back 1,000 feet from any non-industrial use. 2. Service roads located within such facilities and any outside area used for parking, or storing motor vehicles, equipment, or materials shall be paved. Pave all required parking areas over 5,000 square feet. All other activities are subject to Clark County Air Quality Regulations. 3. Must be set back a minimum 200 feet from any other industrial use except accessory uses. Uses permitted outside. (Ord. 4010 § 3 (part), 4/2012; Ord. 3688 § 7 (part), 10/2008; Ord. 2907 § 6 (part), 7/2003)																							
School	6800	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	P	S	S	S
		(Ord. 3635 § 6 (part), 6/2008; Ord. 3397 § 6 (part), 6/2006)																							

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Seasonal Sales *(Also see "Temporary Outdoor Commercial Event")*	5900													T	T	T	T	T						T	T

Conditions for Temporary Use Subject to:

1. Activities are allowed within the AE-65 and AE-70 Airport Environs overlay subdistricts.
2. May be located within a parking lot, temporarily reducing the availability of no more than 30% of required parking, or on an undeveloped lot which has paved access. On-site paving, including parking and drive aisles shall not be required provided all Clark County Air Quality Regulations are met.
3. If located on an undeveloped lot, landscaping, trash enclosure, paved parking and buffer wall requirements need not apply; however, dust control measures shall be applied if required by the Department of Air Quality.
4. All activities, temporary structures, and signs, including fencing, shall be set back as follows:
   A. 10 feet from all property lines or the minimum separation required by the Clark County Fire Code, whichever is greater.
   B. 200 feet from all property lines adjacent to existing residential development unless buffered from the development by an existing building.
5. No adult use shall be permitted as a seasonal sales use.
6. No live entertainment shall be permitted except for haunted houses proceeding the Halloween season.
7. Incidental food and drink sales are allowed.
8. Time Limit:
   Halloween/Christmas: sales permitted 30 days prior to the holiday; up to 1 week prior to the 30 days for operation set -up and up to 1 week after the holiday for operation removal. All other seasonal sales permitted 14 days prior to the holiday, including operation set-up, plus one additional day after for operation removal.
9. Access control per 30.60.080 - (Motor Vehicle Access).
10. Subject to the approval of the Clark County Fire Department and the issuance of a business license.
11. Outside storage of chemicals and/or other hazardous materials must comply with all required conditions for Hazardous Materials Storage per Table 30.44-1 in addition to the conditions listed above. (This condition cannot be waived or varied)

Use permitted outside. (Ord 4008 § 29 (part), 3/2012; Ord 3805 § 4 (part), 9/2009; Ord. 3688 § 7 (part), 10/2008; Ord 3586 § 5 (part), 2/2008; Ord. 2907 § 6 (part), 7/2003; Ord. 2741 § 7 (part), 5/2002)

Second Hand Sales	5900														S	P	S	S			S			C	S

Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310).

Security Services	6990														S	P	P	P			S			C	S

Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310).

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Senior Housing	1130									S	S	S			S	S								C	S
		Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310). **Special Use Subject to:** 1. Density. The maximum density of the residential development may be increased as follows: a. R-3 and C-2: maximum 22 units per gross acre. b. R-4: maximum 39 units per gross acre. c. C-1: maximum 18 units per gross acre. 2. 1 parking space per unit shall be provided. 3. Accessory commercial uses for the residents and their guests may be established providing that; a. the square footage of all such uses does not exceed 10% of the gross floor area of the buildings in which the principal uses are located; and b. no exterior signage for accessory commercial uses is established; and c. all commercial deliveries are made between the hours of 8:00 a.m. and 10:00 p.m. (Condition #1 cannot be waived or varied.) (Ord. 4010 § 3 (part), 4/2012; Ord. 3296 § 5 (part), 10/2005; Ord. 2741 § 7 (part), 5/2002)																								
Service Bar *(Also see "Alcohol, On-premise Consumption")(* Ord 3586 § 5 (part), 2/2008)																									
Sewage (Wastewater) Treatment Plant	6700	S															S	S	S			S			
		Special Use in R-U: (This condition cannot be waived or varied) Package systems to serve a development which is outside the service area of the local sanitation district, subject to the approval of the Water Reclamation District. **Special Use in M-D, M-1, M-2 and P-F:** 1. Must be set back 1,000 feet from any non-industrial use. 2. Outside uses may be permitted as a principal use. 3. Must be set back a minimum 200 feet from any other industrial use except accessory uses accessory to, and located upon, the same lot or parcel as the use. (Ord. 3970 § 5 (part), 8/2011)																								

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Sex Club																									
		This use is prohibited in unincorporated Clark County. (Ord. 2772 § 3, 7/2002)																							
Shed *(Also see "Accessory Uses and Structures")*	0	A	A	A	A	A	A	A	A	A														A	A
		Accessory Use in conjunction with single family dwellings **Subject to:** Except for the minimum setback required from a street, required setbacks and separations may be reduced or eliminated for side or rear yard only when shed is screened from the front or any street through the approval of an administrative minor deviation per Table 30.16-8, provided that: 1. Letters of consent are obtained from property owners of developed property adjacent to setback being reduced. (A waiver of development standards in accordance with Table 30.16-7 is required to waive this condition.) 2. Building Code requirements (including firewall) are met. (This condition cannot be waived or varied.) 3. If the shed is intruding into any utility easement, letters indicating permission from the respective utility companies are required. (This condition cannot be waived or varied.) 4. Any shed within the side or rear yard visible from any street or residential development within the urban area must be architecturally compatible with the principal building if structure extends more than 2 feet above an opaque building, fence or wall. Also see required design/development standards in Chapter 30.40 and Table 30.56-2. (Ord. 3518 § 9 (part), 5/2007; Ord. 3472 § 7 (part), 1/2007; Ord 3008 § 6 (part), 12/2003; Ord. 2907 § 6 (part), 7/2003; Ord. 2741 § 7 (part) 5/2002)																							
Shoe Repair	6200													S	P	P	P	P			S			C	S
		Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310).																							
Smog Check *(Also see "Vehicle Maintenance")* (Ord. 4010 § 3 (part), 4/2012)																									
Solar Energy – *(Also see "Electric Generation, Distributed")*																									
		(Ord 3586 § 5 (part), 2/2008)																							
Sporting Goods	5900													S	P	P	S	S			S			C	S
		Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310).																							

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Sporting Goods - Firearms	5900														S	P	S	S			S			S	S
Suntanning *(Also see "Tanning Salon")*																									
		(Ord 3008 § 6 (part), 12/2003)																							
Supper Club *(Also see "Alcohol, On-premise Consumption")* (Ord 3586 § 5 (part), 2/2008)																									
Supportive Housing *(Also see "Assisted / Independent Living Facilities" and "Congregate Care Facility")*	1130									S	S	S			S	S								S	S
		Special Use Subject to: 1. A supportive housing project shall not be approved without written verification from a certified professional engineer (or architect) that the project complies with all applicable HUD requirements for supportive housing. 2. Density. The maximum density of the residential development may be increased as follows: a. R-3 and C-2: maximum 22 units per gross acre. b. R-4: maximum 39 units per gross acre. 3. 1 parking space per unit shall be provided, of which 40% shall be mobility impaired accessible. 4. Accessory commercial uses for the residents and their guests may be established providing that: a. the square footage of all such uses does not exceed 10% of the gross floor area of the buildings in which the principal uses are located; and b. no exterior signage for accessory commercial uses is established; and c. all commercial deliveries are made between the hours of 8:00 a.m. and 10:00 p.m. (Conditions #1 and #2 cannot be waived or varied.) **Additionally for U-V:** must be part of a mixed-use development per Section 30.40.310 and comply with conditions #1 and #3 above (is exempt from conditions #2 and #4 above). (Ord 3296 § 5 (part), 10/2005)																							
Swap Meets	5900	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S		S	S	S	S	S	S
		Outdoor sales and display permitted. (Ord. 2857 § 10 (part), 2/2003)																							
Swimming Pool (Outdoor/Indoor)	1110 1115	A	A	A	A	A	A	A	A	A	A	A				A				A	A	A	A	A	A
Tailor *(Also see "Personal Services")*																									
Tailor and Sewing Service *(Also see "Home Occupation" or "Personal Services")*																									

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Tanning Salon *(See "Personal Services")*																									
		(Ord. 3688 § 7 (part), 10/2008; Ord 3586 § 5 (part), 2/2008; Ord 3008 § 6 (part), 12/2003; Ord. 2741 § 7 (part) 5/2002)																							
Tattoo	6200														C	P	P	P							A
		Conditional use in C-1 Subject to: 1. Must be incidental to a beauty salon. 2. Maximum area for tattoo of 25% of the beauty salon area. **Accessory** to a resort hotel. (Ord. 3209 § 6 (part), 3/2005; Ord. 2672 § 1 (part), 2001)																							
Tavern *(Also see "Alcohol, On-premise Consumption")* (Ord 3586 § 5 (part), 2/2008)																									
Taxidermist	6200																P	P							
Temporary Government Facilities	0	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
		Conditional Use Subject to: 1. A time limit to be commensurate with the projected duration of the project. 2. Landscaping, trash enclosures and wall requirements shall not apply to this use; however, a security fence is permitted in conjunction with this use in any zoning district, subject to the requirements for security fences in 30.08.030 and Table 30.64-2. 3. Written consent of property owner(s) prior to issuance of permits or licenses. (Ord. 3229 § 8 (part) 6/2005; Ord. 2741 § 7 (part) 5/2002)																							

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Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Temporary Outdoor Commercial Event *(Also see "Seasonal Sales")*	5900	T	T	T	T	T	T	T	T	T	T	T		T	T	T	T	T			T		T	T	T

Conditions for Temporary Use Subject to:

1. The outdoor event must be licensed through, and on the same property as, an existing licensed business, within a model residence complex, or in conjunction with a special use, except that the outdoor event shall not be permitted in conjunction with an accessory commercial use or home occupation.
2. Not more than 30% of the required parking is reduced if the outdoor event is located within a parking lot.
3. All outside activities, including live entertainment, temporary structures, and signs are set back as follows:
   A. 10 feet from all property lines or minimum separation required by Clark County Fire Code, whichever is greater;
   B. 200 feet from all property lines if adjacent to existing residential development unless buffered from the development by an existing building;
   C. For live entertainment, 500 feet from all property lines if abutting existing residential development;
   D. Live entertainment may only be conducted during daytime hours.
4. Pedestrian and vehicular controls are provided so that sidewalks and rights-of-way are not obstructed.
5. Time Limit and Maximum Number of Events:
   A. For resort hotels, no limit on the number of events and maximum 10 days per event;
   B. For commercial and industrial developments, and special uses within residential or RVP districts, maximum one, 10 day event in a calendar month with no more than a total of 12 events per calendar year;
   C. For model units in residential developments, maximum one, 3 day event in a calendar month with no more than a total of 12 events per calendar year.
6. The outdoor event may not involve live entertainment in C-P districts.
7. Incidental food and drink sales are allowed.
8. A temporary outdoor event may be established per Table 30.16-5.
9. Outdoor events on a developed property in a P-F district, 1 day private parties in residential developments, and groundbreaking ceremonies for approved uses are exempt from the regulations of this section.
10. 1 week for set-up and 1 week for operation removal shall be permitted.
11. On-site paving, including parking and drive aisles shall not be required provided all Clark County Air Quality Regulations are met.
12. Within the Bureau of Land Management disposal boundary, temporary amusement systems which require a permit per Title 22.16 are not permitted in the H-1 district if visible from a street unless approved by a special use permit for a deviation in conjunction with a resort hotel (this condition cannot be waived or varied).
13. Temporary amusement systems may exceed the height of the zoning district; however, intrusions into airport airspace shall obtain the required approval per Chapter 30.48.

No adult uses permitted. (Ord. 3970 § 5 (part), 8/2011; Ord 3924 § 6 (part), 1/2011;Ord 3805 § 4 (part), 9/2009; Ord. 3757 § 5 (part), 4/2009; Ord. 3688 § 7 (part), 10/2008; Ord. 3635 § 6 (part), 6/2008; Ord. 2907 § 6 (part), 7/2003; Ord. 2890 § 5 (part), 4/2003; Ord. 2741 § 17 (part), 5/2002; Ord. 2646 § 1, 2001)

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		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Temporary Sales / Leasing Office *(Also see "Model Residence")*	1110 1115 5900	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C					C	C	C
		Conditional Use: 1. Must meet Building Code standards for a commercial building if applicable. 2. Must be located on property included on the approved tentative map, or within 330 feet of the area within the tentative map. 3. Landscaping, trash enclosure, paved parking and screening requirements shall not apply, except as required by the Building Code. 4. Time Limit - after last unit within the development has been sold, structure must be removed. Leasing offices are permitted permanently within community buildings, managers' offices, model units of apartment complexes or manufactured home parks, or commercial/industrial complexes. 5. Shall be set back a minimum of 10 feet from any property line. 6. Sales office prior to the recording of a subdivision map. A. A final map technical review must be submitted and off-site improvement bonds have been posted for the first phase of the subdivision. B. Paved access and adequate access controls must be provided to all structures, as required by Chapter 30.60. C. The issuance of a permit for construction shall not be construed as a commitment by the County to record the final map or to approve any zoning matter. (Ord. 3757 § 5 (part), 4/2009; Ord. 3635 § 6 (part), 6/2008; Ord. 3055 § 4 (part), 4/2004)																							
Temporary Office, Commercial	0	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
		Conditional Use Subject to: 1. A time limit to be commensurate with the projected duration of a construction project or until a damaged or destroyed office is reconstructed providing building permits have been issued for the construction or reconstruction. 2. Temporary office need not be on the same lot as the construction project, but it must be located within 1/4 of a mile of the site for which it is operating. 3. For commercial/retail, required parking must be paved prior to occupancy of the temporary structure. 4. Landscaping, trash enclosures and wall requirements shall not apply to this use. 5. Written consent of property owner(s) prior to issuance of permits or licenses. (Ord. 3354 § 6 (part), 2/2006; Ord. 2741 § 7 (part), 5/2002)																							
Theater	7212														S	P	S	S						C	S, A
		Conditional Use in U-V must be part of a mixed-use development (Section 30.40.310). **Accessory Use in H-1** when in conjunction with a resort hotel. (Ord. 4010 § 3 (part), 4/2012)																							
Time Share - Residential /Commercial	1510 1130									S	S	S				P							S	S	S,A
		Accessory Use when in conjunction in a resort hotel or hotel/motel having 20 or more guest rooms. (Ord. 3472 § 7 (part), 1/2007)																							

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Tire Sales and Installation	6400															S	C	C	S						
		Conditional Use in M-1 and M-D and Special Use C-2 and M-2 in Subject to: (The Commission or Board may consider waiving these conditions with a special use permit.) 1. Must be set back a minimum 200 feet from any residential use on a separate property and be visually and acoustically buffered from the residential use. 2. All overhead doors shall be directed away from residential uses and public rights-of-ways unless screened from a street by landscaping or another building. 3. No outside storage in C-2. This condition cannot be waived or varied. (Ord. 3549 § 7 (part), 9/2007)																							
Tourist Club *(Also see "Live Entertainment; On-premise Consumption of Alcohol; Outside Dining, Drinking and Cooking; and Temporary Outdoor Commercial Event")*	5800 5900 7212																								S
		Special Use Subject to: 1. Permitted only on the east and west sides of Las Vegas Boulevard South between Sahara Avenue on the north and Russell Road on the South. (This condition cannot be waived or varied.) 2. The primary customer entrance must front on and be addressed to Las Vegas Boulevard South. (This condition cannot be waived or varied.) 3. Must maintain a consistent and distinct architectural theme throughout the interior and exterior of the establishment. 4. Must contain a minimum 10,000 square feet for the primary use, exclusive of office, kitchen, storage, or restroom areas, that includes the following: a. a bar and lounge with a minimum of 10 seating accommodations at the bar and an overall minimum seating accommodation of 25 for the bar/lounge area; and b. a restaurant with seating accommodations for a minimum of 250 customers. 5. Must be set back a minimum 200 feet from any residential use on a separate property and be visually and acoustically buffered from the residential use. 6. Sight zone requirements per Chapter 30.56 and Airport Environs requirements per Chapter 30.48 shall be maintained. (These conditions cannot be waived or varied.) **Exceptions:** a special use permit is not required for an existing tavern that seeks to be reclassified as a tourist club, provided that the established use complies with conditions #1 through #6 above. **Note:** Chapter 8.20 of the Clark County Code regulates the sale of alcohol and cannot be waived or varied (see Business License Department). (Ord. 2757 § 2 (part), 6/2002)																							
Towing Service																	S	P	P						
		(Ord. 4010 § 3 (part), 4/2012;Ord. 2741 §7 (part), 5/2002)																							

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Training Facility, Instruction	6800												S	S	P	P	S	S						C	S
		Conditional Use in U-V must be part of a mixed-use development per Section 30.40.310. (Ord. 3397 §6 (part), 6/2006)																							
Training Facility, Major	6800	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
		(Ord. 3397 §6 (part), 6/2006)																							
Training Facility, Minor	6800	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	S		S	S	P	S	C	S
		Conditional Use in U-V must be part of a mixed-use development per Section 30.40.310. (Ord. 3397 §6 (part), 6/2006)																							
Transitional Living Facility for Released Offenders	6300	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S		
		(Ord. 3635 § 6 (part), 6/2008;Ord. 3354 § 6 (part), 2/2006; Ord. 3174 § 5 (part), 1/2005)																							
Transportation Service (including tour guide services)	4900															C	P	P			S	S	S	S	S, A
		Conditional Use in C-2 Subject to: maximum of 5 automobiles. **Accessory Use** when in conjunction with a resort hotel or hotel/motel having 20 or more guest rooms. (Ord. 3993 § 3 (part), 12/2011;Ord. 3970 § 5 (part), 8/2011; Ord. 2741 §7 (part), 5/2002)																							
Truck Stop	2900															S	C	C	S						
		Conditional Use in M-D and M-1 and Special Use in C-2 and M-2 Subject to: 1. No overhead doors shall face toward a public street or residential development unless screened from view by landscaping or another building. 2. Minimum 30 foot setback for all buildings and canopies from the right-of-way line of any section line street. 3. Minimum 20 foot setback for all buildings and canopies from the right-of-way line of any non-section line street. 4. Must be set back a minimum 200 feet from any residential use on a separate property. 5. Underground fuel tanks must be set back a minimum 1,000 feet from any well used as a source of potable water, lake, or major wash unless constructed per the Southern Nevada Health District Department of Environmental Health's more stringent structural requirements. (Ord. 4010 § 3 (part), 4/2012; Ord. 3472 § 7 (part), 1/2007; Ord. 2857 § 10 (part) 2/2003)																							

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Union Hall	6990														S	S	P	P	S						
Vacation Sales (O.P.C. Booth) *(Also see "Office")*																									
Vehicle Assembly	3400																	S	P						
		(Ord. 4010 § 3 (part), 4/2012)																							
Vehicle Dismantling Yard	3400																	S	C						
		Conditional Use and Special Use Subject to: 1. Must be set back 600 feet from any non-industrial use. 2. Not permitted in conjunction with vehicle sales. Use is permitted outside. (Ord. 4010 § 3 (part), 4/2012; Ord 3688 § 7 (part), 10/2008; Ord. 2907 § 6 (part), 7/2003)																							
Vehicle Maintenance	6400														S	C	C, S	C	C		S				S, A
		Automobile and Off-Highway Vehicle Conditional Use in C-2, M-D, and M-1, and Special Use in C-1, H-1 and H-2 Subject to: 1. No service bay door shall face a street unless screened from the street by landscaping or a building. 2. Outside smog check is permitted, provided equipment is stored within an enclosed building. 3. Must have a minimum separation of 200 feet from any residential use unless separated by a collector or arterial street or buffered from the residential use by a building. **Automobile and Off-Highway Vehicle Accessory Use in H-1 Subject to:** 1. Must be in conjunction with automobile or off-highway vehicle sales. 2. All maintenance operations and storage of parts, equipment, and/or disabled vehicles must be completely enclosed within the building. 3. Compliance with the requirements, conditions, and restrictions for accessory uses as listed for Resort Hotels in this Chapter. (The conditions for accessory use in H-1 may not be waived or varied.) **Commercial Vehicle, Recreational Vehicle, Trailer and Watercraft Conditional in M-1 and Special Use in M-D Subject to:** 1. In M-1 must maintain a minimum 200 foot separation from any residential use on a separate property. 2. In M-D must maintain a minimum 750 foot separation from residential use. (Ord. 4010 § 3 (part), 4/2012; Ord 3757 § 5 (part), 4/2009; Ord. 3586 § 5 (part), 2/2008; Ord. 2907 § 6 (part), 7/2003; Ord 2835 § 1 (part), 12/2002; Ord. 2700 § 2 (part), 12/2001)																							

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Vehicle Paint/Body Shop *(Also see "Automobile Minor Paint/Body Shop")*	6400															S	C, S	C	C, S						

Automobile and Off-Highway Vehicle Conditional Use in M-1:
1. Service bay doors shall not face toward a public street or residential development, unless screened by another building or landscaping.
2. Must have a minimum separation of 200 feet from any residential use unless separated by a collector or arterial street or buffered from the residential use by a building.

Automobile and Off-Highway Vehicle Special Use in C-2, M-D and M-2:
1. Must be accessory to automobile or off-highway vehicle sales.
2. Service bay doors shall not face toward a public street or residential development, unless screened by another building or landscaping.
3. Must have a minimum separation of 200 feet from any residential use unless separated by a collector or arterial street or buffered from the residential use by a building.

Commercial Vehicle and Trailer Conditional in M-1 and Special Use in M-D and M-2 Subject to:
1. Must be set back minimum 200 feet from any residential use on a separate property.
2. No service bay door shall face a street unless screened with landscaping or a building.

Recreational Vehicle and Watercraft Conditional in M-D, M-1 and M-2 and Special Use in C-2 Subject to:
1. Must be set back minimum 200 feet from any residential use on a separate property.
2. No service bay door shall face a street unless screened with landscaping or a building.

(Ord. 4010 § 3 (part), 4/2012; Ord 3586 § 5 (part), 2/2008; Ord. 2658 § 2, 2001)

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Vehicle Rental	6300 5500														S	S, C	C	C	C		C	S		C	S,A

Automobile and Off-Highway Vehicle Conditional Use in C-2, M-1, M-D, U-V and Special Use in C-1, P-F, and H-1 Subject to:

1. Maximum 5 vehicles when business has common parking with at least 1 other business**.**
2. If business is not located within a shopping center, a site plan with parking analysis shall be submitted to the Zoning Administrator to determine if more vehicles may be permitted.
3. Outside display of vehicles may be permitted in conjunction with the principal use which is conducted indoors.
4. If in U-V must be part of a mixed-use development (Section 30.40.310).

Automobile and Off-Highway Vehicle Accessory Use in H-1 when in conjunction with a resort hotel or hotel/motel having 50 or more guest rooms; no limit on number of vehicles.

Commercial Vehicle, and Trailer Conditional Use in C-2 and Special Use in C-1 Subject to:

1. Maximum 5 vehicles when business has common parking with at least 1 other business.
2. If business is not located within a shopping center, a site plan with parking analysis shall be submitted to the Zoning Administrator to determine if more vehicles may be permitted.
3. Outside storage/display shall be permitted only if not visible from public streets or residential developments.
4. Commercial vehicles must be under 10,000 pounds.

Commercial Vehicle, Recreational Vehicle, Trailer and Watercraft Conditional in M-D, M-1 and M-2 subject to:

1. Maximum 5 vehicles outside when business has common parking with at least 1 other business.
2. If business is not located within a shopping center, a site plan with parking analysis shall be submitted to the Zoning Administrator to determine if more vehicles may be permitted.
3. Outside storage/display shall be permitted only if not visible from public streets or residential developments.

Commercial Vehicle, Trailer Conditional Use in H-2 Subject to:

1. Must be in conjunction with a legally approved commercial vehicle repair business.
2. Outside storage/display shall be permitted only if not visible from public streets or residential developments.

Recreational Vehicle and Watercraft Special Use in C-2 Subject to:

1. Maximum 5 vehicles outside when business has common parking with at least 1 other business.
2. If business is not located within a shopping center, a site plan with parking analysis shall be submitted to the Zoning Administrator to determine if more vehicles may be permitted.
3. Outside storage/display shall be permitted only if not visible from public streets or residential developments.

Watercraft Special Use in H-2 and H-1 Subject to: Must be located within 1 mile of a navigable waterway (the Commission or Board may consider waiving this requirement with the special use permit)

Use is permitted outside. (Ord. 4010 § 3 (part), 4/2012)

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Vehicle Repair (For accessory repair at residence, See definition in Chapter 30.08) *(Also see "Automobile Hobby Repair & Restoration")*	6400 3400	C	C	C	C	C	C									S	C, S	C	S						A

Automobile Conditional Use in R-U, R-A, R-E, R-D, R-1 and R-T Subject to a Zoning Compliance Application: (These conditions cannot be waived or varied; Repair does not include restoration)

1. Must be located within Community District 5 and outside the Red Rock Design Overlay.
2. Must be accessory to a residential use.
3. Minimum 20,000 square foot lot.
4. Maximum of 2 automobiles which are not owned by the resident or closely held corporation of the resident.
5. Must be located within side and rear yards only.
6. Must be screened from adjacent properties.
7. Must be set back a minimum of 50 feet or 40% of the length of the lot from the front property line.
8. All repair must be done on an impervious surface.
9. Nothing shall be stacked or piled above the height of the block wall or screening or otherwise constitute a dangerous structure or condition pursuant to Clark County Code, Title 11, Section 11.06.010.
10. All painting must be performed in a location approved by the Clark County Department of Air Quality.
11. Sign shall be limited to nameplates or Boarding Stable signage per Table 30.72-1.
12. Letters of consent from property owners within a 300-foot radius shall be submitted with the Zoning Compliance Application.

Automobile and Off-Highway Vehicle Special Use in C-2 and M-2 and Conditional Use in M-D and M-1 Subject to:

1. No service bay door shall face a street unless screened with landscaping or a building.
2. Must have a minimum separation of 200 feet from any residential use unless separated by a collector or arterial street or buffered from the residential use by a building.

Automobile and Off-Highway Vehicle Accessory Use in H-1 Subject to;

1. Must be in conjunction with automobile or off-highway vehicle sales.
2. All repair operations and storage of parts, equipment, and/or disabled vehicles must be completely enclosed within the building.
3. Compliance with the requirements, conditions, and restrictions for accessory uses as listed for Resort Hotels in this Chapter.

The conditions for accessory use in H-1 may not be waived or varied.

Commercial Vehicle and Trailer Conditional in M-1 and Special Use in M-D and M-2 Subject to:

1. When located within M-D, must be in conjunction with a related principal use which is conducted indoors.
2. Must be set back minimum 200 feet from any residential use on a separate property.
3. No service bay door shall face a street unless screened with landscaping or a building.

Recreational Vehicle and Watercraft Special Use in C-2:

1. Must be in conjunction with recreational vehicle or watercraft sales only.
2. No service bay door shall face a street unless screened with landscaping or a building.
3. Must have a minimum separation of 200 feet from any residential use unless separated by a collector or arterial street or buffered from the residential use by a building.

Continued on next page.

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Vehicle Repair (For accessory repair at residence, See definition in Chapter 30.08) *(Also see "Automobile Hobby Repair & Restoration")*	6400 3400	C	C	C	C	C	C									S	C, S	C	S						A

Continued from previous page.

Recreational Vehicle and Watercraft Conditional Use in M-D and M-1 and Special Use in M-2 Subject to:

1. When located within M-D, must be in conjunction with a related principal use which is conducted indoors.
2. No service bay door shall face a street unless screened with landscaping or a building.
3. Must have a minimum separation of 200 feet from any residential use unless separated by a collector or arterial street or buffered from the residential use by a building.

(Ord. 4010 § 3 (part), 4/2012: Ord 3993 § 3 (part), 12/2011; Ord 3586 § 5 (part), 2/2008; Ord. 3190 § 2 (part), 2/2005; Ord. 2907 § 6 (part), 7/2003; Ord. 2835 § 1 (part), 12/2002)

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Vehicle Sales	6300 5500														S	C, S	C, S	C	C, S			A			S, A

Automobile and Off-Highway Vehicle Conditional Use in C-2, M-1 and M-D and Special Use in C-1 and M-2:

1. Maximum 5 automobiles or off-highway vehicles outside when business has common parking with at least 1 other business**.**
2. If business is not located within a shopping center, a site plan with parking analysis shall be submitted to the Zoning Administrator to determine if more automobiles or off-highway vehicles may be permitted.
3. Outside display of automobiles or off-highway vehicles may be permitted.
4. Test-drives shall not be permitted on any residential local street. Any request to waive this condition shall be accompanied by a test-driving plan with a map showing which streets are proposed to be used for the test-driving.

Automobile Accessory Use in P-F Subject to:

1. Operating only within an approved airport facility.
2. Sales must be conducted by an automobile rental company.
3. Sales must be wholesale only.

These conditions cannot be waived or varied.

Automobile Accessory Use in H-1 Subject to:

1. Permitted only in conjunction with a resort hotel or a hotel/motel, each with a minimum 2,000 guest rooms**.**
2. No more than 10 automobiles may be displayed and/or stored outside.
3. The selling price of any automobile shall be no less than $50,000.
4. Compliance with the requirements, conditions, and restrictions for accessory uses as listed for Resort Hotels in this Chapter.
5. Test-drives shall not be permitted on any residential local street. Any request to waive this condition shall be accompanied by a test-driving plan with a map showing which streets are proposed to be used for the test-driving.

(The conditions #1-4 for accessory use in H-1 may not be waived or varied.

Commercial Vehicle, Recreational Vehicle, Trailer and Watercraft Conditional in M-D, M-1 and M-2 Subject to:

1. Maximum 5 vehicles outside when business has common parking with at least 1 other business.
2. If business is not located within a shopping center, a site plan with parking analysis shall be submitted to the Zoning Administrator to determine if more vehicles may be permitted.

Watercraft Accessory Use in H-1 Subject to:

1. Must be in conjunction with a resort hotel or hotel/motel having 50 or more quest rooms.
2. Must be located within 1 mile of a navigable waterway.

Recreational Vehicle and Watercraft Special Use in C-2 Subject to:

1. Maximum 5 vehicles outside when business has common parking with at least 1 other business.
2. If business is not located within a shopping center, a site plan with parking analysis shall be submitted to the Zoning Administrator to determine if more vehicles may be permitted.

Outside sale/rental and display are permitted. (Ord. 4010 § 3 (part), 4/2012; Ord. 3924 § 6 (part), 1/2011; Ord 3586 § 5 (part), 2/2008; Ord. 3160 § 11 (part), 11/2004; Ord. 2835 § 1 (part), 12/2002; Ord. 2643 § 2, 2001)

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Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Vehicle Wash *(Also see "Accessory Commercial" definition in Chapter 30.08)*	6400 5500														S	S, C	S, C	S, C	S		S			C	C
		Automobile and Off-Highway Vehicle Conditional Use in C-2, M-D, M-1, and U-V and Special Use in C-1 & H-2 Subject to: 1. Must be set back minimum 200 feet from any residential use. 2. No service bay door shall face a street unless screened with landscaping or a building. 3. Must be in accordance with local health and sanitation regulations regarding waste water disposal. This condition cannot be waived or varied. 4. If in U-V must be part of a mixed-use development (Section 30.40.310). **Automobile Accessory Use** in H-1 in conjunction with resort hotels. **Commercial Vehicle, Trailer, Recreational Vehicle, and Watercraft Special Use in M-D, M-1 and M-2 Subject to:** must maintain a 750 foot separation from any residential use on a separate property. Outside uses are permitted. (Ord. 4010 § 3 (part), 4/2012)																								
Veterinary Clinic and Service	8200	S	S											S	S	C	C	C			S			C	
		Special Use in R-U and R-A Subject to: Must be in Community District 5. This condition cannot be waived or varied. **Conditional Use in M-1:** Outside kennels are allowed provided there is a minimum setback of 500 feet from any residential use. **Special Use in C-P, C-1 and H-2, and Conditional Use in C-2 ,M-D and U-V:** 1. Maximum of 25% of total floor area may be used for the boarding of animals. 2. No dog runs or kennels outside. 3. Noise levels must comply with Animal Control regulations. 4. If in U-V must be part of a mixed-use development per Section 30.40.310.																								
Video Store	5900														P	P	S	S						S	S
Warehouse/Storage - As Principal Use *(Also see "Distribution Center")* (Ord. 3635 § 6 (part), 6/2008)	6370																P	P	S						

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Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/ Industrial Districts			Miscellaneous Districts					
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Waste Management and Related Uses *(Also see "Interim Package Wastewater Treatment Plant", "Package Wastewater Treatment Plant", "Public Storage Bin Facility", "Reclamation Facility", "Refuse Transfer Station", "Sanitary Land Fill", "Sewage (Wastewater) Treatment Plant")* (Ord 3586 § 5 (part), 2/2008)																									
Watch/Small Clock Repair	6400													C	P	P	P	P						C	S
		Conditional Use in C-P-and U-V: 1. No refinishing of wood. 2. If in U-V must be part of a mixed-use development per Section 30.40.310.																							
Watchman's Manufactured Home	1900 1110	A	A	A	A	A	A	A	A	A	A	A			S	S	S	C	S	S	S	S	S	S	S
		Conditional Use in M-1 and Special Use in M-2 Subject to: the manufactured home being screened from right-of-way. (Ord. 2741 § 7 (part), 5/2002) **Accessory Use in all Residential Districts Subject to:** 1. Locating within an approved recreational vehicle and/or boat storage area within the residential subdivision. 2. The manufactured home shall not be visible from a public right-of-way. 3. Locating on a parcel of 40,000 square feet or more. 4. Locating within a common area controlled by a homeowner's association. (Ord 3805 § 4 (part), 9/2009)																							
Watercraft Building	3400																C	C							
		Conditional Use: Must be set back minimum 200 feet from any residential use on a separate property. (Ord. 4010 § 3 (part), 4/2012)																							
Wedding Chapel	7230	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
		Accessory Use when in conjunction with a resort hotel, banquet and/or reception facility, or recreational facility. Must be shown on approved plans when the banquet and/or reception facility, or recreational facility, is approved by the Commission or Board. (This condition cannot be waived or varied.)																							

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Wholesale *(Also see "Home Occupation")*	6370														A	A	P	P			A			A	A
		Accessory Use when accessory to primary retail business. (This condition cannot be waived or varied) Note: For Wholesale Food Processing, see Food Processing. (Ord. 3688 § 7 (part), 10/2008)																							
Wildlife Preserves	7120																			P		P			
Wine Sales *(Also see "Alcohol, Beer and Wine Sales")* (Ord. 3635 § 6 (part), 6/2008)																									

(Ord. 2582 § 3, 2001; Ord. 2573 § 9, 2001; Ord. 2572 § 1, 2001; Ord. 2560 § 3, 2001; Ord. 2564 § 1, 2001; 2552 § 1, 2001; Ord. 2549 § 1, 2001; Ord. 2545 § 2, 2000; Ord. 2544 § 1, 2001; Ord. 2523 § 1, 2000; Ord. 2522 § 2, 2000; Ord. 2521 § 1, 2000; Ord. 2510 § 10, 2000; Ord. 2505 § 2, 2000; Ord. 2504 § 1, 2000)

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30.48 Zoning Overlay Districts

PART A AIRPORT ENVIRONS OVERLAY DISTRICT

30.48.010 Purpose. The Airport Environs Overlay District (AE Overlay District) is established to:

1. Provide for a range of uses compatible with airport accident hazard and noise exposure areas.

2. Prohibit the development of incompatible uses that are detrimental to the general health, safety and welfare.

3. Require noise attenuated construction, as indicated by Table 30.48-AE in accordance with the noise attenuation construction standards in Chapter 22.22 of the Clark County Code, within these airport environs. The regulations of the AE Overlay District shall supersede the regulations of the underlying district if there is a conflict.

4. Comply with Federal Aviation Administration (FAA) regulations. (Ord 3051 § 2 (part), 3/2004)

30.48.020 Airport Environs Maps.

a. The Airport Environs Overlay District (AE Overlay District) encompassing 13 subdistricts (as shown on the AE Overlay District Map), is established around Nellis Air Force Base, Creech Air Force Base, McCarran International Airport, Henderson Executive Airport, and North Las Vegas Airport; and maintained in an electronic database and adopted as part of the Official Zoning Map including all subsequent amendments: Copies of the maps below are also referenced in Appendix G, Maps 18A through 18E.

1. McCarran International Airport - as shown on the McCarran Airport Environs Overlay District Map latest amendment, effective June 30, 2008. The overlay district, together with the adoption of the *McCarran Airport Environs Overlay District Map*, is hereby incorporated into the Official Zoning Map, hereinafter referred to as "the McCarran Maps".

2. Nellis Air Force Base (Nellis AFB) - as shown on the Nellis AFB Airport Environs Overlay District Map, latest amendment effective June 3, 1998. The overlay district, together with the adoption of the *Nellis AFB Airport Environs Overlay District Map*, is hereby incorporated into the Official Zoning Map, hereinafter referred to as "the Nellis Maps".

3. Creech Air Force Base – as shown on the Creech AFB Airport Environs Overlay District Map, latest amendment effective March 31, 2004. The overlay district, together with the adoption of the *Creech AFB Airport Environs Overlay District Map* (former *Indian Springs AFB Airport Environs map*), is hereby incorporated into the Official Zoning Map, hereinafter referred to as the "Creech map".

4. Henderson Executive Airport – as shown on the Henderson Executive Airport Environs Overlay District Map, latest amendment effective June 30, 2008. The overlay district, together with the adoption of the *Henderson Executive Airport Environs Overlay District Map*, is hereby incorporated into the Official Zoning Map, hereinafter referred to as the "Henderson Airport Map".

5. North Las Vegas Airport – as shown on the North Las Vegas Airport Environs Overlay District Map, latest amendment effective June 30, 2008. The overlay district, together with the adoption of the "*North Las Vegas Airport Environs Overlay District Map*", is hereby incorporated into the Official Zoning Map, hereinafter referred to as the "North Las Vegas Airport Map".

b. The 13 subdistricts of the AE Overlay District, with names as amended by this Title, as shown in

Table 30.48-1 below.

Table 30.48-1 Airport Environs Subdistricts	
SUBDISTRICT DESIGNATION	**ABBREVIATED DESIGNATION**
Runway protection zone	AE-RPZ
Accident potential zone I	APZ-1
Accident potential zone II	APZ-2
Accident potential zone III	APZ-3
Accident potential zone IV	APZ-4
60 - 65 Ldn (Day-Night Sound Level)	AE-60
65 - 70 Ldn (Day-Night Sound Level)	AE-65
70 - 75 Ldn (Day-Night Sound Level)	AE-70
75 - 80 Ldn (Day-Night Sound Level)	AE-75
80 + Ldn (Day-Night Sound Level)	AE-80
Live ordnance zone 1	LOZ-1
Live ordnance zone 2	LOZ-2
Live ordnance zone 3	LOZ-3

c. The types of uses permitted and mitigation measures required differ for each subdistrict of the AE Overlay District, as shown in Table 30.48-AE. Where a proposed use, building, or land is impacted by 2 or more subdistricts of the AE Overlay District, the use, building, and/or land shall conform to the requirements of all applicable subdistricts, and where subdistricts impose conflicting requirements, the most restrictive of the requirements shall apply.

d. The AE Overlay District noise attenuation construction requirements and land use restrictions, delineated in Table 30.48-AE, shall be imposed in addition to and shall overlay all other districts that are encompassed or circumscribed by the AE Overlay District. The symbol for the applicable AE Overlay subdistrict shall be added to the Official Zoning Map of Clark County after the symbol of the underlying district.

e. Every 5 years from July 1, 1998, the Clark County Department of Aviation (DOA) shall review the McCarran Maps and shall report to the Board on whether any update of the McCarran Maps is required to reflect the noise contours or runway protection zones in the environs of McCarran International Airport, based on the DOA reasonable estimate of anticipated aircraft noise exposure. If updates to the McCarran Maps are required, the DOA shall prepare and present such updated maps to the Board for consideration.

f. Every 5 years from July 1, 1998, the Department of Comprehensive Planning shall contact appropriate United States Air Force personnel to determine whether the Nellis Maps reasonably reflect anticipated aircraft noise exposure, accident potential and live ordnance operations in the environs of Nellis AFB and shall report to the Board on whether any update of the Nellis AFB Environs Overlay District Maps is required to reflect the noise contours, accident potential, and live ordnance operations in the environs of Nellis AFB based on a reasonable estimate of anticipated airport operations. If any updates to the Nellis Maps are required, the Department of Comprehensive Planning shall prepare and present such updated maps to the Board for consideration. (Ord. 3658 § 2 (part), 6/2008; Ord 3296 § 6 (part), 10/2005; Ord 3051 § 2 (part), 3/2004; Ord. 2741 § 8 (part), 5/2002)

30.48.030 **Permitted Uses.** In the AE Overlay District, uses permitted in the underlying zoning district and indicated by a YES in the applicable AE subdistrict column of Table 30.48-AE may be permitted. (Ord 3051 § 2 (part), 3/2004)

30.48.040 **Uses Permitted Subject to Noise Attenuated Construction.** In the AE Overlay District, uses permitted in the underlying zoning district and indicated by a 25, 30, 35, (25), (30), or (35) key in the applicable subdistrict column may be permitted with a minimum exterior to interior noise attenuation construction standard per Table 30.48-AE and Chapter 22.22 of the Clark County Code. (Ord 3051 § 2 (part), 3/2004)

30.48.050 **Special Uses.** Additional uses may be permitted subject to securing a special use permit in each case, as provided for in Chapter 30.16 when indicated by a (YES) in the applicable AE subdistrict column of Table 30.48-AE. (Ord 3051 § 2 (part), 3/2004)

30.48.060 **Prohibited Uses.** Land uses within the AE Overlay District are restricted as indicated by the table except as provided in Section 30.48.070 (Exceptions). All uses indicated by a NO are not compatible and are not allowed, and all uses not expressly permitted in Table 30.48-AE are expressly prohibited unless a use is permitted as an exception under Section 30.48.070. (Ord 3051 § 2 (part), 3/2004)

30.48.070 **Exceptions.**

a. Required use restrictions and noise attenuation requirements do not apply to property owned by the respective operators of the airports and utilized for airport functions.

b. Uses and structures established prior to the establishment of the AE Overlay District shall be allowed without regard to the additional standards of this overlay district, except that noise attenuated construction, as required by Table 30.48-AE, shall be required for the construction of any new habitable building per section Chapter 30.76 (Non-Conformities), but shall not apply to any addition, remodel, or improvement to an existing building. The overlay district was established as follows:

- McCarran Airport and Nellis Air Force Base, ordinance 975, effective May 23, 1986;
- Runway Protection Zones associated with McCarran Airport, ordinance 2458, effective April 19, 2000,
- AE 60 Subdistrict associated with McCarran Airport, ordinance 3658, effective June 30, 2008,
- Creech Air Force Base ordinance 3051, effective March 31, 2004,
- Henderson Executive Airport ordinance 3658, effective June 30, 2008,
- North Las Vegas Airport ordinance 3658, effective June 30, 2008.

c. Except for the use restrictions within the AE-RPZ, APZ-3, APZ-4, LOZ-1, LOZ-2, or LOZ-3 subdistricts, uses and structures approved by any land use application prior to the establishment of the AE Overlay District (as described in subsection (b) above) shall be allowed without regard to the additional standards of this Part, provided that all conditions imposed on such approval are met. This exception does not preclude the imposition of additional conditions, including conformance to the requirements of this Part, if any extension of time to commence or complete construction or a modification of plans is approved. The recording of a final map for a subdivision, the approval of a tentative map, or the issuance of a building permit for any building or structure in an AE-RPZ, APZ-3, APZ-4, LOZ-1, LOZ-2, or LOZ-3 subdistrict shall conclusively establish that such use, building, or structure is permitted upon the subject property pursuant to this Subsection. (Ord. 3658 § 2 (part), 6/2008; Ord. 3635 § 7, 6/2008; Ord 3051 § 2 (part), 3/2004)

30.48.080 **Table 30.48 – AE Land Use Compatibility in the Airport Environs Overlay District.** The following table indicates uses permitted, uses permitted subject to noise attenuated construction, uses permitted subject to a special use permit and uses prohibited in each of the subdistricts of the AE Overlay District. To determine the applicable compatibility regulations, refer to the Standard Land Use Classification Manual (SLUCM) categories as shown in Table 30.44-1. (Ord 3051 § 2 (part), 3/2004)

TABLE 30.48-AE LAND USE COMPATIBILITY IN THE AIRPORT ENVIRONS OVERLAY DISTRICT (SLUCM=STANDARD LAND USE CLASSIFICATION MANUAL -SEE TABLE 30.44-1)													
CODE #S	SLUCM MAJOR GROUPS	SLUCM MINOR GROUPS	SUBDISTRICTS RISK ZONES AND NOISE ZONES										
			AE-RPZ	APZ-1	APZ-2	AE-60	AE-65	AE-70	AE-75	AE-80	LOZ-1	LOZ-2 APZ-3	LOZ-3 APZ-4
0	Undetermined	An undetermined use	( )	( )	( )	( )	( )	( )	( )	( )	NO	NO	NO
0	Nonresidential	General accessory use	( )	( )	( )	( )	( )	( )	( )	( )	( )	( )	( )
0	Residential	General accessory use	( )	( )	( )	( )	( )	( )	( )	( )	NO	NO	NO
1110*	Residential	Accessory use to residential (up to 2 du/ac)	NO	NO	YES	25	25	30	[NO]	[NO]	NO	NO	NO
1110*	Residential	Single family (up to 2 du/ac)	NO	NO	YES	25	25	30	[NO]	[NO]	NO	NO	NO
1115*	Residential	Accessory use to residential (over 2 du/ac)	NO	NO	YES	25	25	(NO)	[NO]	[NO]	NO	NO	NO
1115*	Residential	Single family (over 2 du/ac)	NO	NO	NO	25	25	(NO)	[NO]	[NO]	NO	NO	NO
1120*	Residential	Two family	NO	NO	NO	25	25	(NO)	[NO]	[NO]	NO	NO	NO
1130*	Residential	Multifamily structures	NO	NO	NO	25	25	(NO)	[NO]	[NO]	NO	NO	NO
1200*	Residential	Group quarters	NO	NO	NO	25	25	(NO)	[NO]	[NO]	NO	NO	NO
1300	Residential	Residential hotels	NO	NO	NO	25	25	(NO)	[NO]	[NO]	NO	NO	NO
1410*	Residential	Permanent mobile home parks courts	NO	NO	NO	25	25	(NO)	[NO]	[NO]	NO	NO	NO
1420	Residential	Transient mobile home parks courts (Also known as RV Park)	NO	NO	NO	YES	YES	(NO)	[NO]	[NO]	NO	NO	NO
1510	Residential	Hotels and motels & tourist courts	NO	NO	NO	YES	25	30	35	[NO]	NO	NO	NO
1900*	Residential	Other residential	NO	NO	NO	25	25	(NO)	[NO]	[NO]	NO	NO	NO
2100	Manufacturing	Food & kindred products	NO	NO	YES	YES	YES	YES	(30)	(35)	NO	NO	(YES)
2200	Manufacturing	Textile mill products	NO	NO	NO	YES	YES	YES	(30)	(35)	NO	NO	NO
2300	Manufacturing	Apparel and finished products	NO	NO	NO	YES	YES	YES	(30)	(35)	NO	NO	NO
2400	Manufacturing	Lumber & wood products (except furniture)	NO	(YES)	YES	YES	YES	YES	(30)	(35)	NO	NO	(YES)
2500	Manufacturing	Furniture & fixtures	NO	(YES)	(YES)	YES	YES	YES	(30)	(35)	NO	NO	(YES)
2600	Manufacturing	Paper & allied products	NO	(YES)	(YES)	YES	YES	YES	(30)	(35)	NO	NO	(YES)
2700	Manufacturing	Printing, publishing	NO	(YES)	(YES)	YES	YES	YES	(30)	(35)	NO	NO	(YES)
2800	Manufacturing	Chemicals and allied products	NO	NO	NO	YES	YES	YES	(30)	(35)	NO	NO	NO
2900	Manufacturing	Petroleum refining & related industries	NO	NO	NO*	YES	YES	YES	(30)	(35)	NO	NO	NO
3100	Manufacturing	Rubber & misc. plastics	NO	NO	NO	YES	YES	YES	(30)	(35)	NO	NO	NO
3200	Manufacturing	Stone, clay & glass products	NO	(YES)	(YES)	YES	YES	YES	(30)	(35)	NO	{(YES)}	(YES)
3300	Manufacturing	Primary metal industries	NO	(YES)	(YES)	YES	YES	YES	(30)	(35)	NO	NO	(YES)
3400	Manufacturing	Fabricated metal products	NO	(YES)	(YES)	YES	YES	YES	(30)	(35)	NO	{(YES)}	(YES)

TABLE 30.48-AE LAND USE COMPATIBILITY IN THE AIRPORT ENVIRONS OVERLAY DISTRICT (SLUCM=STANDARD LAND USE CLASSIFICATION MANUAL -SEE TABLE 30.44-1)													
CODE #S	SLUCM MAJOR GROUPS	SLUCM MINOR GROUPS	SUBDISTRICTS RISK ZONES AND NOISE ZONES										
			AE-RPZ	APZ-1	APZ-2	AE-60	AE-65	AE-70	AE-75	AE-80	LOZ-1	LOZ-2 APZ-3	LOZ-3 APZ-4
3500	Manufacturing	Instruments and optical goods	NO	NO	NO	YES	25	30	NO	NO	NO	NO	NO
3900	Manufacturing	Misc. Manufacturing	NO	(YES)	(YES)	YES	YES	YES	(30)	(35)	NO	{(YES)}	(YES)*
4100	Trans. & utils.	Railroad & rapid rail & street railway	NO	[YES]	YES	YES	YES	YES	YES	YES	NO	NO	(YES)
4200	Trans. & utils.	Motor vehicle transportation	NO	[YES]	YES	YES	YES	YES	(30)	(35)	NO	NO	(YES)
4300	Trans. & utils.	Aircraft transportation	NO	[YES]	YES	YES	YES	YES	(30)	(35)	NO	NO	NO
4500	Trans. & utils.	Highway & street ROW	[YES]	[YES]	YES	YES	YES	YES	YES	YES	{YES}	{YES}	YES
4600	Trans. & utils.	Auto parking	[YES]	[YES]	YES	YES	YES	YES	YES	YES	NO	{YES}	YES
4700	Trans. & utils.	Communications	[YES]	(YES)	YES	YES	YES	(25)	(30)	(35)	{YES}	{YES}	YES
4800*	Trans. & utils.	Utilities	[YES]	[YES]	YES	YES	YES	YES	YES	YES	{YES}	{YES}	YES
4900	Trans. & utils.	Other trans, communications and utilities	[YES]	[YES]	YES	YES	YES	YES	YES	YES	NO	NO	NO
5100	Trade	Wholesale trade	NO	YES	YES	YES	YES	YES	(30)	(35)	NO	NO	(YES)
5200	Trade	Building materials and hardware	NO	NO	NO	YES	YES	(25)	(30)	(35)	NO	NO	NO
5300	Trade	General merchandise (retail)	NO	NO	YES	YES	YES	25	30	35	NO	NO	NO
5399	Trade	Miscellaneous General Merchandise	NO	NO	NO	YES	YES	25*	30	35	NO	NO	NO
5400	Trade	Food, retail	NO	NO	YES	YES	YES	25	30	35	NO	NO	NO
5500	Trade	Automotive, marine & aircraft accessories	NO	YES	YES	YES	YES	25	30	35	NO	NO	NO
5600	Trade	Apparel and accessories (retail)	NO	NO	YES	YES	YES	25	30	35	NO	NO	NO
5700	Trade	Furniture & home furnishings (retail)	NO	NO	YES	YES	YES	25	30	35	NO	NO	NO
5800	Trade	Eating and drinking places	NO	NO	NO	YES	YES	25*	30	35	NO	NO	NO
5900	Trade	Other retail trade	NO	NO	YES	YES	YES	25*	30	35	NO	NO	NO
5999*	Trade	Resort Condominium	NO	NO	NO	25	25	NO	NO	NO	NO	NO	NO
6100	Services	Finance, insurance & real estate	NO	NO	(YES)	YES	YES	25	30	35	NO	NO	NO
6200	Services	Personal services	NO	NO	(YES)	YES	YES	25	30	35	NO	NO	NO
6240	Services	Cemeteries	[YES]	[YES]*	[YES]*	YES	YES	(25)	(30)	(35)	[(YES)]	[YES]	[YES]
6300	Services	Business services	NO	NO*	(YES)	YES	YES	25	30	35	NO	NO	NO
6370	Services	Warehousing and storage services	NO	YES*	YES	YES	YES	YES	(30)	(35)	NO	{YES}	(YES)
6380	Services	Explosives storage	NO	NO	NO	YES	YES	(25)	(30)	(35)	NO	NO	NO
6400	Services	Repair services	NO	(YES)	(YES)	YES	YES	(25)	(30)	(35)	NO	NO	(YES)*
6510	Services	Medical & other health services	NO	NO	NO	YES	25	30	NO	NO	NO	NO	NO
6520	Services	Legal services	NO	NO	(YES)	YES	YES	25	30	35	NO	NO	NO
6590	Services	Other professional services	NO	NO	(YES)	YES	YES	25	30	35	NO	NO	NO
6600	Services	Contract construction services	NO	(YES)	(YES)	YES	YES	(25)	(30)	(35)	NO	NO	NO

TABLE 30.48-AE LAND USE COMPATIBILITY IN THE AIRPORT ENVIRONS OVERLAY DISTRICT (SLUCM=STANDARD LAND USE CLASSIFICATION MANUAL -SEE TABLE 30.44-1)													
CODE #S	SLUCM MAJOR GROUPS	SLUCM MINOR GROUPS	SUBDISTRICTS RISK ZONES AND NOISE ZONES										
			AE-RPZ	APZ-1	APZ-2	AE-60	AE-65	AE-70	AE-75	AE-80	LOZ-1	LOZ-2 APZ-3	LOZ-3 APZ-4
6700	Services	Government services	NO	NO	(YES)	YES	YES	25	30	35	NO	NO	NO
6800	Services	Educational services	NO	NO	NO	YES	25	30	NO	NO	NO	NO	NO
6910	Services	Religious activities	NO	NO	NO	YES	25	30	NO	NO	NO	NO	NO
6990	Services	Other misc. services	NO	NO	(YES)	YES	YES	25	30	35	NO	NO	NO
7110	Recreation	Cultural activities	NO	NO	NO	YES	25	30	NO	NO	NO	NO	NO
7120	Recreation	Nature exhibitions	NO	(YES)	(YES)	YES	YES	NO	NO	NO	NO	{YES)}	(YES)
7211	Recreation	Outdoor entertainment assembly	NO	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO
7212	Recreation	Indoor entertainment assembly	NO	NO	NO	YES	25	30	NO	NO	NO	NO	NO
7221	Recreation	Outdoor sports assembly	NO	NO	NO	YES	YES	YES	NO	NO	NO	NO	NO
72211	Recreation	Outdoor motor vehicle race tracks & related uses	NO	(YES)	(YES)	YES	YES	(25)*	(30)*	(35)*	NO	NO	(YES)
72212	Recreation	Recreational vehicle accommodations and campgrounds in conjunction with and on the same property as an outdoor motor vehicle racetrack having fifty thousand (50,000) or more seats and used in connection with events thereon	NO	NO	NO	YES	YES	YES	NO	NO	NO	NO	(YES)
7222	Recreation	Indoor sports assembly	NO	NO	NO	YES	YES	25	30	35	NO	NO	NO
7230	Recreation	Misc. public assembly	NO	NO	NO	YES	(25)	(30)	NO	NO	NO	NO	NO
7310	Recreation	Fairgrounds and amusement parks	NO	NO	NO	YES	YES	YES	NO	NO	NO	NO	NO
7395	Recreation	Outdoor amusements	NO	NO	(YES)	YES	YES	YES	NO	NO	NO	NO	NO
7396	Recreation	Indoor amusements	NO	NO	(YES)	YES	YES	25	30	35	NO	NO	NO
7411	Recreation	Outdoor sports activities	NO	(YES)	(YES)	YES	YES	YES	NO	NO	NO	NO	NO
7413	Recreation	Indoor sports activities	NO	NO	(YES)	YES	YES	25	30	35	NO	NO	NO
7420	Recreation	Outdoor playgrounds and athletic areas	NO	NO	(YES)	YES	YES	YES	NO	NO	NO	NO	NO
7425	Recreation	Indoor playgrounds and athletic areas	NO	NO	(YES)	YES	YES	25	30	35	NO	NO	NO
7430	Recreation	Golf courses, driving ranges, riding stables & water recreation	[YES]	(YES)	(YES)	YES	YES	(25)	(30)	(35)	[YES)]*	{YES)}*	(YES)*
7490	Recreation	Other recreation	NO	(YES)	(YES)	YES	YES	YES	NO	NO	NO	NO	(YES)
7500	Recreation	Resorts & group camps	NO	NO	NO	YES	YES	YES	NO	NO	NO	NO	NO
7600	Recreation	Parks	NO	NO	(YES)	YES	YES	YES	NO	NO	NO	NO	(YES)
8150	Resources	Dairy farming	NO	YES	YES	YES	(25)	(30)	(35)	NO	NO	{YES)}	(YES)

TABLE 30.48-AE LAND USE COMPATIBILITY IN THE AIRPORT ENVIRONS OVERLAY DISTRICT (SLUCM=STANDARD LAND USE CLASSIFICATION MANUAL -SEE TABLE 30.44-1)													
CODE #S	SLUCM MAJOR GROUPS	SLUCM MINOR GROUPS	SUBDISTRICTS RISK ZONES AND NOISE ZONES										
			AE-RPZ	APZ-1	APZ-2	AE-60	AE-65	AE-70	AE-75	AE-80	LOZ-1	LOZ-2 APZ-3	LOZ-3 APZ-4
8160	Resources	Livestock farms and ranches {2}	NO	YES	YES	YES	(25)	(30)	(35)	NO	NO	NO	NO
8190	Resources	Other agriculture {1}	YES	YES	YES	YES	(25)	(30)	(35)	(35)	NO	NO	YES
8200	Resources	Agricultural related activities {2}	NO	YES	YES	YES	(25)	(30)	(35)	NO	NO	NO	NO
8300	Resources	Forestry activities & related services	NO	YES	YES	YES	(25)	(30)	(35)	(35)	NO	{YES)}	(YES)
8400	Resources	Fishing activities & related services {3}	NO	YES	YES	YES	YES	YES	YES	YES	NO	{YES)}	(YES)
8500	Resources	Mining activities and related services	NO	YES	YES	YES	YES	YES	YES	YES	NO	{YES)}	(YES)
9100	Undeveloped	Undeveloped and unused land	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
9300	Undeveloped	Water areas {3}	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
9910	Undeveloped	Open space	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

(Ord. 4010 § 4 (part), 4/2012;Ord. 3924 § 7 (part), 1/2011;Ord. 3658 § 2 (part), 6/2008; Ord. 3472 § 8 (part), 1/2007; Ord. 3432 § 7 (part), 10/2006; Ord. 3354 § 7 (part), 2/2006; Ord. 3229 § 9 (part), 6/2005; Ord. 2961 § 7 (part), 10/2003; Ord. 2741 § 8 (part), 5/2002)

KEY	CONDITIONS
( )	Means uses not associated with structures or people intensive uses like lakes, hunting, and similar uses and therefore no restrictions are applied.
NO	Unless permitted by Section 30.48.070, not compatible and not allowed.
(NO)	If permitted by Section 30.48.070, a noise level reduction of 30 decibels is required.
[NO]	If permitted by Section 30.48.070, a noise level reduction of 35 decibels is required.
YES	Land use and related structures are allowed without restrictions.
(YES)	Special use permit required. Additional factors to be considered: labor intensity, height of structures, structural coverage, explosive characteristics, air pollution, size of establishment, people density, peak period concentrations (including shopper/visitors), low intensity office uses only (limited scale of concentration of such uses). Meeting places, auditoriums, areas of public assembly, etc. not allowed in runway protection zones or live ordnance zones.
{YES}	Use permitted. However, no buildings, or structures suitable for habitation or occupancy allowed.
[YES]	Use permitted. However, no buildings, structures, or above ground transmission lines allowed.
25, 30, 35	A noise level reduction of 25, 30, or 35 decibels, respectively.
(25), (30), (35)	A noise level reduction of 25, 30, or 35 decibels, respectively where public is received, office areas, noise sensitive areas or where the normal ambient noise level is low.
1110*, 1115*, 1120*, 1130*, 1200*, 1410*, 1900*	• **For AE-60** – 30 dB reductions (exterior to interior) shall be required where habitable space exceeds a maximum height of 35'. • **For AE-65** – 35 dB reductions (exterior to interior) shall be required where habitable space exceeds a maximum height of 35'. • **For ALL NEW development (even when permitted by Section 30.48.070) located within the McCarran, Henderson Executive or North Las Vegas AEOD** - A noise disclosure form shall be recorded against the land by the developer and copy provided to the Clark County Department of Aviation (DOA); a copy of the recorded noise disclosure form shall be presented to the initial occupant separate from other escrow documents; the developer shall obtain a map from the DOA which highlights the project location and associated flight tracks, which is included as part of the noise disclosure notice. • **1900 -** includes manager's units for commercial, industrial, and other uses that may not otherwise be classified or zoned for residential uses.
2900*	Indoor bulk storage of motor oil may be permitted for wholesale distribution only, subject to special use permit approval, use of double-wall (minimum U.L. 142) storage tanks for all motor oil products, limited number of employees on site, and no processing of any motor oil products.
3900*	No motion picture production.
4800*	Renewable energy facilities (ex. solar and geothermal facilities as well as wind turbines) must delineate methods of mitigating possible plumes.
5200*	Wholesale sales only with no retail sale of products.
5800*	Outside dining is permitted subject to recording a Commercial Noise Disclosure Statement.
5900*	Temporary outdoor commercial events and seasonal outdoor sales are permitted without sound attenuation.

KEY	CONDITIONS
5999*	• **For AE-60** – 30 dB reductions (exterior to interior) shall be required where habitable space exceeds a maximum height of 35'. • **For AE-65** – 35 dB reductions (exterior to interior) shall be required where habitable space exceeds a maximum height of 35'. **For all new development located within the McCarran, Henderson Executive or North Las Vegas AEOD** - A noise disclosure form shall be recorded against the land by the developer and copy provided to the Clark County Department of Aviation (DOA); a copy of the recorded noise disclosure form shall be presented to the initial occupant separate from other escrow documents; the developer shall obtain a map from the DOA which highlights the project location and associated flight tracks, which is included as part of the noise disclosure notice.
6240*	Crematory is permitted subject to no memorial services or areas which may allow for memorial services to be performed at the site.
6300* & 6370*	Automobile rental and related sales may be permitted as an accessory use if established in conjunction with automobile storage as the principal use, subject to approval of a special use permit and restricting the number of employees and customers, if necessary, to minimize public safety concerns.
6400*	Aircraft, automobile, boat, truck and heavy machinery repair only.
72211*	Sound attenuation not required for facilities designed to accept or direct patrons or participants of outdoor races and events nor for temporary or permanent facilities designed to allow patrons to view such events.
7430*	Golf courses and riding stables not permitted.
8190{1}	Includes livestock grazing but excludes livestock feed/sales yards and commercial livestock uses.
8160 & 8200{2}	Includes livestock feed/sales yards and commercial livestock uses.
8400 & 9300{3}	Includes hunting and fishing.

(Ord. 4010 § 4 (part), 4/2012; Ord. 3658 § 2 (part), 6/2008; Ord 3586 § 6 (part), 2/2008; Ord. 3432 § 7 (part), 10/2006; Ord. 3354 § 7 (part), 2/2006; Ord. 3229 § 9 (part), 6/2005; Ord. 3113 § 6, 8/2004; Ord. 2961 § 7 (part), 10/2003; Ord. 2550 § 1, 2001)

PART B AIRPORT AIRSPACE OVERLAY DISTRICT

30.48.090 **Purpose**. The Airport Airspace Overlay District is established to restrict structures and other obstructions from intruding into the airspace utilized by, and thereby jeopardizing the safety of, aircraft operating from the various airports within the County.

30.48.100 **Airport Zones.** The Airport Airspace Overlay District is hereby established, which includes all land lying beneath the airspace which is (a) defined by Federal Aviation Regulation (FAR) Part 77 primary, approach, transition, horizontal and conical surfaces, and the Aircraft Departure Critical Area surfaces identified by the maps listed in Section 30.48.130; (b) overlying property in proximity to military and public-use airports in Clark County, Nevada; and (c) regulated by Chapter 20.13 (Airport Hazard Regulations) of the Clark County Code. An area located in more than 1 of the airport districts is considered to be only in the district with the more restrictive height design standards.

30.48.110 **Airport Zone Height Limitations**. Except as otherwise provided, no structure shall be permitted to be erected, altered or maintained within the Airport Airspace Overlay District that (a) would constitute a hazard to air navigation, or (b) would result in an increase to minimum flight altitudes during any phase of flight, or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations. However, nothing in this Part shall be construed as prohibiting the construction, alteration or maintenance of any structure to a height up to 35 feet above the surface of the land or in any zone created by this Part which has received all necessary airspace approvals as required in Section 20.13 of the Clark County Code. (Ord 3586 § 6 (part), 2/2008)

30.48.120 **Notices of Construction or Alteration.**

a. **Construction or Alteration Requiring Notice.** Any person proposing construction or alteration in the environs of any public use or military airport shall notify the Manager, Air Traffic Division, FAA Regional Office not less than 30 days before commencement of construction if such construction or alteration exceeds any of the following height standards.

1. At 200 feet above the ground level at its site.

2. The plane of an imaginary surface extending outward and upward at a slope of 100 to 1 for a horizontal distance of 20,000 feet from the nearest point of the nearest runway of any airport, subject to the provisions of this Part.

3. If construction or alteration is of greater height than the standards set forth in subdivision (1) or (2) of this Subsection after their height has been adjusted upward for the appropriate route as follows in Table 30.48-2.

Table 30.48-2 Transportation Route Height

Route	Height Above Route
Interstate highways	17 feet
Public roadways	15 feet
Private road	10 feet, or the height of the highest mobile object normally traversing the road, whichever is greater
Railroads	23 feet
Waterways or any other unspecified route	The height of the highest mobile object that would normally use the route

4. When requested by the FAA, any construction or alteration that would be in an instrument approach area and available information indicates the height might exceed any FAA obstruction standard.

5. Any notice required by this Section shall be on FAA Form 7460-1, available from the regional offices of the FAA & from Clark County DOA.

6. Director's permit: In accordance with Section 20.13.060 of the Clark County Code, a permit from the Director of Aviation, shall be required prior to any of the following:

A. The construction or establishment of any new structure or use subject to 30.48.120 (a)(1-5); or

B. The construction or establishment of any existing structure or use subject to 30.48.120 (a)(1-5); or

C. The time any non-conforming structure or tree is replaced, substantially altered, rebuilt, allowed to grow higher, or replanted.

b. Construction or Alteration Not Requiring Notice. Notice to the FAA is not required for construction or alteration of any of the following.

1. Objects that are shielded by existing structures of a permanent and substantial character or by natural terrain or topographical features of equal or greater height, and would be located in the congested area of a city, town or settlement where it is evident, beyond all reasonable doubt that the structure so shielded will not adversely affect safety in air navigation.

2. Any antenna structure of 20 feet or less in height, except one that would increase the height of another antenna structure.

3. Any air navigation facility, airport visual approach or landing aid, aircraft arresting device or meteorological device of a type approved by the Director of Aviation, or an appropriate military service on military airports, the location and height of which is fixed by its functional purpose.

4. Any construction or alteration for which notice is required by any other FAA regulation.

30.48.130 Official Airport Airspace Zoning Maps. The following Official Airport Airspace Zoning Maps for specific airports lying within the jurisdiction of Clark County, Nevada, as adopted by ordinance of the Board, are on file at the office of the County Clerk and incorporated by reference and made a part hereof:

1. The McCarran International Airport Official Airspace Zoning Map, consisting of 5 sheets, prepared by the Clark County Airport Engineering Department, dated July 18, 1990, and adopted by Ordinance 1221;

2. The North Las Vegas Air Terminal Official Airspace Zoning Map, consisting of 1 sheet, prepared by the Clark County Airport Engineering Department, dated July 18, 1990, and adopted by Ordinance 1221;

3. The Overton Airport Official Airspace Zoning Map, consisting of 1 sheet, prepared by the Clark County Airport Engineering Department, dated July 18, 1990, and adopted by Ordinance 1221;

4. The Jean Airport Official Airspace Zoning Map, consisting of 1 sheet, prepared by the Clark County Airport Engineering Department, dated July 18, 1990, and adopted by Ordinance 1221; and

5. The Nellis Air Force Base Official Airspace Zoning Map, consisting of 10 sheets, dated March 4, 1998 and adopted by ordinance 2119.

6. McCarran International Airport Aircraft Departure Critical Area Map consisting of 1 sheet, prepared by the Clark County Airport Engineering Department dated February 2, 1993 and adopted by Ordinance 1599.

30.48.140 **Use Restrictions.** Notwithstanding any other provisions of this Part, no use may be made of land or water within any zone established under this part in such a manner as to:

1. Create a "Hazard to Air Navigation" as determined by the FAA.

2. Cause an increase in minimum flight or approach procedure altitudes as determined by the FAA.

3. Create electrical interference with navigation signals or radio communication between the airport and aircraft.

4. Make it difficult for pilots to distinguish between airport lights and others.

5. Result in glare in the eyes of pilots using the airport.

6. Impair visibility in the vicinity of the airport.

7. Create bird strike hazards.

8. Otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the airport.

30.48.150 **Nonconforming Uses, Marking and Lighting.** As required by Section 30.76.040(5), the owner of any existing nonconforming structure may be required to install, operate, and maintain thereon such markers and lights as may be deemed necessary by the Director of Aviation to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction.

30.48.160 **Variances or Waivers of Standards.**

a. Applications. Any person desiring to erect or increase the height of any structure, or to permit the growth of any tree, or otherwise use his property in a manner which would constitute a violation of these regulations, may apply for a waiver of development standards or variance as provided in Table 30.16-7 and 30.16-6 respectively, or a variance as provided in Chapter 20.13 of the Clark County Code. If a variance is approved by the Board of Adjustment per Chapter 20.13 of the Clark County Code, a separate waiver of development standards approval is not required.

b. Such waivers or variances may be allowed where a literal application of enforcement of these regulations would result in practical difficulty or unnecessary hardship, and the relief granted would not be contrary to the public interest but would do substantial justice and be in accordance with the intent of these regulations.

c. Conditions. Any such waiver or variance allowed may be subject to any reasonable conditions that the Commission or Board may deem necessary to fulfill the purposes of this Title. If an intrusion into the district is permitted, structures and/or trees shall be situated and/or marked or lighted as required by the Federal Aviation Administration (FAA) and the Board of Adjustment so that they do not constitute a hazard as defined in Chapter 30.08. (Ord. 3518 § 10 (part), 5/2007; Ord. 2741 § 8 (part), 5/2002)

PART C RESIDENTIAL NEIGHBORHOOD PRESERVATION OVERLAY DISTRICT

30.48.170 **Purpose.** The Residential Neighborhood Preservation Overlay District, hereafter referred to as RNP, is established to ensure that the character of rural and other residential development is preserved.

30.48.180 **Establishment.** RNP-I and RNP-III Overlay Districts, as defined in Chapter 30.08 may be established by the initiation and approval of a zone boundary amendment by the Board or property owner in accordance with the provisions of Table 30.16-3 (Zone Boundary Amendments). The overlay districts shall thereby be incorporated into the Official Zoning Map. (Ord. 3160 § 12 (part), 11/2004)

30.48.190 **Standards.**

a. Property within an RNP shall be maintained as a low density residential development, not to exceed an overall density of 2 dwelling units per acre, except for the RNP-III, which shall not exceed a density of 4 dwelling units per acre. Local supporting public facility uses shall have appropriate buffering and setbacks.

b. Adequate buffer areas, screening, and an orderly and efficient transition of land uses, as determined by the Board, shall be provided between the RNP and a development with a higher density or intensity of use.

c. The Board may, for good cause shown, allow a greater density or intensity of use when less than 330 feet from an RNP.

30.48.200 **Designation.** Property classified as RNP, shall be designated as (RNP-I, II, or III) on the Official Zoning Map.

30.48.210 **Boundary Amendment.** An application to amend the zoning from the above referenced zoning map designations RNP-I, II, or III shall also make the request to amend the RNP overlay district boundary.

DELETED - PART D PC OVERLAY

(Ord. 3975 § 18, 8/2011)

PART E Gaming Enterprise District

30.48.240 Purpose and Scope. The purpose of the special overlay district herein named the Gaming Enterprise District (GED) is to establish specific criteria for identifying areas suitable for the potential expansion of gaming activities and resort hotel uses as well as areas needing additional protection and buffering from the associated impacts of such activities and uses, including but not limited to residential, school and church (places of worship) uses and developments. (Ord. 3355 § 6 (part), 2/2006)

30.48.250 Designation as Gaming Enterprise District. Properties shall only be incorporated into the Gaming Enterprise District after a special use permit has been approved per Table 30.16-4 to establish a resort hotel (or rural resort hotel or neighborhood casino) and the use remains active per Section 30.16.210. In addition, any property which is located within the Las Vegas Boulevard Gaming Corridor and was zoned H-1 as of July 16, 1997 is within the gaming enterprise district. All properties designated Gaming Enterprise District (GED) are shown as the "Gaming Enterprise Districts" on the latest Gaming Enterprise District Map, to be updated every 4 months in accordance with NRS 463.309 (current edition available for review and/or purchase from the Department of Comprehensive Planning). It should be noted that, while the entire parcel may be depicted as Gaming Enterprise District on the map, only a portion of the parcel may actually be designated Gaming Enterprise District due to separation requirements listed below. A casino (live gaming) may only be established in conjunction with a resort hotel (or rural resort hotel or neighborhood casino). Per Table 30.44-1, resort hotels are only permitted in the H-1 zoning district and subject to the approval of a special use permit. In addition to the standards listed in Table 30.44-1, additional regulations for the establishment and enlargement of the GED are found in this Chapter. (Ord. 3397 § 7 (part), 6/2006; Ord. 3355 § 6 (part), 2/2006)

30.48.260 Conditions for Enlargement or Establishment. The gaming enterprise district may be enlarged or established in accordance with the following requirements:

1. **Limitations on Enlargement or Establishment.** Applications to enlarge the GED by expanding an existing development or establishing a new development shall be accepted by the Zoning Administrator only under the following circumstances. The following requirements shall not be waived or varied:

   A. The property is within the Las Vegas Boulevard Gaming Corridor, as defined in NRS 463.3076; or

   B. The property is exempted by NRS 463 from the provisions of NRS 463.3086; or

   C. The property is within an area designated in the land use plan as Commercial Tourist (outside of the Las Vegas Boulevard Gaming Corridor). However, if the property is within the Bureau of Land Management Disposal Boundary and is not exempted from the provisions of NRS 463, it shall also conform to the separations below: (Note: property within the Rural Clark County Gaming Zone is not required to meet the separations.)

      i. Is 1,500 feet from the property upon which any structure, including structures within another political subdivision, used primarily for religious services, or public or private school is located; and

      ii. Is 500 feet from the property line of a developed residential district, including uses within another political subdivision. For the purpose of the Chapter a developed residential district means a parcel of land zoned primarily for residential use in which at least one completed residential unit has been constructed on the date of the application for enlargement or establishment. A parcel of land zoned U-V; or H-1 which is also designated as "Commercial Tourist" in the land use guide, shall not be considered land zoned primarily

for residential use regardless of any existing, proposed or approved use on that parcel of land; or

D. If the property is located within a major project, the Board may determine at any time whether the establishment should be:

i. Exempted from the minimum acreage and/or separation distance requirements listed in subsection (E) below (must always meet minimum separations listed in subsection (C) above);

ii. Required to disclose to potential buyers of homes within a major project, the intent to have live gaming and to post signs on the property intended to be used for live gaming in the future; and/or

iii. Required to increase the separation distance requirements established in subsection 30.48.230(1)(C) up to those established in subsection 30.48.260(1)(E), from the gaming area to residential uses within the major project area, and/or from residential uses outside of the major project area; or

E. Any other property shall:

i. Be a minimum of 5,000 feet from the property line of any residential, school, or church use;

ii. Not be within the Cooperative Management Agreement boundary (reference Interim Cooperative Management Agreement between the U.S. Department of the Interior, Bureau of Land Management and Clark County dated November 4, 1992);

iii. Contain a minimum of 50 acres;

iv. Have a minimum lot depth of 600 feet; and

v. Have immediate access to freeways/beltways and or future frontage roads via arterial streets or access roads within 1/4 mile of the freeway/beltway on-ramps/off-ramps. (The Board may consider other locations that deviate from this requirement where the location generally meets the intent of this section).

F. Where property is zoned residential, but is undeveloped and designated for a non-residential use by a land use plan map, separations shall be considered based on the land use plan designation, and where the land use plan may designate a mixture of residential and non-residential uses, the separation requirements shall be considered based on the area as if it is a residential designation;

G. The requirements of this subsection do not apply to: 1) any application for a gaming enterprise district filed prior to May 1, 2000; 2) any property that was designated by the Board of County Commissioners as a gaming enterprise district prior to May 1, 2000, or 3) any property for which nonrestricted gaming was planned as a part of a major project approved prior to May 1, 2000.

2. Applications.

A. Zoning Base District. All applications to establish or enlarge a GED, as defined and permitted per subsection 1 (above), shall only be accepted for properties located within an existing or proposed H-1 (Limited Resort and Apartment) District.

B. **Special Use Permit.** All applications to establish or enlarge a GED shall include a special use permit application for a resort hotel and casino in conformance with the requirements established in Table 30.16-4.

C. **Pre-submittal Conference.** Prior to acceptance of any application for a resort hotel, a pre-submittal conference with the developer (or an authorized representative) and County staff, including staff from other regulatory agencies or jurisdictions, shall be required to discuss proposed plans and review submittal requirements. One pre-submittal conference may be utilized for all related applications (see Chapter 30.16 for submittal requirement details).

3. Preliminary plans for the proposed development should satisfy the following expectations:

A. Demonstrate conformance to the development expectations, especially for *neighborhood casinos*.

B. Provide for an orderly and creative arrangement of land, including pedestrian-oriented urban form.

C. Provide for harmonious development compatible with surrounding development, pursuant to Section 30.04.020(11).

D. Minimize impacts upon adjacent roadways, neighborhood traffic, *public facilities* and other infrastructure.

E. Protect the general prosperity, health, safety and welfare of the community.

4. Documents required for the land use application pre-submittal conference shall include, but not be limited to, the following:

A. Site Plans (may be conceptual for pre-submittal only)

B. Project Description

C. Elevations

D. Floor Plans

E. Proof of traffic impact analysis submittal

F. 4 initial RISE reports

5. **Support Material.** The applicant shall also concurrently prepare and submit written documentation demonstrating that:

A. The roads, water, sanitation, utilities and related services to the location are adequate;

B. The proposed establishment will not unduly impact public services, consumption of natural resources and the quality of life enjoyed by residents of the surrounding neighborhoods;

C. The proposed establishment will enhance, expand and stabilize employment and the local economy;

D. The proposed establishment will be located in an area planned or zoned for that purpose pursuant to NRS 278.010 to 278.630, inclusive;

E. The proposed establishment will not be detrimental to the health, safety or general welfare of the community or be incompatible with the surrounding area;

F. All traffic impacts can be adequately mitigated. This requirement must be satisfied by the submission of a traffic impact analysis meeting the requirements set forth in the Clark County improvement standards adopted per Chapter 30.52 to the Clark County Director of Public Works 30 days prior to submitting an application for a special use permit. Evidence of traffic impact analysis is required with pre-submittal conference filing.

6. Public Hearing. Upon receipt of the documentation required above, the Commission and Board shall hold a public hearing in accordance with the procedures established in Table 30.16-4. A 3/4 majority vote of the total membership of the Board (the entire elected or appointed membership of the Board, regardless of whether the entire membership is present at a meeting or not, but does not include members present at a meeting who abstain for ethical reasons) is required to approve an application for such a use;

7. Decision.

A. The proposed use shall not adversely affect any residential development, or any structure used primarily for religious services, or public or private school within 2,500 feet of the property upon which the establishment is located;

B. Following the public hearing, the Board shall either grant or deny the petition. The Board may grant a petition only if it is determined that the proponents have brought forth adequate evidence to demonstrate that the petition meets the requirements of subsection (5) of this section.

8. Successive Applications. The Board shall not consider another petition for reclassification to the H-1 district or enlargement of the gaming enterprise district concerning the same location or any portion thereof for one year after the date of a final denial. (Ord. 3859 § 8, 5/2010; Ord. 3549 § 8 (part), 9/2007; Ord. 3522 § 1, 6/2007; Ord. 3520 § 5, 6/2007; Ord. 3472 § 8 (part), 1/2007; Ord. 3397 § 7 (part), 6/2006; Ord. 3355 § 6 (part), 2/2006; Ord 3296 § 6 (part), 10/2005; Ord. 3106 § 7, 8/2004; (Ord. 2741 § 8 (part), 5/2002; Ord. 2537 § 10, 2001)

30.48.270 DELETED – Subdistricts (Ord. 3355 § 6 (part), 2/2006)

PART F Red Rock Design Overlay District

30.48.280 **Purpose.** The Red Rock Design Overlay District is hereby established to impose additional design standards within and adjacent to the Red Rock Canyon National Conservation Area (RRCNCA) to minimize the visual impact of development within the area, to maintain the rural character and cultural heritage of the community, preserve wildlife habitat, and minimize the impacts of additional traffic. (Ord. 2914 § 3 (part), 7/2003)

30.48.290 **Policy Framework and Relevant Plans**. The design components of this overlay district are consistent with the Northwest County Land Use and Development Guide, as adopted by the Board of County Commissioners on October 15, 1996, and as amended. (Ord. 3688 § 8 (part), 10/2008)

30.48.300 **Red Rock Design Overlay District Map**. The Red Rock Design Overlay District, as adopted by the Board of County Commissioners, shall be incorporated into Title 30 and hereinafter referred to as the "Red Rock Design Overlay District Map" in Appendix G, Map 12. (Ord. 2914 § 3 (part), 7/2003)

30.48.310 **Establishment of Overlay District**. This overlay district may be established and/or expanded by the initiation and adoption of an ordinance and map describing the boundaries therein. (Ord. 2914 § 3 (part), 7/2003)

30.48.312 **Exception to the Red Rock Design Overlay District.** The Red Rock Design Overlay District (Overlay) shall not apply to Major Projects pursuant to Chapter 30.20 on properties outside of the boundaries of the Red Rock Canyon National Conservation Area within the following described Sections:

1. Township 21 South, Range 58 East, MDM: the East half of Sections 25 and 36.
2. Township 21 South, Range 59 East, MDMs sections 29, 30, 31 and 32, the South half of Section 20 and the West half of 28 and 33.
3. Township 22 South, Range 59 East, MDM Section 5 and the West half of Section 4.
(Ord. 3858 § 1, 5/2010)

30.48.315 **Density & Intensity Restrictions.** Unless proposed for public facilities, land use applications shall not be accepted for the following:

a. Any request to increase the number of residential dwelling units allowed by the zoning regulations in existence on the effective date of this ordinance unless the increase can be accomplished by the trading of development credits (or similar mechanism) that would allow a greater number of residential dwelling units to be constructed in an area without increasing the overall density of residential dwelling units in that area.

b. Any request to establish a new nonresidential zoning district, except for public facilities.

c. Any request to expand the size of any nonresidential zoning district in existence on the effective date of this ordinance.

d. Exception: The density and intensity restrictions herein described shall not apply to properties located within the following described Sections within Township 22 South, Range 59 East: Sections 13, 14, 15, 16, 21, 22, 23, and 24. (Ord. 2914 § 3 (part), 7/2003)

30.48.320 **Permitted Uses.** The uses listed under the column of the respective underlying zoning districts within Chapter 30.44 and Table 30.44-1 (see also Appendix F, for uses categorized by zoning district) shall establish the uses permitted within the overlay district, subject to the conditions listed and to all administrative and special use permits as shown in the Table. (Ord. 2914 § 3 (part), 7/2003)

30.48.330 Site Development Standards.

a. The provisions of this section shall serve as a supplement to the underlying zoning district regulations. Unless otherwise specified in Section 30.56.100 (Design Standards - Hillside & Foothills Development) and in this overlay district, the uses, minimum lot sizes, lot width, yard requirements, lot coverage, and other general development requirements shall be determined by the regulations applicable to the underlying zoning district.

b. In addition to the design standards listed in Section 30.56.100, the following standards shall also apply:

1. The contours of the Blue Diamond Hill form two distinct ridgelines as defined by Map 12 in Appendix G. One faces the Las Vegas Valley urban area, and the other faces Cottonwood Canyon and the Red Rock scenic loop and overlook. To preserve the view sheds from both sides of the hilltop, no development shall be permitted on the eastern side of the east ridge and the western side of the west ridge, nor within an area extending 600 feet down the interior side of each ridgeline. The maximum height of any structure should be lower than the elevation of the ridgelines, and structures along either ridgeline that are visible from the urban area or from Highway 159 are expressly prohibited. Unlighted and unobtrusive overlook facilities such as parking lots, picnic areas, and restrooms may be permitted if approved through a public hearing design review application process.

2. In areas where the land has not been significantly altered through mining and/or where the natural land forms have been preserved, grading shall be kept to a minimum; however, grading may be performed on site in order to provide flood control protections for the site, and such grading may include the construction of channels and/or berms as necessary to develop the site in conformance with Public Works flood control standards. In areas where the land has been altered through mining or other uses, a plan to re-grade the land to create a natural appearance without significant importation of fill materials shall be submitted for any proposed development request. To minimize visual impacts, a building site may be cut below, or filled above, the natural grade to conceal the development from a critical viewpoint, provided that Public Works flood control standards are met.

3. Drainage shall be designed to utilize natural channels unless such a design is impractical based on Public Works flood control standards as determined by the County.

4. Subdivision mapping shall respect the undisturbed landforms such as natural washes and hillsides, and all development shall be designed to follow the natural contours of the land. In areas that have been previously disturbed through grading and/or mining activities, subdivisions shall be designed to avoid the rectilinear designs typical of flat land development.

c. Additional residential or commercial ingress or egress from SR 159 is prohibited within the boundaries of the RRCNCA (which includes the entire area between the James Hardie plant and the detention basin on Charleston Boulevard and SR 159) unless required by the County for emergency access or unless the property is adjacent to SR 159 and provides the only means of legal access. New vehicular access within this area shall be limited to public areas such as trails and recreational facilities. Access from residential development should be controlled, and pedestrian, bicycle, and equestrian access to public lands shall be limited to developed trailheads and parking areas. In addition, no dead end streets or drives are permitted. Fencing suitable for the protection of wildlife (non-hazardous, "wildlife friendly"), as identified by existing Bureau of Land Management standards, shall be provided along all conservation area boundaries.

d. The architectural design regulations established herein apply to all new development. They are intended to exemplify the most appropriate design responses for the area and are not meant to pose absolute design constraints. The architectural criteria listed below establish minimum design standards for buildings within the Red Rock Design Overlay District in order to minimize the impacts of development on adjacent existing communities and environmentally sensitive areas which include, but are not limited to, the town of Blue Diamond, the Calico Basin, and portions of the RRCNCA. As such, the architectural characters or styles permitted within this overlay district shall be consistent with commonly acceptable Southwest architectural designs. The highest quality of architectural design and innovation is encouraged.

1. The architectural components of any development shall complement the texture and color palette found in the existing natural rock mosaic and shall consist of subtle, low reflectance, neutral hues and earth tones.

2. The use of accent colors is a primary element of the various Southwest architectural styles. The following accent colors, usually lighter in color and hue than the building's exterior walls, are acceptable: blues, greens, reds, and yellows.

3. The use of fluorescent or neon colors shall be prohibited as accent colors.

4. Exterior surfaces should harmonize with the natural environment and consist of building materials able to withstand the climatic extremes. The use of stucco is encouraged. Where exterior plaster or stucco is used, the use of a light or medium texture shall also be used.

5. The use of rooflines that reflect the geometries of the nearby hillsides is encouraged.

6. New buildings shall harmonize with existing buildings by incorporating design elements of the adjacent architecture, including the scale and massing of structure; roof and parapet forms; window fenestration patterns; finishes, materials, and colors; site amenities such as walls and landscaping; and traditional or prevailing setbacks and building orientation.

7. The detailing of side and rear elevations shall be consistent with the front elevations.

8. The use of franchise architecture shall not be permitted unless the color palette and texture is consistent with the traditional southwest style.

9. The use of illuminated canopies shall not be permitted.

10. Irrespective of the particular use, any development within the overlay district shall be limited to a height no greater than 35 feet. However, when adjacent to residential uses, Section 30.56.070, Table 30.40-4, and Figure 30.56-10 shall apply. This provision shall not be interpreted to prohibit the acceptance of special use permit applications to establish communication towers at heights greater than 35 feet as needed for reception or service in compliance with the Federal Telecommunications Act of 1996.

11. If permitted within the historic Bonnie Springs Ranch area, commercial development may deviate from certain design standards to allow for Western architectural features, provided the development is consistent with the existing ranch development. Residential development, however, shall follow the guidelines listed in 30.48.330(d).

e. The following residential site design standards are intended to minimize the impacts of residential development on adjacent existing communities and environmentally sensitive areas, including the town of Blue Diamond, the Calico Basin, and the RRCNCA, and shall apply to all existing vacant lots of two or more acres in size and all new lots of any size.

1. To preserve the intrinsic characteristics of the natural setting, each lot shall contain a building envelope surrounded by a natural area.

A. The building envelope delineates the maximum area in which any proposed building or structure may be erected and includes fences or walls other than retaining walls, except as permitted by subsection (B)(i) below. The building envelope is predetermined for each lot as specified on the approved subdivision map filed with the County, shall be generally located

in the center of the lot, and in no case shall be located closer than 25 feet from the property line or right-of-way.

B. The natural area is the land extending from the boundary of the building envelope to the property line. Because the purpose of the natural area is to buffer adjacent properties and enhance the rural and scenic aspects of the area, it shall remain in, or be restored to, a condition characteristic of the surrounding native geographical features.

i. Retaining walls constructed of man-made materials such as concrete, and solid perimeter walls, fences, and patios are prohibited within the natural area. Property line fences must conform to the following standards:

a. Chain link or coated chain link fence are prohibited; however, tubular metal fencing may be acceptable if augmented at 50 foot intervals by decorative pilasters that complement the site's architectural features.

b. Fencing materials may include traditional farm fencing (smooth twisted wire mounted on posts) or alternative fencing used for confining domestic animals, provided that all fencing is compatible with the rural character of the immediate area.

ii. Sidewalks and driveways may penetrate the natural area; however, driveway widths and surfaces should be minimized.

iii. No entrance feature shall exceed a maximum height of 48 inches, and entry arches or portals are prohibited.

iv. Only endemic species as follows:
Below 3,500 Feet – Creosote Bush, Desert Globemallow, Cottonwood, Gooding's Willow, Hopsage, Mormon Tea, Range Ratany, White Bursage, Big Galleta, Bush Muhly, Desert Marigold, Sand Dropseed.

3,500 to 6,000 Feet: Banana Yucca, Blackbrush, Buckwheat, Horsebrush, Joshua Tree, Desert Needle Grass, Galleta, Indian Ricegrass, Purple Three-Awn.

Both Elevation Ranges – Mojave Yucca, Desert Trumpet, Barrel Cactus, Cottontop, Blue Diamond Cholla, Old Man Cactus, Silver Cactus, Staghorn Cholla, Strawberry Hedgehog, Utah Agave (see Southern Nevada Regional Planning Coalition's Regional Plant List for specific plant information) shall be planted in the natural area, and a list of endemic species shall be filed as part of the mapping process *(Note: turf is not an endemic species within this overlay district).*

2. Because the Red Rock Design Overlay District contains a significant amount of hillside topography, development may be clustered at a specific location on the site to preserve open space and minimize infrastructure costs. Clustered development shall only be considered in conjunction with an approved major project (see Chapter 30.20) and may only be permitted within a specific development and then only if the overall density distribution results in a project site plan consistent with the goals and policies of the overlay district. Moreover, the maximum number of units allowed for a specific site shall be limited to that required by the underlying zoning classification.

3. Because the appearance of rooflines and materials will have a significant visual impact on the area, traditional southwest roofs, either flat or hipped, are preferred. Mansard, steeply pitched, or

Dutch hipped roofs are not appropriate. Roofing materials shall be non-reflective and display soft earth tones. Roofs made of wood, barrel tile, or red tile (mission style) are not permitted.

4. Walls or fences, required or otherwise, must be designed to complement the architecture, must match the exterior materials of the primary structure on site, and shall be limited to a maximum height of 6 feet. Retaining walls within the building envelope must also complement the architecture and are limited to a maximum height of 4 feet. Chain link or coated chain link fence are prohibited; however, tubular metal fencing may be acceptable if augmented at 50 foot intervals by decorative pilasters that complement the architecture. Fencing materials within the Blue Diamond and Calico Basin areas (where a variety of fences already exist) may include traditional farm fencing (smooth twisted wire mounted on posts) or alternative fencing similar to

that used for confining domestic animals, provided that all fencing is compatible with the rural character of the immediate area. (Ord. 3987 § 3 (part), 10/2011; Ord. 3209 § 7, 3/2005; Ord. 2914 § 3 (part), 7/2003)

30.48.340 **Landscaping, Buffering, and Screening.** The intent of this section is to require the integration of all landscape improvements with the overall project site requirements and with particular sensitivity to the natural topography and existing or indigenous vegetation. All plant materials shall be used to enhance the existing area, particularly as viewed from an adjacent right-of-way, and to mitigate developmental impacts on major washes, slopes, and any other sensitive environmental features. The introduction of non-native or competitive species that could threaten the native flora within this environmentally sensitive area is prohibited. The following standards shall be used:

1. Plant materials shall be selected to blend in form, texture, and scale with the design scheme proposed for the site.

2. Plant materials shall be used as accent elements at entry ways to provide a definite sense of arrival to the proposed development.

3. In order to design a landscape theme in character with the desert environment, xeriscape landscaping only shall be used for non-residential developments within the overlay district.

4. All non-residential off-street parking areas must be screened from all rights-of-way, including but not limited to State Highways 159 (Blue Diamond Road) and 160 (Pahrump Highway), by low walls and/or fences no greater than three (3) feet in height, or by continuous dense vegetation or by a combination wall/fence, vegetation, or berm.

5. All development must provide a homogenous landscape design of appropriate character using plants similar in form and scale to the existing vegetation in the area. Additionally, non-residential development must also provide accent plants at entryways, changes in direction, and intersections of roads; trees clustered at plaza areas or other public gathering places; and clear identification of public, semi-public, and private areas using harmonious design elements such as varying elevations, low walls, fences, landscaping, lighting, color, and changes in paving texture to create distinctions between different land use areas .

6. Each natural area, as defined in Section 30.48.330(e), shall only contain species indigenous to the native desert and/or mountain elevation and climate zone in which it exists except that development in the lower desert elevations may incorporate more water consumptive species if deemed appropriate to the area. Private areas within the building envelope may also contain naturalized species in addition to native species provided that the vegetation does not exceed 25 feet in height at maturity. Palm trees are prohibited. See also 30.48.330(e)(1)(B). (Ord. 2914 § 3 (part), 7/2003)

30.48.350 **Signage and Gateway Community Features**. This section is intended to provide for a cohesive and unified sign program for the overlay district. The following provisions shall apply:

1. All sign designs shall conform to established color guidelines of this section and complement the architecture of the site.

2. Signs shall be limited to monument, placard type, and building mounted (wall) signs.

3. All monument signs shall have a design that is consistent with the architecture of the building.

4. Off-premise (billboard) signs, temporary, free standing, revolving, blinking, and parapet signs shall be prohibited.

5. No exposed neon is permitted for signs or buildings.

6. All signs shall be integrated with and complement the site plan and architecture.

7. Building mounted signs shall be limited to a maximum 10% of the wall surface on which applied. One wall sign is permitted per building.

8. In order to give the Gateway Corridor an aesthetic visual coherence and enhance the pedestrian environment, the following shall apply:

A. Combine landscaping, street furniture, public information signs, utilities and street lighting to eliminate visual clutter and to free sidewalk areas of impediments.

B. Any form of public art, especially smaller scale exhibits that can be appreciated at close range by pedestrians, may be incorporated in the overall design of the site plan.

C. The composition of any art work shall be constructed of permanent type of materials in order to be durable against vandalism, theft, weather, and in order to require a low level of maintenance.

D. Any art work shall be related in terms of scale, material, form, and content to adjacent buildings and landscape so that it complements the site and surrounding environment.

E. Any artwork shall complement and conform to the architectural and color guidelines set forth in this section.

F. Any public art shall not be used as a sign directly related to the business or be used as advertisement.

G. Public art shall be located in roadway intersection areas outside of established sight zones where possible. (Ord. 2914 § 3 (part), 7/2003)

30.48.360 **Site Lighting**. Development within the Red Rock Design Overlay District shall be limited to lighting that is functional, safe, aesthetically pleasing, and unobtrusive. The guidelines listed below establish clear, objective, and quantifiable standards for lighting that adequately serves a site while minimizing negative impacts on surrounding properties. Whenever a specific measurement is required under these provisions, it shall be incumbent upon the applicant to demonstrate, through a letter from a licensed engineer of the State of Nevada, that the standard has been met. The following standards shall be used:

1. Lighting standards and fixtures shall not cause abrupt visual transitions and shall gradually define land use transitions.

2. Accent lighting of plant materials, buildings, and signage, and lighting for walkways, driveways, and other security and safety related lighting shall be achieved with hidden light sources. These typically include: surface mounted fixtures; lamps recessed in building soffits, overhangs, and walls; lamps recessed in the ground; and lamps hidden by plant materials.

3. Accent lighting is permitted; however, surface lighting is limited to an average of 2 foot-candle measured 4 feet from the surface level of any point on the building surface being lighted.

4. Exterior fixtures (luminaries) mounted on buildings shall be no higher than the line of the first story eave, or 14 feet above finished grade, whichever is lower.

5. Floodlights, spotlights, or any other similar lighting shall not be used to illuminate buildings or other site features unless approved as an integral architectural element on the development plan.

6. On-site lighting may be used to accent architectural elements but not used to illuminate entire facades of buildings or signs.

7. Exterior lighting should be architecturally integrated with the building style, material, and colors.

8. Exterior fixtures shall be oriented to focus light inward from the edge of the property to minimize light spillage into neighboring residential areas.

9. Parking lot fixtures shall be cut-off fixtures, designed and positioned to cast adequate light for safety and security but adjusted to eliminate encroachment on neighboring properties.

10. Light sources shall be limited to a maximum off-site luminance not to exceed 0.5 foot-candles of illumination beyond the property containing the light source.

11. Luminaries must be completely shielded to prevent obtrusive light trespass on adjoining properties.

12. Average light levels shall be limited to 2 foot-candle with maximum levels limited to 16 foot-candle as measured from 4 feet above the surface level of any point on the site.

13. All outdoor light fixtures installed and maintained on commercial developments or under the provisions of a special development shall remain off during non-business hours except for accent lighting permitted under subsection (2) above.

14. Streetlights shall have a sharp cutoff angle (no cobra heads) and shall not exceed a maximum height of 35 feet. (Ord. 2914 § 3 (part), 7/2003)

30.48.370 **Lighting Exemptions.** The lighting provisions set forth in this section shall not apply to seasonal lighting that is part of customary holiday decorations or annual civic events, or municipal lighting installed for the benefit of public health, safety, and welfare. (Ord. 2914 § 3 (part), 7/2003)

30.48.380 **Landscape, Lighting, and Signage Plans.** Any proposed development requiring a site plan or subdivision plan shall include, as a part of the site plan and subdivision plan submission, a detailed landscape, lighting, and signage plan. These plans shall address and conform to all provisions set forth under this section. (Ord. 2914 § 3 (part), 7/2003)

30.48.390 **Deviations or Waivers of Standards**. The site development standards cannot be waived or varied except as permitted within this Part. (Ord. 2914 § 3 (part), 7/2003)

30.48.400 **Non-conforming Lighting.** Except for residential development and unless otherwise specified within this section, within 2 years of October 31, 2001, all outdoor lighting fixtures that do not conform to the requirements of this Overlay District must be replaced with conforming fixtures, or existing fixtures must be retrofitted to comply. Until that time, all existing outdoor lighting fixtures shall be considered legal nonconforming fixtures, provided that the existing fixtures may not be expanded or increased in a manner which would result in greater non-conformity. (Ord. 2914 § 3 (part), 7/2003; Ord. 2674 § 2, 2001)

PART G TRANSITION CORRIDOR OVERLAY

30.48.420 **Purpose.** The Transition Corridor Overlay is intended to augment and/or complement the regulations and standards established for non-residential development through the application of special design standards required for specific area locations in transition from residential to non-residential uses. The regulations enumerated in this section are designed to preserve existing single family residential buildings for non-residential reuse where traffic patterns and the characteristics of existing structures no longer encourage a single-family environment. The regulations are also intended to allow for a smooth transition between viable residential districts and major streets while maintaining an aesthetic visual character reflecting the historic pattern of development within specific area locations. (Ord. 2832 § 5 (part), 12/2002)

30.48.430 **Policy Framework and Relevant Plans.** The design standards and land use regulations established for the Transition Corridor Overlay shall be consistent with the Comprehensive Plan. (Ord. 2832 § 5 (part), 12/2002)

30.48.440 **Establishment, Expansion, or Amendment of the Transition Corridor Overlay.** The Transition Corridor Overlay may be established, expanded, or amended by the initiation of a text amendment and/or ordinance in accordance with the provisions of Table 30.16-2. A specific area location may thereby be amended, included in, or removed from, the Transition Corridor Overlay. (Ord. 2832 § 5 (part), 12/2002)

30.48.450 **Permitted Uses.** Non-residential development within the Transition Corridor Overlay should be limited to only the CRT and C-P Districts unless an adopted land use plan permits a more intense district or unless a use may be obtained by special use permit and the proposed use will not generate more traffic than general office uses. The uses established for the underlying zoning districts (see Chapter 30.44 and Table 30.44-1) shall also establish the uses permitted with the Transition Corridor Overlay unless otherwise restricted elsewhere in this Section. (Ord. 2832 § 5 (part), 12/2002)

30.48.460 **Site Development and Design Standards.** Development of vacant lots or redevelopment of existing sites and/or structures, including residential conversions or reconstructions of demolished dwellings, should closely resemble the scale and architectural character of neighboring residential development and promote uses and site conditions which are compatible with adjacent residential and non-residential uses (also see Table 30.56-2 for additional design standards).

For all properties within the Transition Corridor Overlay, the following standards shall apply:

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

2. The existing height of all buildings shall be retained, with no future additions to the overall height except for architectural intrusions permitted up to 3 feet; however, such additions shall not result in an overall height that exceeds 21 feet.

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

4. When feasible, driveways shall be combined with adjacent lots through the recording of perpetual cross access, ingress/egress, and/or parking agreements.

5. Except for new construction, no increase in curb cuts shall be permitted on any arterial street, and curb return driveways are preferred.

6. When feasible, conversions shall be made on an assemblage of lots.

7. No balconies shall overlook adjacent residential uses, and all rear and side second-story windows of non-residential buildings shall be opaque (see Table 30.56-2).

30.48.470 **Russell Road Corridor – *Eastern Avenue to Mountain Vista Street.*** Due to the residential character of the neighborhood, and in addition to the general regulations and standards listed elsewhere in this Title, special development standards are hereby established for non-residential development adjacent to or within 200 feet from back of curb on Russell Road, from Eastern Avenue to Mountain Vista Street as follows:

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

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

3. For property 4 or more acres in size located on the corner of two arterial streets, the Board may consider with a public hearing a maximum 35 foot high building with a 3:1 height setback ratio from residential uses and a 1:3 height setback ratio from the street frontage. (Ord. 2832 § 5 (part), 12/2002)

30.48.480 **Desert Inn Road Corridor – *Buffalo Drive to Decatur Boulevard.*** Due to the residential character of the neighborhood, and in addition to the general regulations and standards listed elsewhere in this Title, special development standards are hereby established for non-residential development adjacent to or within 300 feet from back of curb on Desert Inn Road between Buffalo Drive and Decatur Boulevard.

Unless otherwise noted, the following standards shall not be waived or varied:

A. To the extent that they are applicable, the following factors shall be satisfied before an application for a non-residential use is accepted:

1. Sole legal front access to the property (both ingress and egress) must be from Desert Inn Road. Property whose primary or ancillary access is from a cul-de-sac off Desert Inn Road, or from a side street that intersects Desert Inn Road, or from a cul-de-sac off a side street that intersects Desert Inn Road, shall not be considered unless the side street in question is a section line street.

2. The fronts of existing residential structures must face Desert Inn Road. Property within a walled community whose rear or side faces Desert Inn Road shall not be considered.

B. If the factors in Subsections 1 and 2 above are met, the following standards shall be satisfied:

1. Non-residential development shall be limited to the CRT. Uses that generate more traffic than general office uses shall not be permitted.

2. When lots or parcels of land extend beyond the 300 foot overlay boundary, those portions beyond the boundary shall remain residential property and be developed as a residential use simultaneously with the non-residential use and in accordance with the surrounding residential zoning requirements.

3. All new construction shall utilize tile or concrete roofs and stucco or masonry exteriors.

4. Landscaping, setbacks, and buffering shall consider and accommodate existing conditions, lot sizes, and dimensions.

5. Waivers to reduce the required setbacks for new construction and/or conversions to non-residential use that are contiguous to existing residential development are not permitted. Alternative building setbacks may only be considered for property that is not contiguous to existing residential development.

6. Landscape buffers shall be required when adjacent to residential development, shall be a minimum width of 10 feet on the property's side boundary and 20 feet on the property's rear boundary, and shall consist of mature trees planted a maximum 15 feet apart on center and standing a minimum 10 feet high after planting. Plant materials and placement shall maximize any space limitations when adjacent to residential development. When not contiguous to existing residential development, alternative landscape setbacks may be considered.

7. Unless otherwise approved, any wall between residential and non-residential property shall be decorative and maintain a minimum height of 6 feet on the non-residential property side.

8. When contiguous to existing residential development, new construction and/or residential development converting to non-residential use shall provide parking in the front and/or side yard at a minimum 10 foot setback from existing residential development. When not contiguous to existing residential development, alternative parking setbacks may be considered.

9. Parking per Code requirements must be provided on site.

10. All driveways and parking areas for residential development converting to non-residential use shall be consistent with existing surface materials or shall be concrete.

11. Parking areas adjacent to Desert Inn Road shall be screened by landscaping that utilizes 3 foot high berms and/or landscape hedges, and/or 3 foot high decorative walls unless existing walls screen the parking areas.

12. Only monument signs shall be permitted, shall be subject to a design review, have a horizontal presentation, be limited to a maximum height of 7 feet, and incorporate architectural elements that preserve the residential character of the neighborhood.

13. Neon lights, beacons, flashing lights, message boards, or animated signs of any kind shall not be permitted.

14. On-site light poles shall be limited to a maximum height of 10 feet and shall be decorative.

15. Any required traffic analysis must demonstrate that all queuing and staging are performed on site.

16. Non-residential driveway egress shall be limited to right turns only.

17. A public hearing design review shall be required for all changes, including signs. (Ord. 3518 § 10 (part), 5/2007; Ord. 2832 § 5 (part), 12/2002)

PART H ADULT USE OVERLAY

30.48.500 Purpose.

a. The Adult Use Overlay is intended to augment and/or complement the regulations and standards established for adult uses in unincorporated Clark County. The regulations delineated in this Section are designed to establish safe and appropriate locations for adult uses, to minimize the possible adverse effects of adult uses on nearby public and private property, and to protect existing communities from incompatible uses.

b. **Scope.** Adult uses shall be considered a principal use rather than an accessory use, shall be limited to the Adult Use Overlay District as described in Section 30.48.530 and as shown on Map #13 in Appendix G, and shall demonstrate minimal adverse impact on nearby private and public property.

c. Waivers and Variances. The standards and requirements specified in Chapter 30.48 Part H shall not be waived or varied except as permitted within this Part.

30.48.510 Adult Use Overlay District Map. The Adult Use Overlay District, as adopted by the Board of County Commissioners, hereinafter referred to as the "Adult Use Overlay" in Appendix G, Map 13. (Ord 3586 § 6 (part), 2/2008)

30.48.520 Establishment, Expansion, or Amendment of the Adult Use Overlay. The Adult Use Overlay may be established, expanded, or amended by the initiation of a text amendment and/or ordinance in accordance with the provisions of Table 30.16-2. A specific area location may thereby be amended, included in, or removed from, the Adult Use Overlay.

30.48.530 Permitted Locations. Adult uses shall only be permitted on M-1 zoned property within the area specified as the Adult Use Overlay District whose boundaries are as follows:

South Boundary:	a line 660 feet north of Sunset Road extending from I-15 to Arville Street
West Boundary:	Arville Street from a line 660 feet north of Sunset Road to Tompkins Avenue; then east along Tompkins Avenue to Wynn Road; then north along Wynn Road to Harmon Avenue; then east along Harmon Avenue to Valley View Boulevard; then north along Valley View Boulevard to the Desert Inn Arterial; then east along the Desert Inn Arterial to I-15; then north along I-15 to the City of Las Vegas/Clark County boundary; then east and south along the City of Las Vegas/Clark County boundary to the Union Pacific Railroad tracks (UPRR); then north along the UPRR to Sahara Avenue
North Boundary:	Sahara Avenue from the UPRR to Industrial Road
East Boundary:	Industrial Road from Sahara Avenue to I-15; then south along I-15 to a line 660 feet north of Sunset Road

30.48.540 Permitted Uses. The uses listed under "Adult Use" in Chapter 30.08, along with the conditions stipulated for each use in Chapter 30.44, Table 30.44-1, shall establish the adult uses permitted within the Adult Use Overlay District. No adult use shall be conducted in any manner that permits the observation of any material depicting, describing, or relating to specified sexual activities or specified anatomical areas from any public way or from any property not registered as an adult use. This provision shall apply to any display, decoration, sign, show window, or other opening.

30.48.550 **Separations.** Except as otherwise provided, separations shall be measured radially in all directions from the adult use property line to the nearest property line of the uses described below. The applicant shall provide evidence, certified by a professional land surveyor licensed in the State of Nevada, that demonstrates conformity with the separation requirements listed below. Separation requirements shall be satisfied as of the date the application is filed.

A. 1,500 foot minimum separation from any residential use, public library, public park, day care facility for children, school, or place of worship. An exception is permitted only for day care facilities established after an adult use was established and which serve the employees of the adult use.

B. 1,000 foot minimum separation from another existing adult use except that the 1,000 foot separation shall be measured from the building or suite of each adult use when located on the same parcel.

C. 660 foot minimum separation from any mixed use or mixed-use development. (Ord 3805 § 5 (part), 9/2009; Ord. 3518 § 10 (part), 5/2007; Ord. 3055 § 5, 4/2004)

30.48.560 **Site Development and Design Standards.** Development of lots or the redevelopment of existing sites and/or structures should promote site conditions which are compatible with adjacent uses and structures. In addition to the site development standards required of the underlying zoning district per Chapters 30.40 and 30.56, the following development and/or design standards shall also be required for any adult use within the overlay:

A. Adult uses shall only be approved within an existing or approved building upon which construction has commenced.

B. Industrial buildings proposed for adult uses shall be constructed (or reconstructed if existing) in conformance with the aesthetic standards required for commercial buildings per Table 30.56-2.

C. All required parking shall be located on the parcel approved for the adult use.

30.48.570 **Signs.** On-premise signs within the Adult Use Overlay must comply with the sign provisions of Chapter 30.72. Signs for adult uses shall not contain any emphasis, either by wording, picture or otherwise, on matter related to sexual activities and/or anatomical areas as defined in Chapter 30.08 (see also 30.48.540). (Ord. 2899 § 5 (part), 5/2003)

PART I COOPERATIVE MANAGEMENT AGREEMENT (CMA) AREA DESIGN OVERLAY DISTRICT - *SPRING VALLEY AND ENTERPRISE*

30.48.600 **Purpose.** The Cooperative Management Agreement (CMA) Design Overlay District for the Spring Valley and Enterprise planning areas is hereby established to impose, and thereby encourage and promote, a high level of quality developments that will produce a stable environment in harmony with existing and future development and protect the use and enjoyment of neighboring properties. Compliance with the standards and provisions of this Section is intended to ensure development that will:

a. Assist in providing and fostering a positive physical image and identity for non-residential developments.

b. Promote and ensure high quality non-residential developments.

c. Ensure a cohesive and unified streetscape and thereby enhance the visual environment along rights-of-way of commercial and industrial development.

d. Assist in further implementing the goals and policies recommended in the Enterprise and Spring Valley Land Use Plans (as amended) and the Clark County Comprehensive Plan.

e. Stimulate investment and strengthen the economic vitality and stability of this area.

f. Protect and enhance property values.

g. Maintain and enhance the quality of life for residents of this community and elsewhere that traverse this community every day.

30.48.610 **Policy Framework and Relevant Plans.** The design components of the CMA Area Overlay District are consistent with the Enterprise and Spring Valley Land Use Plans, as amended, and the Clark County Comprehensive Plan.

30.48.620 **Cooperative Management Agreement (CMA) Area Overlay District Map.** The Cooperative Management Agreement Area Overlay District Map, as adopted by the Board of County Commissioners, shall be incorporated into Title 30 and hereinafter referred to as the "CMA Area Overlay District Map" in Appendix G, Map #14.

30.48.630 **Establishment of Overlay District.** This overlay district may be established and/or expanded by the initiation and adoption of an ordinance and map describing the boundaries herein.

30.48.640 **Site and Design Development Standards.** The provisions of this Section shall serve as a supplement to the underlying zoning district regulations. Unless otherwise specified in Section 30.56.100 (Design Standards – Hillside & Foothills Development) and in this overlay district, the uses, minimum lot sizes, lot width, setback requirements, lot coverage, and other general development requirements shall be determined by the regulations applicable to the underlying zoning district.

a. Scope.

1. The development standards and guidelines established apply to all new non-residential development. The provisions for buffering between incompatible uses shall apply to the project site (nonconforming development), whether residential or non-residential, and include residential developments developing in areas planned for non-residential land uses.

2. The standards exemplify the most appropriate design responses for non-residential developments and do not pose absolute design constraints or eliminate design freedom. Additionally, they are intended to promote innovative design, eliminate elements of poor design, and ultimately ensure high quality developments consistent with the overall purpose of the overlay district.

b. **Site Design and Orientation.** This Section relates to the arrangement and functional relationships of buildings, areas allocated to pedestrian and vehicular spaces, landscape, and other ancillary uses. The standards require clear orientation and access for pedestrian and vehicular traffic and promote enhanced streetscapes when visible from public streets and nearby properties.

1. Adjacent non-residential developments shall provide for shared access through the recordation of a perpetual cross access easement with adjacent lots. The intent of this provision is to minimize access points along arterial rights-of-way; thereby, reducing traffic congestion. This provision shall be applied to non-residential land uses that are of similar type uses (complementary uses), with consistent levels of intensity and therefore having similar parking requirements and shall be depicted on the site development plan.

2. Where pedestrian circulation crosses vehicular routes, a change in grade, materials, texture, color, or other form of enhanced paving shall be provided to emphasize the conflict point and improve its visibility and safety.

3. Varying building and parking lot setbacks to enhance visual interest along the streetscape and allow for adequate visual buffering and screening are strongly encouraged.

4. Office and retail commercial developments shall orient some buildings closer to perimeter streets or the street frontage (freestanding pad sites) in order to screen parking in the interior of the site, provide for strong pedestrian connections to the freestanding buildings, and provide for visual relief along the street. A minimum of ten percent of the total property frontage (primary street frontage only) shall be occupied by buildings and they shall be located at the building setback line or within 100 feet of the front property line.

5. No outside storage, as defined in Section 30.08, shall be permitted within 660 feet of the right-of-way of the Las Vegas Beltway unless completely screened with a masonry wall and additional landscaping consistent with other provisions in this Section and Title 30.

6. All outside storage areas, loading areas with roll-up, overhead doors, and areas intended for large semi-truck parking shall be located in the rear of the complex in a service yard unless adequate screening is provided consistent with this section, and no outside storage areas shall be located immediately adjacent to a residential use or public right-of-way.

c. **West Village Area Streetscapes** – *Generally located from Cimarron Road to the I-215 Beltway at Durango Road, and Patrick Lane to Badura Avenue as shown on Map 14 in Appendix G.* Due to the mixed-use, commercial, and industrial developments, and commensurate levels of intensity, and in addition to the general regulations and standards listed elsewhere in this Title, a set of special streetscape standards are hereby established for all developments within the designated area. The purpose is to provide a common set of guidelines and requirements for the West Village area that will ensure a cohesive and unified streetscape.

1. All developments within the specified area shall comply with streetscape standards in accordance with the "Design Standards for West Village Streetscapes," including all exhibits, the current edition or as amended from time to time. A copy of said streetscape standards is available from the Department of Comprehensive Planning. (Ord 3805 § 5 (part), 9/2009)

30.48.650 Architectural Standards and Guidelines. The following design standards, guidelines, and enhancements are established to create a sense of architectural consistency throughout the overlay district, ensure high quality architectural design, and avoid large monolithic, box-like building shapes.

1. The colors of buildings and any corresponding façade surfaces shall consist of the predominantly subdued intensity of tones of the surrounding landscape. Additionally, color shades shall be used to unify and integrate the overall development project, including but not limited to features such as roll-up, overhead doors.

2. Any new proposed buildings shall serve as an orderly transition in scale to existing buildings on adjacent properties and in the immediate area. Building heights for non-residential developments, when adjacent to a residential use or along a street, shall have an appropriate transition or step-down of building scale to reduce and mitigate any potential adverse impacts. Therefore, Section 30.56.070, Tables 30.40-4, 30.40-5, and Figure 30.56-10 shall apply.

3. The façade design of buildings situated in a shopping or office center that are oriented towards the public street (freestanding pad sites) shall include pedestrian scale architectural elements or details at the first floor level that may include, but are not limited to, enhanced window fenestration, cornices, projections, colonnades, and recesses. Additionally, all elevations, either visible from the interior of the center, contiguous residential uses, and/or public rights-of-way shall have the same architectural detailing and enhancements as the principal elevation façade.

4. Freestanding buildings (pad sites) or any accessory structures (e.g., security kiosks, maintenance buildings, etc.) shall have architectural detailing and design elements consistent with the primary buildings of the development complex to provide a cohesive project site.

5. In multi-building complexes, a comprehensive architectural concept shall be implemented through the use of unifying site components, including but not limited to similar design, materials, and colors.

6. All non-residential buildings that are visible from any public right-of-way, especially buildings that are situated parallel to a right-of-way or contiguous to a residential use, shall minimize the visual impact of large, uninterrupted, austere facades with the use of architectural features such as, but not limited to, windows and variations in color, texture, and material. A building façade shall not be longer than 100 horizontal feet and/or two stories in height; otherwise Table 30.56-2 (2) shall apply. Other innovative techniques or design solutions proposed by the applicant may be considered in determining compliance with this standard.

7. Roofline variations shall be incorporated to provide architectural character for all non-residential developments. Horizontal roof lines longer than 100 feet shall be broken up by providing articulations in the façade, changing the height of roof portions, or by adding elements such as, but not limited to, towers or domes.

8. Roof styles for multi-building complexes shall be compatible and consistent with roof designs for the entire complex.

9. Large manufacturing and industrial buildings shall have decorative roof elements (e.g., projecting cornices, etc.) to enhance roof edges.

30.48.660 Perimeter Buffering, Landscape, and Screening. This Section primarily addresses perimeter and street landscape areas and establishes standards to provide visual streetscape aesthetics, enhanced privacy, and noise reduction. Minimum buffer widths required herein may be reduced when unique site constraints

necessitate such a reduction. However, any reduction shall be offset by wider buffer widths in non-constrained areas, and the average buffer width shall comply with the minimum width requirement. The following standards shall apply:

1. All new sound walls, masonry walls, or fences 50 feet in length or longer and 3 feet in height or taller, shall be decorative and designed to visually minimize the stark appearance of a monotonous block wall face by incorporating variations in surface planes (landscape pockets), height, material, or texture.

2. Drive-thru facilities and stacking lanes, when contiguous to any public right-of-way, residential use, or pedestrian gathering area shall be obscured from view by an intense landscape buffer consistent with Figure 30.64-12.

3. The perimeter of all building footprints visible from a right-of-way or a residential use shall have a landscape area between the building and parking area consisting of a raised concrete sidewalk and/or landscape area whose total combined width averages no less than 3 feet. In no instance shall pavement for parking aisles or spaces directly abut the building footprint.

4. For large parking areas of 100 spaces or more, the parking areas shall be designed in a series of smaller, connected parking courts or lots that are dispersed throughout the site. Where this cannot be achieved, proper screening from any public right-of-way of the large expanses of unrelieved pavement or asphalt areas shall be accomplished with a combination of landscaping, berm, and/or decorative low profile masonry wall ranging in height up to 36 inches. Generally, any berm used alone or in combination with a low profile wall should not exceed 1 foot of rise for every 3 feet of linear distance and must be self stabilizing.

5. All outside storage areas, loading areas with roll-up, overhead doors, service areas, and areas intended for large semi-truck parking shall be completely screened from any public street and residential use as follows:

i. Landscaping and screening shall be installed prior to the development (any phase) of such areas to obscure their view from public streets or residential use.

ii. A minimum 6 foot high decorative masonry wall is required unless the area will be visible from an arterial or collector right-of-way, a residential use, or the Las Vegas Beltway, and then a 6 foot high masonry wall and landscape combination shall be required to soften the appearance.

iii. An exception to the 6 foot high masonry wall may be made for loading and service areas with roll-up, overhead doors; however, when visible from any public street or residential use, they must be completely and visually obscured from view.

6. The use of chain link fencing shall not be used along the Las Vegas Beltway, or along an arterial or collector street frontage, or where visible from a residential use.

7. Sites that are adjacent to the Las Vegas Beltway frontage roads shall provide a 15 foot minimum landscape area along the street frontage with medium trees (24 inch box) per 30.64.030(k) and shrubs to provide a 50% coverage of the landscape area.

8. Sites along collector and arterial streets shall provide a minimum of 15 feet of landscape area with a detached sidewalk along the street frontage with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area. An attached sidewalk may be provided when additional right-of-way is granted for the purpose of required bus turn-outs.

9. Non-residential development that is adjacent to a residential use shall provide a minimum 10 foot wide intense landscape area consistent with Figure 30.64-12. (Ord. 3924 § 7 (part), 1/2011; Ord. 3472 § 8 (part), 1/2007)

30.48.670 Site Lighting. This Section establishes standards for non-residential lighting within the overlay district.

a. Scope. All lighting shall be designed to integrate the overall development character and shall:

1. Be architecturally integrated with the character of on-site structures.

2. Be unobtrusive to adjacent properties and public rights-of-way.

3. Be energy efficient and shielded so that all glare is confined within the boundaries of the site.

4. Be appropriate in height, intensity, and scale to the site it is serving.

b. Lighting Design. The following standards shall apply:

1. All lighting fixtures on a project site shall be from the same family of fixtures with respect to design, materials, finish, color, and color of light and shall complement the architectural theme and materials established by the primary buildings.

2. Any light source shall be shielded to direct light rays onto the subject parcel only and shall not be visible from adjacent properties or the public right-of-way.

   i. Any exterior accent lighting of landscaping and buildings shall be achieved with hidden light sources which typically include, but are not limited to, surface mounted fixtures and lamps recessed in building soffits, overhangs, walls, or the ground.

   ii. Only "full-cutoff" fixtures (light lens not visible) may be used adjacent to a residential use to avoid glare and up-light.

3. Exterior fixtures (luminaries) mounted on buildings shall be no higher than the line of the first story eave, or 14 feet above finished grade, whichever is lower.

4. Freestanding light poles shall be no higher than 14 feet above the finished grade if located within 50 feet of a residential use.

5. Floodlights, spotlights, or any other similar lighting shall not be permitted to illuminate buildings visible from a public right-of-way or residential use.

6. Building illumination and architectural lighting should be indirect in character and should respect and reinforce the architectural treatment of the building. Exposed neon may be permitted as accent lighting, provided the maximum amount used does not exceed 1.5 times the linear distance of the building.

7. Lighting in large surface areas (parking lots) should use a larger number of lower, pole mounted fixtures rather than fewer, taller fixtures.

8. Service area lighting should be contained within the service yard boundaries and enclosure walls. No light spillover should occur outside the service area.

9. Off-site luminance shall not exceed 0.5 foot-candles of illumination beyond the property containing the light source if contiguous to a residential use.

10. Off-site luminance shall not exceed 1.0 foot-candles of illumination beyond the property containing the light source if contiguous to a non-residential use.

30.48.680 Signage. This Section establishes minimum standards to promote and ensure a cohesive and unified on-premise identification program within the overlay district. Unless otherwise specified in this Section, all signage within the overlay district shall comply with the definitions and regulations for signs in Chapters 30.08, 30.72, and 30.76.

a. Scope. These sign standards are established to:

1. Encourage creative and well designed signage that contributes to a positive visual environment and helps in developing a distinctive image for the CMA area within the unincorporated towns of Spring Valley and Enterprise;

2. Enhance overall property values, community character, and the visual environment within the Town's of Spring Valley and Enterprise by discouraging signs which contribute to the visual clutter of the streetscape;

3. Encourage signage that is responsive to the aesthetics and character of their particular geographic location, adjacent buildings and uses, and surrounding neighborhood. Signs should be compatible and consistent with the building's architectural design and with other signage on-site;

4. Integrate the design of individual signs for a development project with the design of the structures, into a unified architectural program;

5. Ensure that signage enhances the overall development, be in harmony with, and relate visually to other signs in the immediate area, structures or developments they identify, and to surrounding developments;

6. Ensure that lighting of signage is considered as an integral element in a projects overall design;

7. Provide for flexibility in the review process.

8. Provide for fair and uniform application of sign regulations to all sign users; and

9. Implement and promote the goals and policies of the Enterprise and Spring Valley Land Use Plans.

b. Permitted and Prohibited Signs. All on-premise sign types permitted by Chapter 30.72 shall be permitted within the overlay district except for the following, which shall be prohibited: banner signs, pennant signs, and revolving signs. The following additional requirements shall apply to on-premise signs permitted within the overlay district:

1. Service station "pricing signs" shall clearly be secondary in terms of placement and size to the primary sign display.

2. Monopole signs must provide a pole cover at a minimum width of 20% of the sign width.

c. Sign Standards.

1. Maximum Height.

A. Las Vegas Beltway (I-215) oriented – 28 feet, provided the property has at least one property line adjacent to the Beltway right-of-way.

B. All others – 20 feet (consistent with a one story building height).

2. **Maximum Number of Signs and Sign Area.** Unless otherwise specified in this Section, the maximum square footage per sign area and maximum number of signs permitted shall comply with the requirements established in Chapter 30.72, except for the following:

   A. 1 freestanding sign per 300 linear feet of street frontage; and

   B. 1 monument sign per pad site, whether or not the pad site is along a street frontage.

3. **Animated Sign Requirements.** These conditions cannot be waived or varied.

   A. Animated signs are limited to non-video electronic message units only and may only be built in conjunction with freestanding signs located on collector or arterial streets or Las Vegas Beltway frontage.

   B. A maximum 50 square feet of animation is allowed for signs less than 28' in height. A maximum 70 square feet of animation is allowed for signs at least 28' in height.

   C. Maximum of 1 animated sign per freestanding sign.

4. **Sign Compatibility with Buildings and Adjacent Uses.**

   A. All freestanding signage shall be constructed of materials and design that are architecturally related, compatible with, and complementary to the principal buildings (at least one of the predominant visual elements).

      i. External bracing treatment per 30.72.040(1) shall apply**.**

      ii. Sign colors shall complement the colors used on buildings and structures within the entire development.

   B. The scale of signs should be appropriate for the building on-site. The size and shape of a sign should be proportionate with the scale of the structure.

   C. Signs shall be designed and located so that they have little or no impact on adjacent uses.

   D. Wall signs that are oriented towards a major street or the Las Vegas Beltway should be placed to complement building scale and proportion and enhance the architectural flow of established facade features.

   E. Where there is more than 1 sign on a site, all signs shall be complementary to each other in the following manner:

      i. Shape of total sign and related components; and

      ii. Type of construction materials.

d. Sign Lighting.

1. Any exterior light source shall be completely shielded and directed solely on the sign (direct light source) and not upon any other object or adjacent properties.

2. Any primary source of light for a sign, whether internal or external, shall not be visible from adjacent parcels or rights-of-way.

3. Signage shall not have blinking, flashing, or fluttering lights, or other illuminating device that has a changing light intensity, brightness, or color.

4. No lamps or reflective type bulbs shall be used on the exterior surface of a sign so that the face of the bulb or lamp is visible from a right-of-way or adjacent parcel.

5. Neon is permitted only as accent lighting and shall not exceed a total linear amount of 25% of a sign's area, excluding letters.

e. **Comprehensive Sign Plan.** Any proposed development requiring a final design review land use application shall include a detailed signage plan that addresses and conforms to all provisions set forth in this Section. The following elements shall be part of the plan:

1. Sign dimensions.

2. Color scheme.

3. Lighting.

4. Location of each sign on the building and on the ground.

5. Materials.

6. Height.

f. **Alternative Sign Standards.** It is recognized that individual sites may present unique characteristics, including site shape and location, and the design of existing and proposed structures could be best developed through the application of alternative sign standards which depart from the requirements of this Section. In certain circumstances, such alternative standards may be considered beneficial by the Board as a tool to achieve the land development policies of the County. No waivers shall be allowed to the sign standards for animated signs within the CMA. In such cases, the Board may consider alternative sign standards for this Section through a waiver of development standards per Table 30.16-7, subject to finding that the alternative standards will:

1. Result in a development character which is as or more compatible with adjacent development than anticipated by the requirements of this Section; and

2. Comply with the intent of Section 30.48.680(a); and

3. Encourage a development trend or visual character similar to that anticipated by the requirements of this Section.

4. Not exceed the standards for signs established in Chapter 30.72.

(Ord. 3808 § 1, 9/2009; Ord. 3518 § 10 (part), 5/2007; Ord. 3397 § 8, 6/2006; Ord. 3043 § 2, 3/2004)

PART J MIXED USE OVERLAY DISTRICT

30.48.700 Purpose. The purpose of the Mixed Use Overlay District (Overlay) is to encourage a diversity of compatible land uses, including a mixture of residential with at least one or more of the following: commercial, office, educational, institutional, and other appropriate urban uses. While the commercial component is required to exceed the limits of "Accessory Commercial Use", it may be determined that additional commercial area may be required in order for the project to meet the intent of the Mixed Use Overlay. The Overlay provides a mechanism to encourage new housing and innovative urban design that is less dependent on automobile transit and can be used to revitalize older commercial corridors and increase opportunities for infill housing. Mixed use projects are intended to create and sustain pedestrian oriented neighborhoods where local residents have convenient access to jobs, schools, shops, public facilities, transit, and various services. A photo gallery of visual illustrations depicting the application of various mixed use development criteria is included in Section 30.48.780. The regulations in this Part (J) apply to mixed use development in the U-V zoning district within the Overlay. Mixed use developments are also permitted in the C-1, C-2, and H-1 zoing districts and are governed by Chapters 30.40 and 30.44, which refer to standards within this Part (J). (Ord. 3397 § 9 (part), 6/2006; Ord. 3174 § 6 (part), 1/2005)

30.48.710 Establishment of the Mixed Use Overlay District. The Mixed Use Overlay District described in this Part (J) is hereby established as shown on the Mixed Use Overlay District Map, which may be amended from time to time in conformance with Section 30.48.720, and incorporated by reference (see Appendix G, Map 15a). (Ord. 3174 § 6 (part), 1/2005)

30.48.720 Expansion or Amendment of the Mixed Use Overlay District.

a. The Mixed Use Overlay District may be expanded or amended by the approval of a text amendment application in accordance with the provisions of Table 30.16-2. Text amendment requests to expand or amend the Overlay require Board member concurrence prior to initiating the application process (including pre-submittal conference), and all such proposals shall be considered at a public hearing before the Commission whose recommendation shall be forwarded to the Board for final action no sooner than the second zoning agenda following Commission action. Approval by the Board shall cause a subsequent ordinance amending the Mixed Use Overlay District Map to be introduced and considered. A specific area location or Overlay subdistrict may thereby be amended, included in, or removed from the Mixed Use Overlay District.

b. Text amendment applications to expand or amend the Mixed Use Overlay District (Overlay) shall be evaluated in terms of the proposal's ability to satisfy the overall purpose of the Overlay and specific subdistrict expectations, including evaluative criteria, and shall therefore include the following submittal requirements:

1. Vicinity Map (2,500 foot radius) indicating proximity to existing Overlay boundaries, major streets, highways, railway lines and transit options, proposed and adjacent uses, zoning districts, land use plan categories, range of existing and proposed densities and structural heights, and consistency with Overlay subdistrict requirements.

2. Project Description (see 30.16.240(a)(20)

3. Reports (see 30.16.240(a)(17)

4. Compelling Justification that the proposed expansion or amendment satisfies the following criteria:

i. A change in law, policies, trends, or facts that have substantially changed the character or condition of the area, or the circumstances surrounding the subject property, which makes the proposed expansion or amendment appropriate; and

ii. The density or intensity of the uses allowed by the requested mixed use overlay subdistrict is compatible with the existing and planned land uses in the surrounding area per Section 30.48.770(A); and

iii. There will not be a substantial adverse effect on *public facilities* and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the proposed expansion or amendment; and

iv. The proposed expansion or amendment conforms to other applicable adopted plans, goals, and policies; and

v. The proposed expansion or amendment does not establish an undesirable precedent.

5. Written consent from *Board* member(s) or *Board* approval per Table 30.16-2(b). (Ord 3296 § 6 (part), 10/2005; Ord. 3219 § 6 (part), 5/2005; Ord. 3174 § 6 (part), 1/2005)

30.48.730 Applications.

1. *Mixed use developments* shall be permitted in the U-V district within the Mixed Use Overlay District boundaries, subject to design review approval (*public hearing*) by the *Board* when conforming to the standards, requirements and procedures established in this Part (J). The U-V district shall only be permitted within the Mixed Use Overlay District pursuant to Section 30.40.310, and nonconforming zone boundary amendment applications to establish C-1, C-2, or H-1 zoning for a *mixed use development* within the Overlay shall not be accepted.

2. *Mixed use development* shall also be permitted in the C-1, C-2 and H-1 districts, whether inside or outside of the Mixed Use Overlay District, subject to compliance with Section 30.48.750 and 30.48.770(A), (B) and (C)(3 – 9) and special use permit and design review approval (*public hearing*) before the *Board*, in addition to any other required application.

a. *Mixed use development* in the C-2 district shall only be permitted in compliance with all MUD-4 subdistrict requirements.

b. *Mixed use development* in the C-1 district shall only be permitted for minimum 10 acre sites located within330 feet of the intersection of 2 arterial streets, or the intersection of 1 arterial and 1 collector street, and compliance with all MUD-4 subdistrict requirements. (See also 30.44-1 for additional requirements.)

c. A pre-submittal conference per Section 30.48.750 shall be required for all *mixed use development*, regardless of location (inside or outside of the Mixed Use Overlay District).

3. Conducting a neighborhood meeting with area residents to discuss the mixed use proposal prior to scheduled *Town Board*, *Planning Commission*, and *County Commission* meetings is strongly encouraged (but not required). If conducted, the neighborhood meeting should be generally consistent with the procedure described in Table 30.16-3 (f)(2)(D), and the information presented should include the Vicinity Map and the Project Description.

Exceptions.

1. Proposed mixed use developments in the C-1, C-2, U-V, and H-1 districts that do not conform to the minimum height, setback, and landscaping requirements of Section 30.48.770 shall also require special use permit approval with an additional hearing before the Commissio*n* pursuant to Table 30.16-4, even if submitted in conjunction with an application that would otherwise only be scheduled for a hearing before the Board.

2. Regardless of zoning district, any special use permit required by Section 30.48.770 shall require public hearings before the Commission and the Board. (Ord. 3472 § 8 (part), 1/2007; Ord. 3432 § 7 (part), 10/2006; Ord. 3397 § 9 (part), 6/2006; Ord. 3354 § 7 (part), 2/2006; Ord. 3219 § 6 (part), 5/2005; Ord. 3174 § 6 (part), 1/2005)

30.48.740 **Permitted Uses.** The specific uses listed for the U-V zoning district within Table 30.44-1 shall establish the uses permitted within the Mixed Use Overlay District, subject to the conditions listed and including any additional application requirements indicated therein (also see Appendix F for the U-V district). Where less restrictive alternative standards are established by this Part (J), the less restrictive standards shall apply. (Ord. 3174 § 6 (part), 1/2005)

30.48.750 **Pre-Submittal Conference.** Prior to acceptance of any application for a mixed use development (whether inside or outside of the Overlay) or a text amendment application to amend the Overlay boundaries, a pre-submittal conference with the developer (or an authorized representative) and County staff, including staff from other regulatory agencies or jurisdictions, shall be required to discuss proposed plans and review submittal requirements. One pre-submittal conference may be utilized for all related applications (see Chapter 30.16 for submittal requirement details).

A. Preliminary plans for the proposed development should satisfy the following expectations:

1. Demonstrate conformance to the development expectations and evaluative criteria for the mixed use overlay subdistrict in which the project proposes to locate.

2. Provide for an orderly and creative arrangement of land uses that includes a mixture of residential, commercial, employment, recreational, and open space opportunities designed to achieve a pedestrian oriented urban form.

3. Avoid premature or inappropriate development that could result in incompatible uses, establish undesirable precedents, or create traffic and public service demands exceeding the capacity of existing or planned facilities.

4. Demonstrate compatibility and harmony with adjacent and surrounding development.

5. Minimize impacts upon adjacent roadways, neighborhood traffic, public facilities and other infrastructure.

6. Protect the general prosperity, health, safety and welfare of the community.

B. Documents required for the land use application pre-submittal conference shall include, but not be limited to, the following:

1. Site Plans (may be conceptual for pre-submittal only)

2. Project Description

3. Elevations

4. Floor Plans

5. Proof of traffic impact analysis submittal (required for mixed use high impact projects only)

6. 4 initial RISE reports (required for mixed use high impact projects only)

7. Pedestrian Circulation Plan (see 30.16.240(a)(24))

C. Documents required for a text amendment pre-submittal conference shall include, but not be limited to, the following:

1. Compelling Justification

2. Vicinity Maps

3. Project Descriptions

4. Reports

5. Written consent from *Board* member(s) or *Board* approval per Table 30.16-2(b).
(Ord. 3520 § 5 (part), 6/2007; Ord. 3397 § 9 (part), 6/2006; Ord 3296 § 6 (part), 10/2005; Ord. 3229 § 9 (part), 6/2005; Ord. 3219 § 5 (part), 5/2005; Ord. 3174 § 6 (part), 1/2005)

30.48.760 Mixed Use Overlay Subdistricts.

a. The Mixed Use Overlay District consists of four distinct subdistricts, MUD-1, MUD-2, MUD-3, and MUD-4, which are identified on the Overlay map (Appendix G, Map 15a) and summarized below. Each subdistrict has specific development standards and design criteria intended to promote community goals and objectives, including intensity and density considerations for the appropriate urban form; however, all *mixed use developments* are expected to provide compatible height features, use transitioning, landscaping, and setbacks whenever adjacent to established single-family detached residential use.

b. All proposed *mixed use developments* will be evaluated in terms of subdistrict criteria described in this subsection. (Note: amending a subdistrict location or boundary is the same as amending the Overlay and requires a text amendment application pursuant to Section 30.48.720.)

1. MUD-1 – Most intense urban form. The MUD-1 subdistrict is intended to permit a highly concentrated and intense development of mixed residential, commercial, employment, and recreational uses typical of high intensity central business districts where existing high-rise, mid-rise, and high density uses already exist. The MUD-1 is characterized by a highly developed pedestrian network and access to a combination of transportation modes, such as high frequency bus service, light rail, monorail, freeway, or other rapid transit modes of transportation.

2. MUD-2 – Most intense suburban form. The MUD-2 subdistrict is designed to be nodal, permits a highly concentrated mixture of low-rise to high-rise (up to100 feet)* residential, commercial, employment and recreational uses typical of high density suburban areas, and may be used to transition between MUD-1 and less intense land uses. The MUD-2 is also characterized by a highly developed pedestrian network and access to a combination of transportation options, such as freeway interchanges, arterial streets, and high frequency transit consisting of fixed guideways and enhanced bus service. *Additional height may be requested per Table 30.48-J1.

3. MUD-3 – Moderately intense suburban form. The MUD-3 subdistrict is intended to permit a moderately concentrated mixture of low-rise to mid-rise (up to 55 feet)* residential, commercial, employment, and recreational uses within suburban areas and is designed for areas transitioning from higher intensity to lower intensity mixed uses. MUD-3 may also be established at freeway interchanges, the intersection of arterial streets, and along high frequency transit corridors where a higher intensity mixed use may not be appropriate due to adjoining planned land uses. *Additional height may be requested per Table 30.48-J1.

4. MUD-4 – Least intense suburban form. The MUD-4 subdistrict is intended to permit a less concentrated mixture of low-rise (up to 35 feet)* residential, commercial, employment, and recreational uses typical of medium to low density areas and is designed for areas transitioning from higher intensity mixed uses to suburban and single-family development. MUD-4 may also be established at the intersection of arterial streets and along transit corridors where a higher intensity mixed use may not be appropriate due to adjoining planned land uses. *Additional height may be requested per Table 30.48-J1. (Ord. 3432 § 7 (part), 10/2006; Ord. 3174 § 6 (part), 1/2005)

30.48.770 Evaluative Criteria. In addition to satisfying the MUD subdistrict expectations, all *proposed mixed use developments* shall be further evaluated in terms of the criteria established in this subsection.

A. Transitioning Considerations. All *mixed use developments* shall incorporate appropriate bulk and use transitioning measures along the development's perimeter to achieve compatibility with existing development on adjacent properties. Consideration will be given to the following to determine if appropriate transitioning measures are included in the plans.

1. Compatibility refers to the characteristics of different land uses that allow them to be harmoniously located near or adjacent to each other with minimal impacts. Compatibility considerations may include a range of activities and design features related to existing and proposed development, such as but not limited to height, mass, density, architecture, landscaping, signage, hours of operation, and environmental impacts (see Chapter 30.68 for Site Environmental Standards).

2. Incompatibility refers to the transfer of negative impacts over property lines from one land use to an adjacent land use. Incompatibility considerations may include but are not limited to a range of incompatible activities and design features related to existing and proposed development, such as but not limited to height, mass, density, architecture, landscaping, signage, loss of privacy, unsightly views, traffic and parking concerns, hours of operation and environmental impacts (see Chapter 30.68 for Site Environmental Standards).

B. Pedestrian Orientation. *Mixed use developments* shall emphasize and incorporate pedestrian orientation in the project's overall design. Proposed projects are expected to provide site design and building scale features with a primary emphasis on streetscape functionality and pedestrian access to a site (rather than vehicular access and parking concerns which are limited). Pedestrian oriented buildings are typically constructed close to the street with windows and display features facing the street and main entrances designed to accommodate access from the street sidewalk. (Also see subsection (C)(6), "pedestrian realm".)

C. Design and Development Standards. Applications for a mixed use project shall demonstrate compliance with the standards established in this subsection, in addition to the standards generally required by this Title and including the residential proximity standards defined in Section 30.08.030. Standards shall only be modified with the approval of a special use permit per Table 30.16-4, as permitted in the subsections below and provided the applicant demonstrates the proposed modification is necessitated by an increased provision of amenities as described in this subsection (C). Where less restrictive alternative standards are established by this Part (J), the less restrictive standards shall apply, except signage in the *CMA Area Design Overlay District* shall comply with all applicable restrictions established in Section 30.48.680 (also see Table 30.56-2 for additional design standards). Where this subsection (C) does not address requests to modify standards, such modifications shall not be permitted. In no case shall the residential proximity standards be waived or varied; however the 3:1 height setback ratio may be reduced if the single-family residential use is located in an area master planned for a non-single family residential use, subject to special use permit approval with *public hearings* before the *Commission* and the *Board*.

1. Density.

a. Densities permitted within each Mixed Use Overlay subdistrict are established in Table 30.48-J1 and do not include mixed use development incentives allowed per subsection (b) below. Density bonuses in accordance with subsection (b) below shall require special use permit approval with *public hearings* before the *Commission* and the *Board*.

Table 30.48-J1 Development Standards for Mixed Use Development with U-V Zoning				
Subdistrict[1]	**MUD-1**	**MUD-2**	**MUD-3**	**MUD-4**
Density (du/ac) [2]	as approved	up to 50	up to 32	up to 18
Height[3]				
Maximum	up to 100'	up to 100'	up to 55'	up to 35'
With Special Use Permit	as approved	up to 200'	up to 100'	up to 55'

Additional Requirements:

1. Regardless of MUD subdistrict, facades and garages that face existing single-family shall be designed to be compatible with the height and setbacks of the existing development.
2. Density bonuses per subsection 30.48.770(C)(1)(b) require special use permit approval and hearings before the Commission and the Board.
3. Architectural height intrusions up to 10% are permitted without an Administrative Minor Deviation or letters of consent from adjacent property owners.

b. Mixed Use Development Incentives. This subsection provides a list of incentives and corresponding density bonuses to encourage certain urban uses capable of producing a sustainable community and addressing community housing needs. Percentage increases for each incentive used will be calculated on the base density requirement for the subdistrict in which the proposed mixed use project is located. For the purpose of implementing the following incentives, "walking distance" shall generally be interpreted to mean 1/4 mile (plus or minus 10% of 1,320 linear feet), and the distance shall be measured from the exterior wall of the nearest mixed use building to the property line of the other specified use.

i. Developments located within walking distance along the nearest pedestrian access to a developed or planned transit stop (Regional Transportation Commission) may be eligible for a density bonus up to 20%

ii. Providing a minimum 100 space Park and Ride facility and program within walking distance along the nearest pedestrian access to a developed or planned transit stop (Regional Transportation Commission) may be eligible for a density bonus up to 10%. The development may be eligible for an additional 1% bonus for every additional 10 Park and Ride spaces over the first 100 spaces up to a maximum of 20% bonus (200 Park and Ride spaces).

iii. A grocery store (or other similar retail use with 6,000 square feet or more of grocery sales area) within the project, or within walking distance along the nearest pedestrian access to an existing grocery store, may be eligible for a density bonus up to 20%.

iv. A continuous street frontage from one intersecting street to another (minimum 600 linear feet) may be eligible for a density bonus up to 20%.

v. In addition to the required open space, providing a publicly accessible plaza area of 1.5 acres or more may be eligible for a density bonus up to 100 units for the first acre of project, and up to 50 units for each additional acre up to 250 units.

vi. Providing a 15 foot wide or larger supplemental pedestrian area (beyond what is required per Table 30.48-J2) may be eligible for a density bonus up to 20%.

vii. Developments located within 1,320 feet of the University of Nevada Las Vegas campus may be eligible for a density bonus up to 30%.

c. Limitations. In no case shall the maximum density within MUD-4 exceed 32 dwelling units per acre.

2. Height. Additional height permitted by Table 30.48-J1 may be established with the approval of a special use permit pursuant to Table 30.16-4.

a. Building heights and scale adjacent to developments with differing building heights and scale shall provide appropriate transitioning features, including but not limited to varying heights, placement of lower buildings adjacent to streets and surrounding residential uses, incremental (stepped) building heights, architectural relief of building mass, and building placement shifts.

b. Maximum heights permitted within each Mixed Use Overlay subdistrict are established in Table 30.48-J1. (Also see height restrictions in 30.56.040 and 30.56.070.)

3. Setbacks. The pedestrian realm requirements established in 30.48.770(C)(6) shall also establish the perimeter setbacks required for a mixed use development, which shall not be waived or varied. Additional setback requirements are established in subsections (a) and (b) below. All other setbacks, including setbacks for detached single family residential development, shall be established by the approved site development plans.

a. A 3 foot setback for each 1 foot of height shall be required from any single family residential use located anywhere within the entire distance radius established by the 3:1 setback, or 60 feet, whichever is greater, and regardless of any other intervening uses (See Section 30.08.030, "Residential Proximity Standards", however the options to the 3:1 setback shown in Figure 30.56-10 shall not apply to this standard). In no case shall the residential proximity standards be waived or varied; however the 3:1 height setback ratio may be reduced if the single-family residential use is located in an area master planned for non-single family residential use, subject to special use permit approval with public hearings before the Commission and the Board.

b. All buildings and structures exceeding 35 feet in height adjacent to arterial streets shall comply with Section 30.56.040(d)(4) and Figure 30.56-4 (1:3 height setback requirement), which shall not be waived or varied; however, this setback requirement may be reduced for development within the SOSA Design Overlay District, provided the development conforms to the related height/setback guidelines and standards within the SOSA Design Overlay District as regulated within Section 30.48 Part M. In addition, for development located within the MUD-1 and MUD-2 only, this setback may also be reduced subject to special use permit approval with public hearings before the Commission and the Board.

4. Open Space Requirements. Because functional open space depends upon a variety of factors such as product type, location and development theme, the type of open space required is not prescribed. People-oriented spaces may be open or enclosed, large or small, greenscaped or hardscaped, and shall be designed to create a strong image and sense of place for the development. Open space for mixed use may include the pedestrian realm, sidewalks, trails, parks, gardens, plazas, town greens, promenades, courtyards, atriums, gallerias, pools, tennis courts, ball fields, clubhouses, lounges, or libraries for residents of the development. The required amount of open space for mixed use development shall be based on the following formula:

(.0165) x (dwelling units per acre) x (total acreage) x (35%)
= required open space (in acres)

(For conversion to square footage, multiply the open space acreage by 43,560)

5. Parking and Traffic Circulation.

a. Unless otherwise required by this Part (J), parking shall comply with the requirements established in Chapter 30.60. Parking reductions may be requested with a special use permit if the project is within 1/4 mile (approximately 1,320 feet of a planned transit stop (Regional Transportation Commission).

b. Primary consideration shall be given to the functional integration of shared vehicular, parking, transit, and pedestrian areas.

c. Mixed use projects shall be designed to minimize motor vehicle circulation through local single-family neighborhood streets.

d. In order to create a streetscape inviting to pedestrian activity, parking should be located to the rear of the principal buildings, screened from the right-of-way and adjacent residential uses.

e. Guest parking areas shall be designed to accommodate anticipated use and be conveniently distributed throughout the mixed use development.

f. The Board may consider traffic conditions in the area, queuing, access points, proximity to intersections, and any other matter the Board deems relevant.

6. Pedestrian Realm. Pedestrian connections shall be provided throughout the development, and a pedestrian realm shall be provided along all streets (also see 30.08.030, "pedestrian connection"). Because outside dining and outside display are encouraged to promote a lively streetscape, parking (except bicycles), drive aisles parallel to the pedestrian realm, loading zones, and asphalt or gravel pavement shall not be permitted in this area. The additional supplement area for buildings over 50' shall not be required for development within the SOSA Design Overlay District, as it is regulated within Section 30.48 Part M. Requests to modify the pedestrian realm requirement may only be considered with a special use permit when the applicant demonstrates there is a substantial grade differential, which was not artificially created as a part of the proposed development. In addition, the applicant must provide an alternative to the pedestrian realm, such as landscaping within the same area, and must demonstrate connectivity is still provided within the interior and exterior of the project. The special use permit shall require public hearings before the Commission and the Board.

a. Minimum Requirements. The pedestrian realm shall include an enhanced sidewalk area consisting of a detached sidewalk and amenity zone with trees which shall be provided adjacent to all public streets. A supplemental pedestrian area is additionally required for the MUD-1 and MUD-2 subdistricts and for building heights over 35 feet in the MUD-3 and MUD-4 subdistricts.

b. Enhanced Sidewalk Area. In all MUD subdistricts, the enhanced sidewalk area shall consist of a minimum 5 foot wide detached sidewalk (maintained as an unobstructed clear zone up to minimum 8 foot height) and 5 foot wide amenity zone (area between the back of the curb and edge of the detached sidewalk where street trees, public signs, power poles, street lighting and other traffic control devices will be placed).

Table 30.48-J2 Pedestrian Realm Requirements[4]				
Subdistrict	**MUD-1[1]**	**MUD-2[1]**	**MUD-3**	**MUD-4**
Minimum Width	15’	15’	10’	10’
Adjacent to Building Heights ≥ 35’ [2, 3]	15’	15’	15’	15’
Adjacent to Building Heights ≥ 50’ [2, 3]	20’	20’	20’	20’

Additional Requirements:

1. Minimum widths include required (minimum) supplemental pedestrian area.
2. Buildings and structures exceeding 35 feet in height adjacent to arterial streets shall comply with Section 30.56.040(d)(4) and Figure 30.56-4. This requirement cannot be waived or varied; however, it may be reduced for development within MUD-1 and MUD-2 only, or for property located within the SOSA Design Overlay District, pursuant to subsection 30.48.770(C)(3).
3. Buildings and structures shall comply with Section 30.56.070(b) and Figure 30.56-10; however, in no case shall buildings and structures exceeding 35 feet in height be permitted within a minimum 60 foot setback from adjacent single-family residential use. In no case shall the residential proximity standards be waived or varied; however the 3:1 height setback ratio may be reduced if the single-family residential use is located in an area master planned for a non-single family residential use, subject to special use permit approval with public hearings before the Commission and the Board.
4. Additional or modified requirements may be required in accordance with the “Design Standards for West Village Streetscapes” per Section 30.48.640(c).

i. **Amenity Zone Requirements.** One small to medium tree per Section 30.64.030(k) for every 20 linear feet of street frontage and decorative waste receptacles shall be provided within the amenity zone. Large trees or trees with invasive root systems are prohibited (see Southern Nevada Regional Planning Coalition’s Regional Plant List).

ii. **Amenity Zone Features.** The following features are encouraged in the amenity zone: bus shelters, shade structures other than bus shelters, bicycle racks, directional and public information kiosks, benches, pedestrian scale lighting, drinking water fountains, enhanced paving materials (colored, textured or patterned, but no stamped concrete), public art, or other amenity enhancements consistent with the intended purpose of an amenity zone. All mixed use projects, regardless of location, shall provide a minimum of 4 such features within the required amenity zone.

c. **Supplemental Pedestrian Area.** The supplemental pedestrian area is a minimum 5 foot wide area located between the back of sidewalk and the building façade. The supplemental pedestrian area is required for developments within the MUD-1 and MUD-2 subdistricts. If not required for additional height per Table 30.48-J2, supplemental pedestrian area requirements in the MUD-3 and MUD-4 subdistricts may replace open space requirements on a 1:1 ratio for square footage. The supplemental pedestrian area shall include the following attributes:

i. Visual and pedestrian access from the sidewalk into the site in the form of features such as plazas and pedestrian arcades, atriums, patios, and walkways with enhanced paving. (also see 30.08.030, “pedestrian arcade”)

ii. Pedestrian scale design elements such as lighting (including 12 foot maximum height for street lights), site furniture, public art, drinking fountains, benches, pergolas, kiosks, shade structures, bicycle racks, or areas for outside dining and vendors. (also see 30.08.030, “pedestrian scale”)

iii. Landscaping that enhances the space and architecture and/or screens undesirable elements.

d. **Maintenance.** Pedestrian realm elements provided by the property owner shall be maintained by the property owner and/or lessee.

Figure 30.48-J1 Pedestrian Realm with Supplemental Pedestrian Area

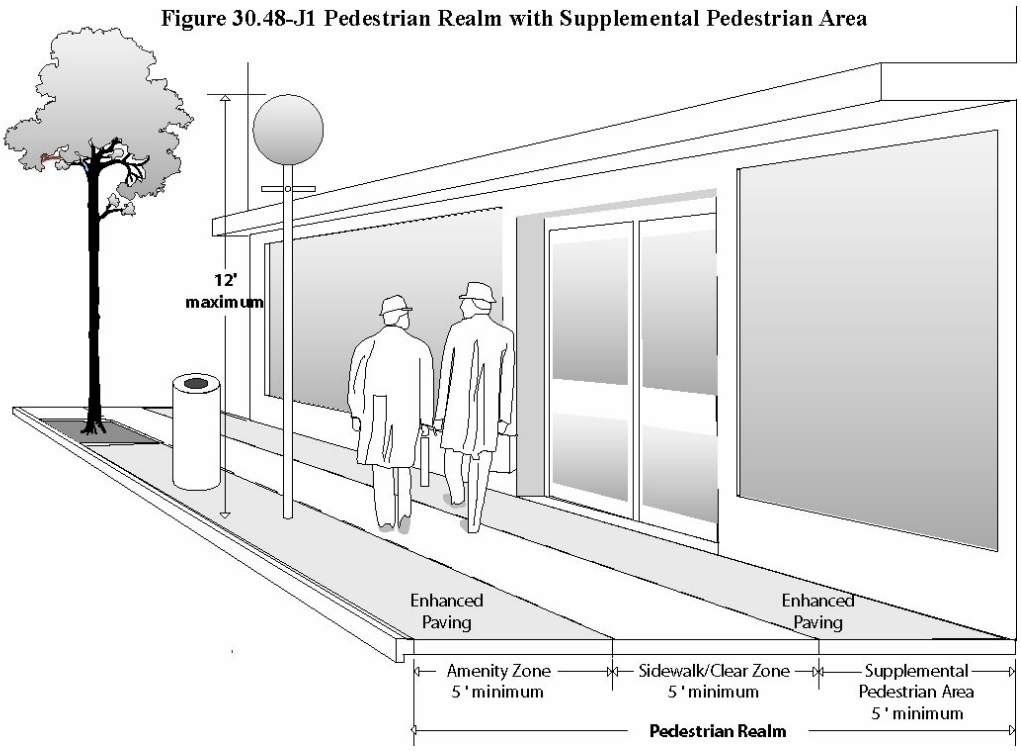
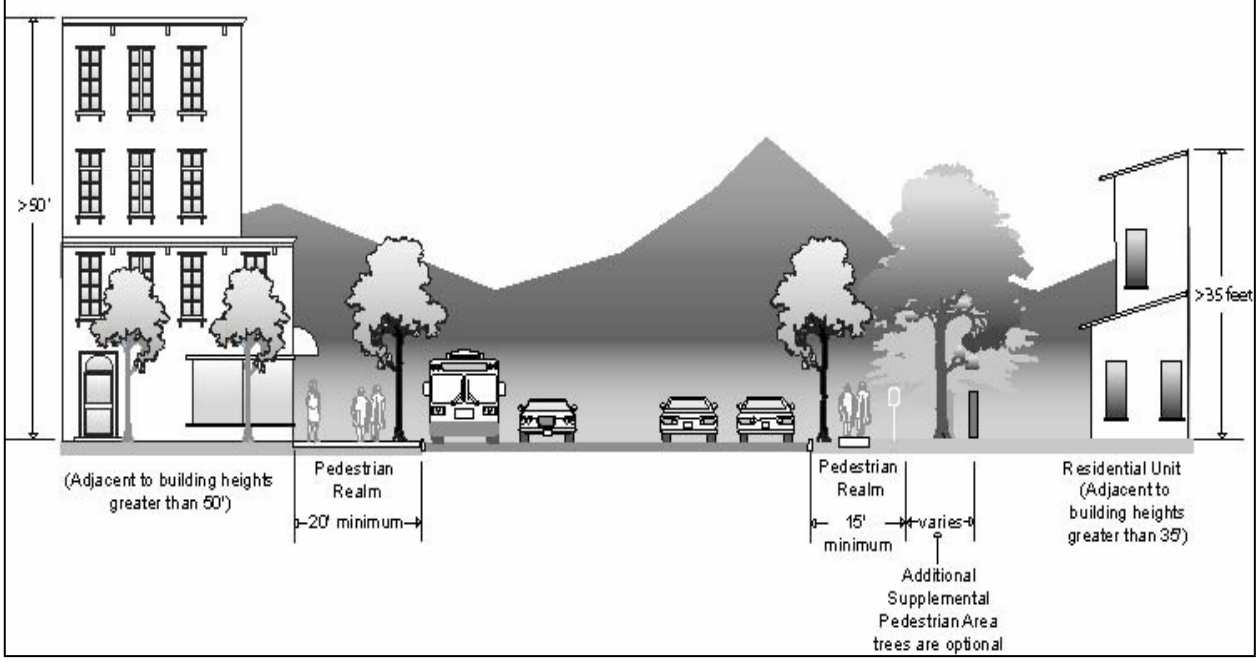


Figure 30.48-J2 Pedestrian Realm and Building Heights



7. **Landscaping.** See Pedestrian Realm requirements and Figures 30.48-J1 and 30.48-J2

   a. All mixed use development within the Overlay shall provide landscaping along perimeter streets per Section 30.48.770(C)(6). This requirement may be waived or varied in the MUD-3 and MUD-4 subdistricts with approval of a special use permit only if an attached sidewalk was constructed by a Special Improvement District (SID), provided that the general intent of the pedestrian realm is otherwise satisfied.

   b. Landscaping per Figure 30.64-11 (one large tree per 20 feet) shall be required when the perimeter of the mixed use development is adjacent to a less intense use. In this instance only, modified landscaping requirements may be established with special use permit approval pursuant to Table 30.16-4.

8. **Trash Receptacles and Enclosures.** In addition to compliance with the requirements established in Section 30.56.120, all trash receptacles and enclosures shall be designed to provide adequate noise mitigation which shall include plastic lids and rubber sleeves (mufflers) on all receptacles.

9. **Signage.** All sign structures for mixed use development shall be integrated with and complement the proposed site plan and architecture, provide aesthetic visual coherence, and enhance the pedestrian environment.

   a. All mixed use development proposals shall provide a comprehensive signage plan that shall require design review approval to ensure conformance to the provisions set forth in this subsection. The following elements shall be clearly identified in the comprehensive signage plan:

      i. Sign dimensions.

      ii. Color scheme.

      iii. Lighting.

      iv. Location of each sign on the building(s) and on the ground.

      v. Materials.

      vi. Height.

   b. **Permitted and Prohibited Signs.** The on-premise and temporary signs permitted by Chapter 30.72 shall be permitted within the Overlay, except the following shall be prohibited: animated, banner, beacons, blinking, exposed neon lettering, flashing lights, message boards, pennant, parapet, and revolving signs.

   c. **Sign Standards.** All proposed sign structures shall be responsive to the aesthetics and character of the particular geographic location, adjacent buildings and uses, and surrounding neighborhood. Additionally, all signs shall be coordinated with the location of street furniture, public information signs, utilities, and street lighting to eliminate visual clutter and to free sidewalk areas of impediments. The following standards are applicable to all signage proposed for mixed use development:

      i. **Maximum Sign Heights.**

         A. The maximum height of freestanding signs may be permitted in accordance with Table 30.72-1 unless located in the MUD-3 and MUD-4 subdistricts.

B. In the MUD-3 and MUD-4 subdistricts, the maximum height of any freestanding sign shall not exceed 20 feet (consistent with a one story building height), except that freestanding signs located along or adjacent to CC-215, I-95, and I-15 may be permitted up to a maximum height of 28 feet.

C. Regardless of location, all freestanding signs for mixed use development shall be subject to providing pole covers at a minimum 20% width of the sign.

ii. Maximum Number of Signs and Sign Area. The maximum square footage per sign area and maximum number of signs in any MUD subdistrict may be permitted in accordance with Tables 30.72-1 and 30.72-3; however, in the MUD-3 and MUD-4 subdistricts, 1 freestanding sign per 300 linear feet of street frontage shall be permitted in addition to one monument sign per pad site, whether or not the pad site is along a street frontage.

d. Sign Lighting.

i. Any exterior light source shall be completely shielded and directed solely on the sign (direct light source) and not upon any other object or adjacent properties.

ii. Any primary source of light for a sign, whether internal or external, shall not be visible from adjacent parcels or rights-of-way.

iii. Reflective lamps or bulbs that are visible from any right-of-way or adjacent parcel shall be prohibited on the exterior surface of any sign.

iv. Neon shall only be permitted as accent lighting limited to no more than 25% of a sign's area.

e. Alternative Sign Standards. Because individual sites may present unique characteristics, including site shape, location, and the design of existing and proposed structures, the application of alternative sign standards which depart from the requirements of this subsection may be considered beneficial by the Board as a tool to achieve desirable land development policies. The Board may consider alternative sign standards for mixed use with a waiver of development standards application. In all MUD subdistricts, the Board shall ensure that any alternative sign standards will:

i. Result in a development character comparable to or more compatible with adjacent development than anticipated by the requirements of this subsection;

ii. Encourage a development trend or visual character similar to that anticipated by the requirements of this subsection;

iii. Comply with the overall intent of this subsection; and

iv. Not exceed the standards for signs established in Chapter 30.72.

(Ord. 3987 § 3 (part), 10/2011; Ord 3955 § 6, 6/2011; Ord 3720 § 5 (part), 12/2008; Ord. 3658 § 2 (part), 6/2008; Ord. 3530 § 1, 7/2007; Ord. 3518 § 10 (part), 5/2007; Ord. 3472 § 8 (part), 1/2007; Ord. 3432 § 7 (part), 10/2006; Ord. 3397 § 9 (part), 6/2006; Ord. 3354 § 7 (part), 2/2006; Ord 3296 § 6 (part), 10/2005; Ord. 3229 § 9 (part), 6/2005; Ord. 3219 § 6 (part), 5/2005; Ord. 3174 § 6 (part), 1/2005)

30.48.780 Photo Gallery. The illustrations in this Section are intended to provide a supplementary visual guide for implementing the criteria established for the Mixed Use Overlay District. Each illustration may be used as needed to visualize evaluative criteria components required by Section 30.48.770.

Illustration 30.48-J1:

Illustration 30.48- J2:

Illustration 30.48-J3:

Illustration 30.48-J4:

Illustration 30.48-J5:

Illustration 30.48-J6:

Illustration 30.48-J7:

(Ord. 3174 § 6 (part), 1/2005)

PART K ASIAN DESIGN OVERLAY DISTRICT

30.48.800 Purpose. The purpose of the Asian Design Overlay District is to protect and maintain the Asian character and cultural heritage of existing and proposed developments within the designated overlay area by implementing additional design standards that unify appropriate physical and architectural elements. The Asian Design Overlay District is intended to ensure architectural unity through a comprehensive design review process for the following criteria:

1. Creation of aesthetic and functional continuity through physical integration of eclectic architectural components;

2. Creation of an appealing pedestrian-oriented environment and implementation of the Cultural Heritage Program.

30.48.805 Policy Framework and Relevant Plans. The design components of the Asian Design Overlay District are consistent with the Winchester/Paradise Land Use Plan and the Clark County Comprehensive Plan.

30.48.810 Establishment of the Asian Design Overlay District and Map. The boundaries of the Asian Design Overlay District described in this Part K are hereby established as shown on the Asian Design Overlay District Map, as adopted by the Board of County Commissioners and amended from time to time, which shall be incorporated by reference into Title 30 (see Appendix G, Map # 16).

30.48.815 Expansion or Amendment of the Asian Design Overlay District. The Asian Design Overlay District (Overlay) may be expanded or amended by the initiation and adoption of an ordinance as directed by the Board.

30.48.820 Permitted Uses. The specific uses allowed per zoning district in Table 30.44-1 shall establish the uses permitted within the Asian Design Overlay District, subject to the conditions listed and including any additional application requirements indicated therein.

30.48.825 Applications. All development within the Asian Design Overlay District boundaries shall be subject to design review approval (public hearing) by the Board and must be in conformance with the standards, requirements and procedures established in this Part (K).

1. Where more restrictive alternative standards are established elsewhere in this Title, the more restrictive standards shall apply. Mixed use projects located within both the Mixed Use Overlay District and the Asian Overlay District shall meet the requirements of Chapter 30.48 Part J and Part K.

2. Applications to waive the requirements established in this Part K shall not be accepted.

3. Any modification to an approved or existing development within the Asian Overlay District which increases the building area by more than 100 sq. ft. or 10%, whichever is greater, increases the building height by more than 4 feet or 10%, whichever is greater, or significantly changes the location of previously approved uses or principal structures, shall result in the entire development complying with this section.

30.48.830 Pre-Submittal Conference. Deleted (Ord. 3688 § 8 (part), 10/2008)

30.48.840 **Design Element.** The special standards established in this section are intended to coordinate the overall site design with the architecture of the development, in order to provide a cohesive development which preserves typical Asian character. While maintaining the Asian architectural framework is critical to the development, these standards are not intended to mandate a specific architectural style. The development shall embrace eclectic forms by providing architectural elements from the past and present including but not limited to Chinese gate, Japanese pagoda, and the use of geometric design with an emphasis on primary colors.

30.48.850 **Architectural Development Standards.** The architectural design requirements established herein are intended to exemplify the most appropriate design response for the Asian Design Overlay District, promote and maintain the Asian character of the area through continuity in design, and minimize the impacts of proposed development on adjacent, existing neighborhoods and developments. The architectural framework and design criteria listed below are not meant to impose absolute design constraints, but rather to establish minimum design standards for all proposed development within the Asian Design Overlay District.

1. **Roof Lines and Parapet Treatments.** Roof lines shall be designed to establish a visually interesting roof horizon that will carry Asian design character and parapet treatments shall be used as an integrating architectural element through out the development. Both treatments shall be used to reduce apparent scale and mass of building walls.

   A. Roof design shall provide a variety of roof and plane lines, especially where building heights exceed 50 feet.

   B. Cornice treatments, parapet wall details, and overhanging eaves which enhance the Asian architectural character of the roof shall be incorporated into the design.

   C. The design of building rooftops shall include parapets to conceal rooftop equipment, chimneys, cooling towers, and solar panels.

2. **Building Design.** Building design shall incorporate the architectural styles above (traditional, contemporary, fusion), as well as provide architectural components which complement the Asian form, texture and color palette.

   A. Building facades shall include articulated openings and window treatments with geometric patterns including but not limited to, columns, entry ways, and arches.

   B. Architectural accessories, such as engraving and calligraphy, as well as varying finished materials shall be incorporated into the design.

   C. Side and rear building facades shall be designed with specific attention to architectural character and level of detail complementary to the front facade.

   D. The overall design of all proposed buildings shall enhance the streetscape by creating functional and visually appealing public spaces for pedestrian activities.

3. **Lighting.** On-site lighting shall be designed to prevent over-illumination and glare and avoid insufficient or uneven illumination, especially in areas where pedestrian and vehicle coincide.

   A. Where proposed developments are adjacent to residential uses, the use of down-shielded low intensity lighting, such as low pressure sodium lighting, shall be required.

   B. In pedestrian areas and parking areas the use of high light intensity such as metal halide source lighting shall be required to provide visual comfort for pedestrians.

   C. Building illumination and architectural lighting shall be compatible with the architectural treatment of the building.

   D. Service area lighting shall be shielded and directed to illuminate the service yard boundaries only.

   E. Exterior accent lighting for landscaping and buildings shall be accomplished with low intensity light sources which typically include surface mounted fixtures, lamps recessed in building overhangs, walls, architectural, and landscape architectural accents.

30.48.860 **Site Development Standards.** The standards below are intended to serve as supplemental requirements to the underlying zoning district regulations and various site development standards established in Title 30, Chapters 30.40, 30.44, 30.48, and 30.56. The uses, minimum lot sizes, lot width, yard requirements, lot coverage, and other development requirements shall be determined by the regulations applicable to the underlying zoning district

1. **Cultural Heritage Program.** All development within the Asian Design Overlay shall provide a cultural heritage program, which is an essential and unique element of this Overlay. The program shall provide an opportunity for exploration and interpretation of the multicultural heritage between the Asian Cultures throughout the proposed development and the pedestrian realm. The program shall meet the following regulations:

   A. A pedestrian realm shall be constructed in per 30.48.770 (C) (6) (Pedestrian Realm) and Table 30.48-J2 for MUD-2.

B. An interpretive sign program must be incorporated into the pedestrian realm and throughout the development which illustrates and explains the cultural heritage and the architectural significance of the development through text and graphics.

C. The height and area of the signs shall follow the regulations for "Entry/Exit" signs found in Table 30.72-1 (On-premise Signs).

D. Signs shall be located at significant points of entry to the development and should be integrated with landscape and pedestrian realm.

E. Signs shall be constructed of durable materials to serve the artistic and functional purpose of interpretive, historical, or commemorative signs located outdoors.

2. Pedestrian and Vehicular Circulation. Pedestrian activity should be a focal point of development within the Asian Overlay District. Development shall be designed to promote safe and inviting pedestrian activity and circulation while maintaining safe and efficient on-site vehicular circulation.

A. Developments shall provide unobstructed pedestrian circulation within activity centers and pedestrian realm, allowing direct pedestrian movement from parking to the sidewalks and safe movement along walkways and sidewalks.

B. Pedestrian connections shall be provided between existing and proposed developments.

C. Sidewalks shall be provided between rows of parking to provide a clear separation between parking and pedestrian areas.

D. A comprehensive circulation plan shall be submitted with all land use applications demonstrating allowance for parking, loading, and maneuvering, with attention to functional and aesthetic concerns such as trash removal and emergency access.

E. Shared loading areas, dumpster, and drive thru shall be properly screened with landscaping.

F. Alternative paving material shall be used through out the development to reduce heat build-up and indicate the separation of pedestrian activities from vehicular traffic.

G. Pedestrian access shall be provided along the development's perimeter, at a minimum of every 75 feet per Tables 30.64-1 and 2, or the Board may allow a breach in the required wall adjacent to a less intensive use at the time of the public hearing. Points of access shall be designed to be inviting and provide a sense of arrival with gateway design, landscape treatment and security lighting.

H. On-site circulation design shall incorporate traffic calming measures as well as accommodate alternative transportation modes such as car pools, bicycle and public transportation.

3. Landscape Design. Landscaping and gardens shall be used to enhance the overall experience of the Asian District, as well as integrate the cultural heritage trail and the pedestrian activities.

A. Asian garden design shall be eclectic and integrated in all development to create a diverse garden palette that will convey regional landscape and cultural identity. Gardens from different regions and nationalities shall include but not be limited to: China, Japan, Korea, Laos, Vietnam, etc.

i. Gardens shall consist of a diversified plant selection, landscape accessories of cultural significance such as statuaries and Asian landscape architectural details such as lighting features, benches, kiosks, court yards, park pavilions, and signs.

ii. Gardens shall be used for passive recreation such as observation, pedestrian contemplation, cultural interpretation and may include interpretive signs.

iii. While the garden area is not prescribed, the area should be comparable to the size of the development as required by the design review approval.

B. The landscape shall integrate the desert environment by specifying the desert plant material (see Southern Nevada Regional Planning Coalition's Regional Plant List), and designing dry rock streams and using decorative rock ground cover.

C. Decorative rock shall not be used as the only ground cover. A combination of artificial grass, vegetative ground cover and decorative rock shall be used.

D. The use of water-conserving plants (see Southern Nevada Regional Planning Coalition's Regional Plant List) and hydro-zones methodology shall be required for all development. Water conserving desert plants with minimal irrigation needs shall be used for parking and low pedestrian activity areas, and plants with greater irrigation needs (Asian garden design) shall be used for high pedestrian activity areas.

4. Perimeter Walls. In addition to the landscaping element, walls may be provided if designed to minimize visual dominance and complement overall design of the development.

A. Free standing and perimeter walls over 75 feet long and 3 feet high shall vary wall alignments with jog, curves, setbacks, etc.

B. In addition to the landscaping adjacent to a less intensive use per Table 30.64-2 (Non-Single Family Residential Screening and Landscape Buffer Requirements) and Figure 30.64-11 (Buffer Adjacent to a Less Intensive Use), accessories and statuary shall be placed in voids created by wall variation with appropriate accent lighting.

C. Walls shall be constructed to avoid a single mass concrete wall, by providing 2 or more finished materials resulting in various colors and an articulated facade.

5. Signs. Signs shall be designed to maintain architectural continuity and consistency in the design and location, while providing an information system that will improve the overall visual appeal and promote ease of use within the Asian District.

A. Signs shall be placed in positions and locations that will not obscure the views of oncoming traffic and pedestrian users entering and exiting a destination site, while at the same time, enhance the overall circulation pattern.

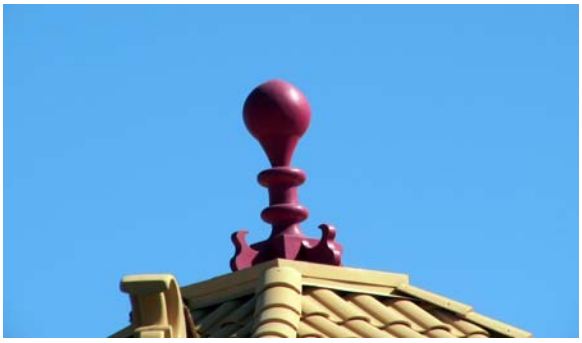
B. The sign structure shall be designed to complement the surroundings rather than being a dominant feature on the site, by implementing appropriate scale, height and color schemes with the development.

C. A continuous and uniform sign program shall be maintained through out the development.
(Ord. 3987 § 3 (part), 10/2011

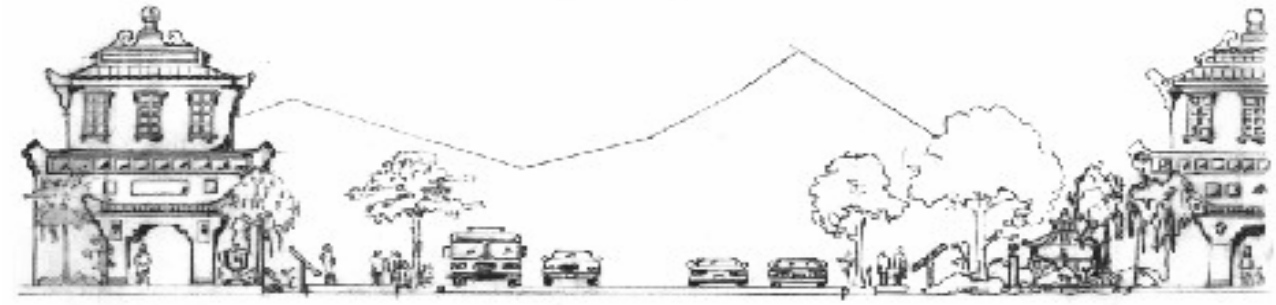
30.48.870 Photo Gallery. The illustrations in this section are intended to provide a visualization for the different design components established for the Asian Overlay District. These illustrations are not intended to create unrealistic expectations, but to provide a point of physical reference for the sole purpose of design concept development.

Architectural –Eclectic Forms

Architectural Development Standards



Cultural Heritage Interpretation Program



The Asian District Pedestrian Realm

Landscape Design

(Ord. 3882 § 3, 5/2006)

PART L MOAPA VALLEY OVERLAY DISTRICT

30.48.900 **Purpose.** The Moapa Valley Overlay is established to impose additional design standards within the Moapa Valley Town boundary to promote development that will maintain and enhance the environment and rural character of the Logandale and Overton areas.

30.48.905 **Policy Framework and Relevant Plans**. The design components of this overlay are consistent with policies of the Northeast Land Use Plan and the Moapa Valley Community Profile and Vision Plan.

30.48.910 **Establishment of the Moapa Valley Overlay District and Map**. The boundaries of the Moapa Valley Overlay District described in this Part L are hereby established as shown on the Moapa Valley Overlay District Map, as adopted by the Board of County Commissioners and amended from time to time, which shall be incorporated by reference into Title 30 (see Appendix G, Map # 17).

30.48.915 **Expansion or Amendment of the Moapa Valley Overlay District**. The Moapa Valley Overlay District (Overlay) may be expanded or amended by ordinance.

30.48.920 **Permitted Uses**. The specific uses allowed per zoning district in Table 30.44-1 shall establish the uses permitted within the Moapa Valley Overlay District, subject to the conditions listed and including any additional application requirements indicated therein.

30.48.925 **Applications.** All new development within the Moapa Valley Overlay District boundaries shall be subject to the applicable land use application approval and must be in conformance with the standards, requirements and procedures established in this Part (L).

1. Any modification to an approved or existing development within the Moapa Valley Overlay District which increases the building area by more than 100 square feet or 10%, whichever is greater, increases the building height by more than 4 feet or 10%, whichever is greater, or significantly changes the location of previously approved uses or principal structures, shall result in the entire development complying with this Part.

2. In addition to all requirements listed in Chapter 30.16, land use applications for projects within the Moapa Valley Overlay District shall include applicable detailed landscape, lighting, and signage plans, as well as colored elevations of the development. These plans shall address and conform to all provisions set forth under this section.

30.48.930 **Architectural Development Standards**. This section establishes architectural standards which enhance the rural character within the Moapa Valley.

1. Non- residential buildings along Moapa Valley Boulevard within the Overton Town Center area (as shown on the land use plan) shall have an entrance facing the Moapa Valley Boulevard right-of-way.

2. Building height shall not exceed 35 feet.

3. Exterior colors shall consist of subdued earth tones. Bright colors shall not be permitted.

4. Buildings within a shopping center shall have compatible architecture and design elements. (Ord 3805 § 5 (part), 9/2009)

30.48.935 **Site Development Standards.** The standards below are intended to serve as supplemental requirements to the underlying zoning district regulations and various site development standards established in Title 30, Chapters 30.40, 30.44, 30.48, and 30.56. The uses, minimum lot sizes, lot width, yard requirements, lot coverage, and other development requirements shall be determined by the regulations applicable to the underlying zoning district. The standards within this section are intended to provide visually appealing

streetscapes and enhance the rural lifestyle by preserving and restoring the scenic qualities of the native landscape.

1. **Perimeter Buffering, Landscape, and Screening:**

   A. Detached sidewalks per Figure 30.64-17 are required along all arterial and collector streets for all developments. For residential development a 6 foot decorative wall is required behind landscaping and the detached sidewalk. If agricultural development is adjacent to the detached sidewalk and landscaping, traditional farm/agricultural fencing may be provided.

   B. Along collector and arterial streets, a minimum 10 foot segment of decorative fence is required for every 40 feet of wall.

   C. When adjacent to local streets, major subdivisions should be designed with lots fronting the local streets. Along the perimeter of a subdivision, where lots rear or side the local street, solid walls are not permitted An open fence (a minimum of 50% of the vertical surface area of the fence to remain open and transparent) and a 6 foot landscape strip per Figure 30.64-10 (fence need not be decorative, but shall be constructed of materials listed in subsection (D) below) shall be provided.

   D. Any required fence and wall shall be constructed of wrought iron, wrought iron and decorative CMU (concrete masonry unit) combination, open rail fencing, pre-cast decorative concrete, vinyl, stone, weather-treated wood and textured or stucco surfaced CMU that is architecturally compatible with adjacent buildings. Non-textured or unfinished CMU and corrugated metal are not a permitted material for walls or fences.

   E. Fences and walls shall be designed to be architecturally compatible to the principal buildings in terms of materials, colors, and design.

   F. Walls and fences shall be designed to increase shadow patterns, provide interesting visual effects and reduce apparent mass.

   G. Fences/walls constructed along Moapa Valley Boulevard should preserve view sheds and promote visual interest and safety.

   H. Maximum fence/wall height per Chapter 30.64.

   I. Residential gated developments are not permitted.

   J. Plant materials shall be selected to blend in scale with the design scheme of the proposed site.

   K. Plant materials shall be used as distinctive elements to identify major entry ways.

2. **Parking.** Within Overton Town Center area (as shown on land use plan) parking is not permitted between rights-of-way and buildings unless approved through a Waiver of Development Standards or Variance application.

3. **Signage.**

   A. All signs must be consistent with the architecture of the building or development in which they are located.

   B. Freestanding signs shall not exceed a maximum height of 20 feet.

C. The area of wall signs shall be limited to a maximum of 10% of the surface of the wall on which it is located.

D. Monument signs may not be internally illuminated.

E. Signs shall not contain exposed neon.

F. Animated signs, multivision signs, and revolving signs are not permitted.

G. All other sign development standards per 30.72.

4. Business Directional Signage.

A. Directional Signs. Directional signs shall adhere to the following conditions to which no waivers or variances are allowed:

1. Each business use may advertise on one sign only, however, location provisions below may preclude such sign.

2. A maximum of one sign may be located within each quadrant of the intersection of a major collector or arterial street with Moapa Valley Boulevard. Sign shall not exceed 70 square feet in area and 10 feet in height.

3. Signs permitted only along Moapa Valley Boulevard (Highway 169) within commercial zoning districts.

4. The one sign allowed shall be located within the intersectional quadrant (as described above) nearest to the business, set back the required distance for the district. Signs shall not be placed within publicly held right-of-way. Directional signs situated on private property shall not interfere with signage within the right-of-way or with any vehicular or pedestrian traffic on public or private property.

5. Signs shall only be lit within one hour of opening the business to one hour of closing.

B. Affidavit. Prior to sign permit submittal, the applicant must provide an affidavit stating that all of the above conditions have been met.

5. Lighting: Site lighting shall be designed to be functional, safe, unobtrusive, and complement the rural lifestyle.

A. Lighting Design Standards.

1. All lighting shall be designed to integrate the overall theme of the development and shall be architecturally compatible with the character of on-site structures.

2. Lighting shall be unobtrusive to adjacent properties and public rights-of-way.

a. Lighting standards and fixtures shall not cause abrupt visual transitions and shall gradually define land use transitions.

b. Exterior accent lighting for landscaping and buildings shall be accomplished with low intensity light sources which typically include surface mounted fixtures, lamps recessed in building overhangs, walls, architectural, and landscape architectural accents.

c. Exterior fixtures (luminaries) mounted on buildings shall be no higher than the line of

the first story eave, or 14 feet above finished grade, whichever is lower.

d. Floodlights, spotlights, or any other similar lighting shall not be used to illuminate buildings or other site features unless approved as an integral architectural or landscape element of the development (land use application) plan.

e. Parking lot fixtures shall be cut-off fixtures, designed and positioned to cast adequate light for safety and security but adjusted to eliminate encroachment on neighboring properties.

f. All site lighting shall be appropriate in height, intensity, and scale to the site it is serving and shall not exceed a maximum height of 35 feet.

B. Lighting Exemptions. The lighting provisions set forth in this section shall not apply to seasonal lighting that is part of customary holiday decorations or annual civic events, or public lighting installed for the benefit of public health, safety, and welfare.

C. Non-conforming Lighting. All existing outdoor lighting fixtures shall be considered legal nonconforming fixtures. Existing fixtures may not be expanded or increased in a manner which would result in greater non-conformity. (Ord 3805 § 5 (part), 9/2009; Ord. 3687 § 1, 10/2008; Ord. 3549 § 8 (part), 9/2007; Ord. 3521 § 3, 6/2007)

PART M SOUTH OF SAHARA AVENUE (SOSA) DESIGN OVERLAY DISTRICT

30.48.950 Purpose. The South of Sahara Avenue Design Overlay District is created to implement design standards (as illustrated in the "SOSA Design Standards and Guidelines") for future development and redevelopment of properties within the SOSA Design Overlay District. (Ord 3955 § 7 (part), 6/2011)

30.48.955 Establishment of the SOSA Design Overlay District and Map. The SOSA Design Overlay District is an approximate 120-acre area located within the Mixed Use Overlay District and bounded by Joe W. Brown Drive, Sahara Avenue, Maryland Parkway, and Karen Avenue. The boundaries of the SOSA Design Overlay District described herein are established as shown on the SOSA Design Overlay District Map, adopted by the Board of County Commissioners, and incorporated into Title 30 by this reference (see Appendix G, Map #19). (Ord 3955 § 7 (part), 6/2011)

30.48.960 Modification of the SOSA Design Overlay District. This overlay district may be amended by the initiation and adoption of an ordinance and map describing the boundaries therein. (Ord 3955 § 7 (part), 6/2011)

30.48.965 Application. All new development within the SOSA Design Overlay District boundaries shall be subject to the applicable land use application approval and must be in conformance with the standards, requirements and procedures established in this Part M. Any modification to an approved or existing development within the SOSA Design Overlay District resulting in a change to a minimum of 30% of the existing structures or previously approved area, or any other significant changes to the previously approved uses or structures, as determined by the Zoning Administrator, shall conform to the requirements and procedures established in Part M. (Ord 3955 § 7 (part), 6/2011)

30.48.970 Procedure. Applicants are required to meet with staff prior to the submittal of any zone boundary amendment, special use permit, waiver of development standards, variance, or design review application. Such land use applications for property within the SOSA Design Overlay District shall be approved by the Board. (Ord 3955 § 7 (part), 6/2011)

30.48.975 **Design and Development Standards**. Design and development standards for development within the SOSA Design Overlay District are required within this Part M. Additional guidelines are contained within the "SOSA Design Standards and Guidelines," which, while not mandatory, should be incorporated into the project's design to the greatest extent possible.

1. Street and Circulation Design

A. Blocks. Blocks with a perimeter greater than 1,980 feet (measured along the pedestrian realm; see page 17 of the "SOSA Design Standards and Guidelines") shall only be permitted when an internal pedestrian walkway, passageway, or street is provided through the middle of the block, which shall not be gated and shall remain open to public access.

B. Shared Driveways. Shared driveways are required in the rear of developments to provide access to parking and service areas.

i. Service and loading areas, utility boxes, mechanical equipment and trash enclosure areas shall be screened with landscaping or decorative walls.

ii. Driveway illumination shall be with light fixtures on the building or light poles adjacent to driveway; however, no light fixtures shall project over the driveway.

C. Streets. All streets shall be designed and constructed per the "SOSA Design Standards and Guidelines". Gated streets are not permitted within the SOSA Design Overlay.

D. Pedestrian Crossings. All internal street intersections within SOSA require crosswalks, as well as at mid-block locations if the distance between street intersections exceeds 400 feet. Crosswalks shall be a minimum of 8' wide and constructed of decorative concrete pavement to clearly mark the pedestrian zone.

E. Pedestrian Realm. The requirements within this Part E cannot be waived or varied.

i. A pedestrian realm shall be created on each side of all streets within SOSA. This standard does not apply to the south side of Karen Avenue, the north side of Sahara Avenue, the west side of Joe W. Brown Drive, and the east side of Maryland Parkway (the sides of these streets are not located within SOSA).

a. Pedestrian realm width shall be 15' wide. The pedestrian realm for Sahara Avenue shall be constructed in accordance with street section figures shown on pages 40 and 42 of the "SOSA Design Standards and Guidelines."

b. All other development standards shall be in conformance with Section 30.48.770(C)(6).

ii. Street furniture, public art, planters, and other items may be allowed in the supplemental pedestrian area (see Section 30.48.770(C)(6)). Items within the supplemental pedestrian area shall not block pedestrian access (sidewalk), building entrance or path leading to a building entrance.

iii. Outdoor dining may be allowed in the supplemental zone. If a barrier is provided it may be constructed as a sectional freestanding metal fence, freestanding posts connected by a rope or chain with a minimum diameter of one inch, or a group of planted pots or planter boxes that surround the dining area. The dining area barrier should be 36 to 42 inches tall. Chain link fences, fences with fabric inserts, and wood fences are prohibited.

2. Architectural Development Standards.

A. Setbacks. Buildings shall be located at the back of the pedestrian realm. Stoops and stairs may project into the pedestrian realm. Residential buildings shall be set back 5' from all other property lines. Commercial buildings shall be set back 5' from the rear property line, unless the building type occupies the entire block, then no setback is required. Awnings/shade structures may project up to 5' from facades, however, it shall not encroach into pedestrian access.

B. Mass and Height.

i. The first five floors of a building shall be considered the building base, which shall have a maximum height of 55'.

ii. All floors above the fifth floor shall be considered the building tower. If the building includes a tower, the tower shall be stepped back 10' from the roof edge of the building base.

C. Facades

i. The primary entrance to any principal building shall be located on a facade that faces a street or public space.

ii. The ground level floor of a residential building shall be a minimum 3' above the finished grade of the site.

iii. Windows on a facade fronting a street or public space shall occupy at least 20% of the total area of the facade. Windows shall be provided on all floors of the building.

iv. External stairways going to upper floors (does not include stoops providing access to the ground floor units) are prohibited along facades that face a street or public space.

v. The floor to ceiling height of the ground floor shall be at least 16'.

vi. 70% of the ground floor façade of a commercial building (as measured by multiplying the floor's ceiling height by the width of the ground floor façade) shall contain transparent glass.

vii. Facades facing a street or public space shall be articulated to minimize the visual impact of large, uninterrupted, austere facades. See pages 64 and 79 of the "SOSA Design Standards and Guidelines" for appropriate methods of articulation.

viii. Building facades adjacent to alleys/shared driveways shall have a decorative finish similar to the front facade, and shall include windows or secondary entrances.

D. Parking Structure Facades.

i. Views into the podium parking level shall be screened with decorative metal, dense landscaping or by limiting the size of openings.

ii. Parking structure facades shall be designed to be compatible with other building facades on the property, and contain patterns, materials, details, and colors that are similar to adjacent facades. Ramps shall be enclosed or screened from the right of way.

E. Roofs.

i. Residential buildings may have flat roofs when the roof includes a decorative parapet.

ii. Variations in all rooflines shall be incorporated to provide architectural character and variety. Horizontal roof lines longer than one hundred feet shall provide articulations in the facade, changing the height of roof portions, or by adding elements such as, but not limited to, towers or domes.

3. Site Development Standards.

A. Parking.

i. Adequate parking should be provided to accommodate the use. The minimum standards of Chapter 30.60 shall not apply to projects within the SOSA Design Overlay, however; when providing less than the number of spaces required per Chapter 30.60, the applicant shall present justification as to why the minimum standards are not necessary.

ii. Parking areas are prohibited between streets and front building facades.

iii. All development shall provide a parking and service zone. This zone includes the area of the lot that is more than 20' from the back of the pedestrian realm and 5' from side and rear property lines. Surface parking, parking structures, trash enclosures, and service areas shall be located in this zone.

iv. Access to parking shall be provided from the rear alleys/shared driveways if available. If the property is not located adjacent to an alley, then a maximum of two driveways from the street are allowed.

B. Landscaping. Paved pedestrian access/pathway, which may include steps and stoops, shall provide access between sidewalks and building entrances.

C. Walls/Fences/Screening. Walls and fences should be limited to necessary screening only.

i. Fence and wall design shall be compatible with the architecture of the main building(s) on the site and shall be constructed with compatible exterior finishes and color materials.

ii. Walls and fences should be constructed of stone, brick, concrete, stucco, and decorative metal.

iii. Wood and chain link fences are prohibited. Barbed wired, concertina wire, and glass shards are prohibited on fences and walls.

iv. All walls shall be designed to minimize visual monotony by articulating the design of the wall surface. Appropriate methods of articulation include:

a. Providing regularly spaced columns or posts.

b. Designing the wall with a defined base and cap.

c. Utilizing more than one type of material or color.

d. Altering or changing the height of the wall.

D. Trash Disposal Areas.

i. Trash enclosures shall be located within parking garages or to the rear of buildings away from pedestrian realms.

ii. Trash enclosures shall be architecturally compatible with the other buildings on the site and their design should consist of similar forms, materials and colors.

iii. Trash enclosures shall have a trellis or roof.

E. Mechanical Equipment. The following items shall be screened from public views; utility meters, power transformers and sectors, irrigation and pool pumps**,** satellite dishes greater than 18" in diameter, antennas**,** and all mechanical equipment (including but not limited to heating/cooling, rooftop equipment).

4. Additional Design and Development Standards. Additional standards for streetscape, including street furniture and landscape materials, as well as way-finding signs, on-premise signs, common outdoor spaces and site lighting are recommended. Specific requirements may be included as a condition of approval of the land use approval for individual projects, including timing for placement of such improvements. See the "SOSA Design Standards and Guidelines" for design guidelines.

5. Utility Substations: Standards and Guidelines

A. The screening walls and building shall comply with the applicable facade standards and guidelines for Residential Flats, as shown within pages 60 through 69 of the "SOSA Design Standards and Guidelines". The facades shall be compatible with the desired form and character of the neighborhood. Facades shall not be designed like conventional utility building screening walls.

B. All undeveloped areas of the property that are visible from the public street shall be landscaped in compliance with standards and guidelines in Section 9.0 (Landscaping and Screening) of "SOSA Design Standards and Guidelines".

C. All substation utility lines shall be placed underground.

D. Utility companies shall improve the streets that are adjacent to the substation property in compliance with the street standards and guidelines in Section 5.0 (Streets) of the "SOSA Design Standards and Guidelines". (Ord 3955 § 7 (part), 6/2011; Ord. 3720 § 5, 12/2008)

PART N SPRING MOUNTAIN OVERLAY DISTRICT (Ord. 4016 § 2 (part), 4/2012)

30.48.990 Purpose. The Spring Mountain Overlay District is hereby established to minimize the impact of development within the area, to maintain the rural character and cultural heritage of the community, preserve wildlife habitat, and minimize the impacts of additional traffic.

30.48.1000 Spring Mountain District Map. The Spring Mountain Overlay, as adopted by the Board of County Commissioners, shall be incorporated into Title 30 and hereinafter referred to as the "Spring Mountain Overlay Map" in Appendix G, Map 20. The Spring Mountain Overlay includes both Part I, which is within the Spring Mountain National Recreation Area as described in subsection (1) of section 7 of chapter 198, Statutes of Nevada 2009, as amended by Chapter 104, Statutes of Nevada 2011 and Part II which are parcels excluded from the Spring Mountain National Recreation Area as described in subsection (2) of section 1 of chapter 104, Statutes of Nevada 2011.

30.48.1010 Establishment of Overlay District. This overlay district may be amended by the initiation and adoption of an ordinance and map describing the boundaries therein.

30.48.1015 Density & Intensity Restrictions.

1. **Part I.** Unless proposed for public facilities, applications pertaining to land within Part I shall not be accepted to:

   A. Increase the number of residential dwelling units allowed by the zoning regulations in existence on July 1, 2009.

   B. Establish a new nonresidential zoning district.

   C. Expand the size of any nonresidential zoning district in existence on July 1, 2009.

2. **Part II.** The land within Part II shall only be used for facilities and operations related to outdoor recreational activities. Land use applications shall not be accepted to allow the following:

   A. Resort hotel, hotel, motel, boardinghouse or lodging house.

   B. Gasoline station.

   C. Grocery store, convenience store, or any other store principally used for consumable products or food for human consumption.

   D. Restaurant franchise or chain (does not include the operation of a snack bar).

   E. Any residential development of more than 1 home per 2 acres. (Ord. 4016 § 2 (part), 4/2012)

30.48.1020 Permitted Uses. The uses listed under the column of the respective underlying zoning districts within Chapter 30.44 and Table 30.44-1 (see also Appendix F, for uses categorized by zoning district) shall establish the uses permitted within the overlay district, subject to the conditions listed and to all administrative and special use permits as shown in the Table. (Ord. 3804 § 6, 9/2009)

PART O HISTORIC NEIGHBORHOOD OVERLAY DISTRICT

30.48.1030 Purpose. The Historic Neighborhood Overlay District, hereafter referred to as HN, is hereby established to preserve the distinctive historic, economic, cultural, paleontological, or archeological character of a residential neighborhood, helping to enhance the intellectual and social experiences within Clark County. Historic Neighborhood has the meaning as described in NRS 278.0153. (Ord. 3992 § 3 (part), 11/2011)

30.48.1040 Initiation, Establishment, or Amendment of an HN Overlay District.

1. If a neighborhood is located within an eligible area described in Section 30.48.1050, the establishment or amendment of an HN Overlay District may be initiated by residential property owners or an Executive Board member of a neighborhood association with the submittal of a zone boundary amendment in accordance with the provisions of Table 30.16-3 (Zone Boundary Amendment).

2. An overlay shall be established by the Board's approval of the zone boundary amendment, and thereby shall be incorporated into the Official Zoning Map. (Ord. 3992 § 3 (part), 11/2011)

30.48.1050 Criteria for Establishment. In order for an area to be eligible to submit an HN application, the proposed HN area must contain a minimum of 10 residential dwelling units, where at least two-thirds of the units are a minimum of 40 years of age.

The neighborhood should be bounded by historic boundaries such as roadways or channels, by recorded subdivision boundaries, or by boundaries which coincide with logical physical or man-made features. Non-contributing properties or vacant parcels shall only be included to the extent necessary to establish appropriate, logical boundaries to form a cohesive neighborhood. (Ord. 3992 § 3 (part), 11/2011)

30.48.1060 Document Submittal Requirements. The following documentation shall be included in the zone boundary amendment request to establish a HN in addition to the documents required in Section 30.16.210 and Table 30.16-3:

1. Verification the neighborhood meets the criteria listed in Section 30.48.1050.
2. A minimum of 51% of the lots within the proposed HN shall be represented by a signature on a petition agreeing to the application. For lots with more than one owner, only one owner is required to sign the petition.
3. Justification of the neighborhood significance as described in Sections 30.48.1030 and 30.48.1050.
4. Vicinity map identifying the boundary of the proposed HN.
5. Elevations, in color, identifying design/character of the HN.
6. Photographs of the HN.
7. List of assessor's parcel numbers for all parcels affected by the proposed HN. (Ord. 3992 § 3 (part), 11/2011)

30.48.1070 Approval of HN.

1. The uses listed under the column of the respective underlying zoning districts within Chapter 30.44 and Table 30.44-1 (see also Appendix F, for uses categorized by zoning district) shall establish the uses permitted within the overlay district, subject to the conditions listed and to all administrative and special use permits as shown in the Table.

2. Upon designation of a HN, project identification signs may be provided to distinguish the neighborhood. Signs exceeding the requirements of Table 30.72-1 may be considered with a design review application (public hearing).

3. The neighborhood within a HN may register with the County to receive notice of proposed land use applications pursuant to Section 30.16.230(b)(5)(F); however, a HN need not be within a recorded subdivision. (Ord. 3992 § 3 (part), 11/2011)

30.48.1080 Process for Review of New Construction or Alteration. Within an approved HN, a design review application (public hearing) is required prior to the construction of new buildings, additions of more than 10% of the area of an existing building, submittal of subdivision maps, or any significant alteration to any exterior structure that is visible from a street, subject to the following:

1. The applicant shall conduct a neighborhood meeting prior to the design review hearing.

A. The meeting shall be held in the evening hours and located within or in close proximity to the HN Overlay District.

B. The applicant shall send a notice of the neighborhood meeting to all the property owners within the HN, at least 10 days prior to the meeting. Documentation of the notification shall be submitted to the Zoning Administrator.

C. After the meeting the applicant shall submit a status report to the Zoning Administrator indicating the status of neighborhood concerns.

2. All property owners within the HN shall receive notice of the design review hearing, including those owners beyond the normal notification requirements for a design review of this Title.

(Ord. 3992 § 3 (part), 11/2011)

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30.52 Off-Site Development Requirements

30.52.010 **Purpose.** This Chapter sets forth requirements for the dedication of rights-of-way, provision of utilities, street improvement requirements, and drainage improvements within public rights-of-way or private streets whenever land is subdivided or developed within the various districts. These requirements are intended to ensure that off-site improvements meet proper standards, do not unnecessarily obstruct streets and other rights-of-way, and promote the general prosperity, health, safety, convenience and welfare of the public.

30.52.020 **Applicability.** The developer is responsible for complying with the requirements of this Chapter, making the necessary arrangements for the design plans, and installing all improvements. Prior to occupancy or final inspection, the property owner shall install, erect, and construct the improvements required by this Chapter and/or as a condition of approval of the development following the issuance of permits as required by Chapter 30.32. (Ord. 3356 § 3 (part), 2/2006)

30.52.030 **Street Requirements.**

a. Dedication of Right-of-Way.

1. Prior to the issuance of building permits, concurrent with the recording of a subdivision map, or within 30 calendar days from a request for dedication by the County for dedication required by the approval of a land use application or subdivision map, right-of-way dedication is required with respect to a broad class of property owners pursuant to NRS 278.02317 for all development which abuts or contains a street for which insufficient dedication has been secured when located within the property lines of the development. Right-of-way dedication requirements are listed below:

A. Arterials or Limited Access Arterials, Township and Range Lines: 120 or more feet in width.

B. Arterials, Section Lines: 100 or more feet in width.

C. Collectors and Quarter Section Lines: 80 or more feet in width.

D. Local streets (public), including 16 and 64 section lines: minimum 60 feet in width.

E. Local residential streets (public) within a single family residential subdivision: minimum 47 feet in width. This minimum width of 37 feet back of curb to back of curb shall not be waived or varied.

F. Non-through streets at lengths greater than 150 feet shall be required to dedicate a turnaround area in accordance with the improvement standards of this Chapter.

G. Additional right-of-way for right turn lanes and second left turn lanes at section line and quarter section line intersections in accordance with the improvement standards of this Chapter.

H. In accordance with the conditions of an approved technical study.

I. All property owners along a street alignment must dedicate their portion (approximate 1/2) of required right-of-way. Off-set street alignment dedication must be approved.

J. The County may require additional dedication of right-of-way for public purposes. Right-of-way dedication along Las Vegas Boulevard South may be required up to the width designated per the approved Transportation Element of the Comprehensive Plan (200 foot width from Sahara Avenue to St. Rose Parkway and 300 foot width from St. Rose Parkway to the California border).

K. For the purpose of the following provisions and pursuant to NRS 278.0175, a public access easement or right-of-way easement shall be considered a public right-of-way. For detached sidewalks (offset from curb), right-of-way dedication options in addition to dedication to the back of curb shall be as follows:

i. For straight sidewalks, dedication from back of curb to back of sidewalk as a right-of-way easement for roadway and utility purposes, including but not limited to the right to construct, reconstruct, repair, operate and maintain sidewalks, streetlights, utilities, traffic control devices, and appurtenances thereto upon, over, under and through that dedicated property, with reservation of rights to property owners, homeowners association, or landscape maintenance association for all other rights and uses in that dedicated property, provided such rights and uses in no way interfere, impede, invade and/or conflict with the easement granted (see Figure 30.64-17); or

ii. Dedication of the sidewalk (fee simple or easement) with right-of-way easements as needed between back of curb and front of sidewalk to access, install, repair and maintain the sidewalk and public utility (including traffic) facilities (see Figure 30.64-17).

iii. Meandering sidewalks are a non-standard improvement which the County will not maintain. If provided at the request of the property owner, dedication from back of curb to back of sidewalk as right-of-way easement for roadway and utility purposes, including but not limited to the right to construct, reconstruct, repair, operate and maintain sidewalks, streetlights, utilities, traffic control devices, and appurtenances thereto upon, over, under and through that dedicated property, with reservation of rights to property owners, homeowners association, or landscape maintenance association for all other rights and uses in that dedicated property, provided such rights and uses in no way interfere, impede, invade and/or conflict with the easement granted. For the purpose of implementing this requirement, dedication to back of sidewalk shall be based upon that point where the back of sidewalk meanders closest to but not less than 3 feet from the required setback (see Figure 30.64-18).

iv. A condition to vacate and abandon any right-of-way on County-owned property shall be deemed satisfied if the area in question is required to be designated as right-of-way.

2. In no case shall above-ground utility vaults or other appurtenances that would obstruct the intended public use of a detached sidewalk be allowed within any easement granted for such purpose, or within any common lot designated for such purpose, and no easement rights in conflict with this provision shall be granted to a utility company or any other party.

3. Such dedication shall make provision for the continuation of collector and arterial streets and shall conform with the Clark County Comprehensive Plan, Transportation Element, current version or as amended from time to time, and the current Regional Transportation Plan as adopted by the Regional Transportation Commission.

4. Dedication for any alignment which the Director of Public Works determines is unsuitable for the establishment of a right-of-way because of extreme topographic conditions, established street patterns, or other similar condition, may be waived as specified in Section 30.52.120.

5. In the State of Nevada Hydrographic Area 212, commonly known as the Las Vegas Valley PM_{10} non-attainment area of Clark County, if the off-site improvements have not been completed and the proposed development is not required by any other section of the Clark County Code to provide the off-site improvements at the time of development of the property, the property owner shall: 1) sign a restrictive covenant for the improvements other than access road paving and dedicate to the County fee title to the right-of-way and pay to the Clark County Capital Improvement Fund the cost of constructing the paved access roadway within the right-of-way to be dedicated. The cost will be established by the Department of Public Works and will be calculated by multiplying the cost per foot by the total linear footage of the property dedicated. Such funds shall be used specifically for paving the roadway frontage of the parcel from which the dedication was required; or 2) sign a restrictive covenant for the improvements and grant the County a right-of-way easement for public access, drainage and utilities. The property owner shall retain the underlying property ownership and shall be responsible for dust control and compliance with Clark County Air Quality Regulations until the right-of-way is improved according to Clark County standards. After the right-of-way is improved and accepted for maintenance, the County, upon the property owner's granting a fee ownership to the County, shall assume maintenance responsibility for the right-of-way.

6. Alleys are not permitted unless required as a condition of vacating an existing alley.

7. Except for temporary signs per 30.72.040, structures located, or proposed to be located, within any future right-of-way are prohibited.

b. **Private Streets and Access Easements.** Minimum widths required by the Fire Department may not be waived.

1. All private street and access easements greater than 150 feet in length that serve more than 1 dwelling unit shall have a minimum width of 37 feet with a minimum 36 foot wide driveable surface per Clark County Improvement Standards. All private street easements greater than 150 feet in length shall terminate in a county-approved turnaround. These minimum width requirements shall not be waived or varied.

2. All private street and access easements less than 150 feet in length (including the length of the turnaround) that serve more than 1 dwelling unit up to a maximum of 6 dwelling units shall have a minimum width of 25 feet with a minimum 24 foot wide driveable surface. These minimum width requirements shall not be waived or varied.

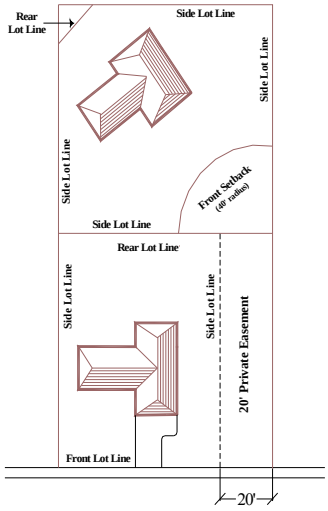
3. A private access easement serving only 1 dwelling unit with no frontage on public or private streets shall have a minimum width of 20 feet and need not terminate in a county-approved turnaround. (See Figure 30.52-1)

4. Private streets may be established without being included within private residential lots within subdivisions if: 1) a homeowners association assumes responsibility for the maintenance of the private street lots and 2) lots are proportionately assessed for the private street lot.

c. Legal Access. Each lot shall have a minimum street frontage of 20 feet or be accessed by a minimum 20 foot wide access easement or driveway. Minimum widths required by the Fire Department may not be waived. (Ord. 3859 § 9 (part), 6/2010; Ord. 3499 § 3, 3/2007; Ord. 3397 § 10 (part), 6/2006; Ord. 3356 § 3 (part), 2/2006; Ord. 3354 § 8, 2/2006; Ord. 3229 § 10 (part), 6/2005; Ord. 3093 § 1, 7/2004;Ord. 2961 § 8 (part), 10/2003; Ord. 2769 § 88, 89, and 90, 7/2002; Ord. 2741 § 9 (part), 5/2002; Ord. 2537(part) § 11, 2001)

30.52.035 Trail Requirements. Trail dedication per adopted trail plans may be required in conjunction with any land use application or tentative map. Any modification to trail width requirements will only be granted if an alternative design or site is acceptable and approved by the Department of Comprehensive Planning. (Ord. 3924 § 8 (part), 1/2011; Ord 3859 § 9 (part), 6/2010; Ord. 3524 § 3, 7/2007)

Figure 30.52-1 20' Private Road Easement



30.52.040 **Improvement Requirements.** The developer shall agree, through the posting of surety bonds in accordance with Section 30.32.150, to provide all improvements required by this Section prior to recording the final subdivision map or the issuance of a building or grading permit. Required improvements shall include, but not be limited to, the following:

1. Grading, curbs, gutters, berms, and paving of streets, highways, and other rights-of-way within, bordering, or necessary to provide access to and serve the development.

2. Grading and subsurface drainage structures necessary for the proper use and drainage of the street and lot, such as culverts, bridges, and storm drains, taking into consideration the drainage patterns on adjacent property.

3. Street name signs and traffic control devices.

4. Sidewalks on all streets as required.

5. Fire hydrants, in proper location and in sufficient numbers, to provide adequate fire protection as required.

6. Public Sanitary Sewer.

A. Every lot shall be supplied with adequate sanitary sewerage facilities, including sewer mains and house laterals, connected to systems with adequate capacity to serve the proposed development in conformance with the standards and specifications adopted by the Clark County Water Reclamation District, unless an individual sewage disposal system is approved in accordance with Section 30.52.110 below.

B. The developer shall provide evidence that the sanitary sewer service provider has agreed to serve the development, has adequate treatment capacity, and has approved the proposed design for any necessary facilities.

C. When sanitary sewer service is to be provided by a private system, the developer must provide evidence that the proposed system has been approved in accordance with the laws of the State of Nevada and/or Clark County.

7. Water Service.

A. Every lot shall be supplied with water adequate for domestic use, and fire protection if required, connected to systems with adequate supply and capacity to serve the proposed development in conformance with the standards and specifications adopted by the municipal water purveyor, unless a private well is approved in accordance with Section 30.52.100 (b) below.

B. The developer shall provide evidence that the water service provider has agreed to serve the development, provide adequate supply for domestic use, and fire protection if required, and approved the proposed design for any necessary facilities.

C. In cases where there is an existing well serving existing development on the lot, only the new lots being created need be connected to the public water system, provided that the lot remaining on the well meets the Health District requirements for lot size (also see 30.52.100(a)).

D. When water service is to be provided by a private system, the developer must provide evidence that the proposed system has been approved in accordance with the laws of the State of Nevada and/or Clark County.

8. Street Lighting and Electric Service. The electrical distribution systems shall meet the requirements of Clark County and shall be sufficient to serve the proposed development with street lights and power to every lot.

A. The developer shall furnish statements from the electric utility company stating that the company will furnish electric power to any lot within the development, upon the demand of any lot purchaser, at no cost to the purchaser, to bring the service to the lot.

B. Street lighting materials, candlepower, illumination and installation shall conform to recommended practice for street and highway lighting, as established by the Illuminating Engineers Society.

C. All electrical improvements shall be constructed or installed, in accordance to the requirements herein, and meet all applicable requirements of the National Electrical Code, American Standards Association, American Society for Testing Materials, Federal Specifications, National Electric Light Association, National Electric Safety Code, Underwriters Laboratories, Inc, Insulated Power Cable Engineers Association, Illuminating Engineers Society, and Code of Standard Specifications for Public Improvements (Clark County Electrical Ordinance).

9. Provision for service connections from utility lines and sanitary sewers shall be made which will eliminate the necessity of disturbing the street pavement, gutters, culverts, curbs and sidewalks when service connections are made.

10. Prior to improvements being made, plan approvals, the posting of surety bonds, and the issuance of permits in accordance with Chapter 30.32 must be complete. Inspections must be approved prior to acceptance of the improvements.
(Ord. 3229 § 10 (part), 6/2005; Ord. 3106 § 8 (part), 8/200; Ord. 2741 § 9 (part), 5/2002)

30.52.050 Improvement Standards.

a. Street Improvements. Street improvements shall be constructed in accordance with the "Uniform Standard Drawings for Public Works Construction Off-Site Improvements, Clark County Area, Nevada" and "Uniform Standard Specifications for Public Works Construction Off-Site Improvements, Clark County Area, Nevada" and appendices, the current editions or as amended from time to time, and on file for public review at the County Clerk's Office, and at the Regional Transportation Commission of Southern Nevada office, as modified by the "Clark County Supplement to Uniform Standard Drawings and Specifications" and "Minimum Road Design Standards for Non-Urban Roadways" and appendices, the current editions or as amended from time to time, and on file for public review at the County Clerk's Office and at the office of the Director of Public Works. A copy of said supplement and said non-urban standards may be purchased from the Department of Public Works at the uniform charge of $10 per copy plus the actual cost for mailing or handling when required.

b. Drainage Regulations, Criteria, and Design Manual. Drainage review, analysis, design and plan preparation, which will result in construction or site preparation for drainage, flood control, roadways and related public and private drainage improvements associated with developments, shall be in conformance with Uniform Regulations for the Control of Drainage and Hydrologic Criteria and Drainage Design Manual (including regulations for finished floor elevations), the current edition, or as amended from time to time, and on file at the County Clerk's Office and the Clark County Regional Flood Control District, together with prefaces, tables of contents and appendices, including any standard drawings therein contained, as modified below. All drainage review, including channel improvements, shall consider impacts to downstream properties, water velocities and erosion control. In order to provide for a more natural appearance, drainage ways are encouraged to be lined with natural materials, such as grass (other alternatives are included in the Hydrologic Criteria and Drainage Design Manual), when geotechnical conditions are favorable. Because of varying circumstances, each project shall be reviewed by the Board on a case by case basis to determine an appropriate design for the improvement.

1. Uniform Regulations for the Control of Drainage Amended/Section 32 Amended.

A. Definitions Added. In addition to the definitions given in Section 32 of the Uniform Regulations for the Control of Drainage, the following terms shall have the additional following meanings for this subsection (b):

i. "Local Administrator" means the Director of Public Works and designee, or an individual appointed by the Board of County Commissioners or designated by the County Manager to perform the function defined in the Uniform Regulations for the Control of Drainage.

ii. "Designated Official" means the Director of Development Services and designee, or an individual appointed by the Board of County Commissioners or designated by the County Manager to perform the function defined in the Uniform Regulations for the Control of Drainage.

iii. "Grading Permit" means that permit required by Sections 33, 34 and 35 of the "Uniform Regulations for the Control of Drainage," (URCD) and includes all building or grading permits required for grading by the Building Code and other standards as adopted by Clark County in Titles 22 and 30 of the County Code. If there is a conflict as to which permit or permit process applies to a specific case, the procedures which are most stringent apply.

2. Uniform Regulations for the Control of Drainage Amended/Section 35 Amended.

A. Section 35.080 Amended. Section 35.080 of the "Uniform Regulations for the Control of Drainage," is amended to read:

35.080 Warning and Disclaimer of Liability. Neither the issuance of a permit under the provisions of this Chapter, nor the compliance with the provisions hereof or with any conditions imposed by the Designated Official, shall relieve any person from any responsibility for damage to persons or property otherwise imposed by law, nor impose any liability upon the District and Entity for damage to persons or property.

The Local Administrator, Designated Official, and their designees, charged with the enforcement of this Chapter, acting in good faith and without malice for the Entity or District in the discharge of his duties, shall not thereby render himself liable personally, and he is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or by reason of any act or omission in the discharge of his duties.

B. Section 35.090 Amended. Section 35.090 of the "Uniform Regulations for the Control of Drainage" is amended to read:

35.090 Hazardous Conditions. The permittee and project engineer shall report to the Designated Official when any existing or proposed excavation, slope, or fill has become a hazard to life and limb, or endangers property, or adversely affects the safety, use or stability of a public way, or drainage channel. The Designated Official shall then notify the owner of the property upon which the excavation or fill is located or other person or agent in control of said property, in writing to repair or eliminate such hazard within the period of time specified in the notice.

C. Section 35.100 Amended. Section 35.100 of the "Uniform Regulations for the Control of Drainage" is amended to read:

35.100 Notice of Noncompliance. Whenever any construction or work is being done contrary to the provisions of this Chapter, or not in accordance with the plans and specifications submitted and approved as the basis for the issuance of the permit, or if a hazard to life and limb exists, or if public or private property is or may be endangered, the Designated Official, or designee, shall upon notice thereof issue a written notice to the permittee or his/her agent or other responsive employee requiring cessation of work upon that portion of the site where noncompliance, hazard or other violation has occurred or exists.

The notice shall state the nature of the said condition and shall contain sufficient information to apprize the permittee of the nature and extent of the correction required. No work shall be performed on said portion of the site unless or until the noticed condition is rectified and approved upon inspection of the Designated Official or unless, as a condition of continuing the work, special precautions agreeable to the Designated Official are performed by the permittee. Failure of the permittee to take such precautions or rectify such condition, hazard, nonperformance, noncompliance or violation shall be grounds for revocation of the permit.

3. If a drainage study is required by this Title, or was required by the Commission or Board as a condition of any subdivision or land use application, two copies of the drainage impact analysis, including all necessary data as required in this Title shall be submitted to the Director of Public Works with fees as required in Table 30.80-5. (Ord. 2842 § 1 (part) 1/2003)

4. Urban runoff including runoff generated by stormwater within urban areas is governed by the State of Nevada National Pollutant Discharge Elimination Systems Permit Program and Title 24, Chapter 24.40. Among other things, the program and Title 24, Chapter 24.40 require industrial facilities and construction sites to implement stormwater pollution prevention plans and best management practices to reduce or eliminate non-stormwater discharges into the storm sewer system. (Ord 4008 § 30, 3/2012; Ord 3859 § 9 (part), 6/2010;Ord. 3085 § 52, 6/2004; Ord. 3055 § 6, 4/2004; Ord. 2842 § 1 (part) 1/2003; Ord. 2769 § 91 & 92, 7/2002)

30.52.052 Street Configuration in Residential Subdivisions.

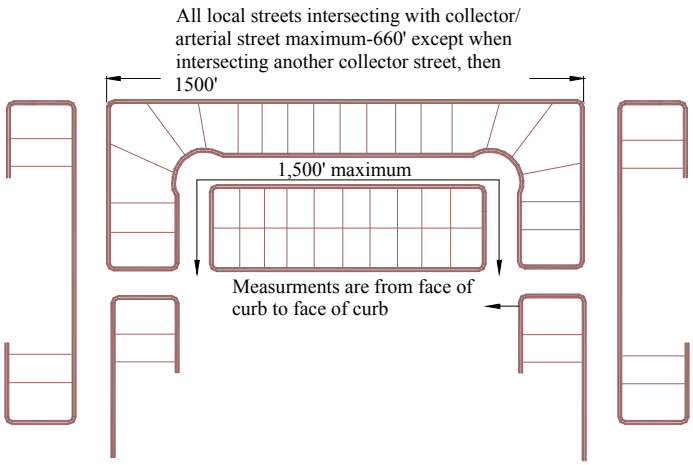
a. Streets on the Interior of Subdivisions. Streets shall not exceed one thousand five hundred (1,500') feet in length between intersections, except where topographical or other conditions require longer blocks, in which case the Fire Department shall be the approving authority. (See Figure 30.52-2). 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 Street. Streets with a County approved turnaround shall not exceed five hundred (500') feet in length. Streets without a County approved turnaround shall not exceed one hundred fifty (150') feet in length. See applicable Standard Improvement Drawing.

c. Intersections. Street intersections shall be off-set a minimum of one hundred twenty-five (125') feet (measured from right-of-way line to right-of-way line).

(Ord. 3397 § 10 (part), 6/2006)

Figure 30.52-2 Street Length



(Ord. 3397 § 10 (part), 6/2006)

30.52.055 Traffic Impact Analysis Requirements.

a. A traffic impact analysis shall be required when:

1. The development is anticipated to generate a minimum of 50 total trips in a peak hour as defined by the most recent version of the Institute of Transportation Engineers Reference Book, Trip Generation, and its most recent updates or by a trip generation study acceptable to the county; or

2. A traffic impact analysis is required by the Commission or Board as a condition of any tentative map, final map or land use application approved pursuant to the requirements of this Title 30.

b. Exception. If a traffic impact analysis is required by subsection (a) and the development is anticipated to generate between 50 and 300 total trips in a peak hour, the developer shall provide necessary traffic mitigation improvements as determined by the Director of Public Works and paying a traffic mitigation fee in accordance with Table 30.80-5 in lieu of submitting a traffic impact analysis, unless the Director of Public Works requires a traffic impact analysis. These funds shall be set aside in a special account for purposes of constructing traffic mitigation related to developments.

c. Submittal Requirements. In order to request a review of a traffic impact analysis, the following shall be submitted to the Director of Public Works:

1. A minimum of 2 copies of a traffic impact analysis including all necessary data as required in Chapters 30.32 and 30.52 of this Title. Additional copies may be requested by the Director of Public Works if a review by other jurisdictions is required.

2. Filing fees as required by Table 30.80-5. (Ord 3859 § 9 (part), 6/2010; Ord. 3688 § 9 (part), 10/2008; Ord. 3518 § 11 (part), 5/2007; Ord. 3229 § 10 (part), 6/2005; Ord. 2769 § 93 & 94, 7/2002; Ord. 2510 § 11 (part), 2000)

30.52.060 Utility Improvement Requirements.

a. The purpose of this section is to decrease the obstructions of streets and other rights-of-way; standardize, regulate and control the location, size, type, maintenance and quantity of cuts, breaks, alterations and installations of any improvements in the county rights-of-way; promote the health, safety, convenience and general welfare of the public; and improve the aesthetic appearance of the community or area, by requiring that new utility lines including, but not limiting to, electrical and communication distribution lines and appurtenances thereto, be located underground except as hereinafter provided.

b. New utility lines or the modification of existing lines including, but not limited to, electric, water, sewer, gas, petrochemical, and communication transmission and distribution lines and related equipment, shall be located underground except as provided below.

1. Exceptions to Underground Requirements. The following are not required to be installed underground:

A. County equipment installed under the supervision, and to the satisfaction, of the Director of Public Works including, but not limited to, traffic control devices and streetlight systems.

B. New electrical or communications poles proposed to be installed to replace existing overhead poles located along the same existing utility line where no increase in the number of poles is being requested or utility lines being dropped from an existing pole, except as permitted in Table 30.44-1.

C. New high voltage transmission lines of 34,500 volts or more (≥ 34.5 kv) which may be carried on overhead poles, upon approval of a special use permit identifying the route, pole locations and system design.

D. Radio antenna and associated equipment, and supporting structures used for furnishing communications services.

E. Service switch boxes and exposed conduit at buildings and gas and electric meters. The transformers shall be pad-mounted at the back of the sidewalk.

F. Fire hydrants, valves, vaults, meters, reservoirs and substations for public or private facilities.

G. Utility lines and related equipment serving, and located within, subdivisions recorded prior to 1968, unless the adopted land use plan or guide specifies that utilities for the area should be underground.

H. Temporary power poles needed for construction, for approved temporary projects, or for temporary government facilities.

I. Attachments to existing utility poles shall be allowed until utility poles are removed, retired or as underground location becomes mandatory. Underground relocation shall be at the owner's expense. (Ord. 4019 § 1, 5/2012)

2. Location of Utility Poles. When permitted, the forward edge of a utility pole may be located:

A. 58.5 feet from the centerline of the existing or proposed street right-of-way along a township or range line, plus any additional setbacks at intersections, as required under this Chapter and Chapter 30.56.

B. 48.5 feet from the centerline of the existing or proposed street right-of-way along a section line, plus any additional setbacks at intersections, as required under this Chapter and Chapter 30.56.

C. 38.5 feet from the centerline of the existing or proposed street right-of-way along a quarter section line, plus any additional setbacks at intersections, as required under this Chapter and Chapter 30.56.

D. 18 inches from the edge of any other rights-of-way, or future rights-of-way, lines.

E. In no case shall a utility pole or above ground related equipment be located such that the resulting existing, or proposed, sidewalk is less than 36 inches wide adjacent to the pole, or as required by the Americans with Disabilities Act, whichever is greater. (Ord. 3296 § 7, 10/2005)

30.52.070 Responsibilities of Developers/Property Owners for the Provision of Utilities.

a. It shall be the responsibility of the property owner to provide uniform and continuous utility easements as may be required for commercial and residential subdivisions.

b. When subdividing property, the developer shall provide a statement on the tentative subdivision map, indicating the terminal points of the water and sewer distribution systems proposed to be used. After approval of the tentative map, the developer will provide the utility companies with an approved copy of the tentative map.

c. An overall underground distribution system plan shall be submitted for approval, with the final improvement plans to show the proposed installation. The plan shall show the location of all underground services with locations to be marked at the sidewalk, or the curb, and the meters to be located so that there is access from the street side of the building. The underground services shall be shown to be covered with a safety guard.

30.52.080 Improvement Requirements for a Minor Subdivision.

a. For maps that require less than full off-site improvements at the time of subdividing, the Director of Public Works shall require an off-site improvement agreement with a restrictive covenant running with the land to be signed by the owner of the property being subdivided. The covenant shall require the construction of full off-site improvements in the future when requested by the Director of Public Works. This requirement may be satisfied by participation in a special improvement district that causes the installation of the required improvements.

b. If the smallest resulting parcel is 5 gross acres or greater, the off-site improvements required by this Title shall temporarily be deferred until future development, subject to the owner signing an off-site improvement agreement with a restrictive covenant running with the land.

c. If the smallest resulting parcel is less than 5 acres, prior to acceptance and approval of the parcel map, the Director of Public Works shall require the minimum improvements as listed in subsection (d) through (f). When improvements are required, the improvement plans shall be submitted, approved, and inspected, and surety bonds posted in accordance with Chapter 30.32. For the purpose of this Section, full off-site improvements shall consist of:

1. For public streets, fire hydrants, sidewalk, curb and gutter, paving of half-streets, street lights, street name signs, traffic signs, pavement markings and other applicable traffic control devices.

2. For private streets, paving, street name signs, traffic control devices, curbs and gutters.

3. In areas where building lots are 20,000 square feet or larger, the Director of Public Works may waive the requirements for sidewalks and street lights. Fire hydrants may only be waived by the Clark County Fire Department.

d. Full off-site improvements shall be required when parcel map is located:

1. Across the street from, or immediately adjacent to, existing full off-site improvements. In this case, the developer shall provide matching off-site improvements.

2. Within 660 feet of existing full off-site improvements, in any direction from the parcel map, provided the parcel map has a street frontage of a nominal 300 feet, which shall include frontage on private streets.

3. For a second or subsequent minor subdivision, with respect to (a) a single parcel; or (b) a contiguous tract of land under the same ownership, or ownership by a partnership or corporation of which an individual is a principal or officer, or ownership by persons of first degree of consanguinity, any reasonable improvement may be required, but not more than would be required for a major subdivision.

e. Paving shall be required when any parcel is within a nominal 660 feet (based on 1/64 of a section) of a paved road, or a road for which paving is committed, as described in this Section, or when the parcel is within the PM-10 Non-Attainment Area, as shown on the adopted map, regardless of the distance from a paved road, or a road for which paving is committed. The road providing the access to the parcel, as well as dedicated and private streets within, and adjoining the parcel, shall be paved.

f. Gravel shall be required when the parcel is more than 660 feet from a paved road, or a road for which paving is committed, as described in this Section, when the parcel is outside the PM-10 Non-Attainment Area. The road providing the access to the parcel, as well as dedicated and private streets within or adjoining the parcel, shall, as a minimum, be graveled. If the smallest resulting parcel is 2 acres or greater, only the dedicated road, or roads, providing the access to the parcels must be graveled. All graveled rights-of-way accepted for dedication will not be accepted for maintenance and repair. The owner(s) of record, their heirs, assigns or successors of the divided parcel remain liable and are required to maintain such roads until maintenance is accepted by the County.

g. Within the PM-10 Non-Attainment Area, minimum paving requirements shall comply with Clark County Air Quality Regulations, Sections 91 and 93, and shall not be waived. (Ord 3859 § 9 (part), 6/2010;Ord. 2769 § 95, 7/2002; Ord. 2741 § 9 (part), 5/2002; Ord 2573 § 11 (part), 2001)

30.52.090 Completion of Public Improvements. Within a period of 2 years of approval of the final map, all public improvements required by these regulations, and other applicable laws and regulations, shall be completely installed and constructed within the area covered by such map. The Director of Public Works may administratively approve extensions of time not to exceed 2 year increments if there are no resulting impacts to programmed, publicly funded projects, or that the extension would not result in a hazardous traffic situation or have a substantial impact on traffic flow as determined by the Director of Public Works. If the extension of time is denied, the manner of appeal is the filing a Waiver of Development Standards per Table 30.16-7, which must be approved by the Board. The applicable bonds, or cash guarantees, shall be recalculated and renewed to cover the extension of time. If the work is not completed within the approved time frame, the bond posted under Section 30.32.150 shall be deemed in default. (Ord. 3924 § 8 (part), 1/2011; Ord. 3859 § 9 (part), 6/2010; Ord. 3518 § 11 (part), 5/2007; Ord. 3432 § 8 (part), 10/2006; Ord. 2961§ 8 (part), 10/2003; Ord. 2769 § 96, 7/2002)

30.52.100 Provisions for Water.

a. Public Water Service. Except as permitted by Section 30.52.040(7)(C), when any portion of a development is within 1,250 feet of a public waterline with adequate capacity and pressure to serve the development, water service shall be provided by a public system.

b. Individual Wells. Where single family residential development on lots which were not created by a major or minor subdivision is located in excess of 360 feet of a public waterline, where all other development is located in excess of 1,250 feet of a public waterline, or if a waterline within this distance does not have adequate capacity and pressure to serve the development, individual wells may be used to provide the required water if the developer can provide evidence of the following approvals. Where individual wells are approved as the adequate water supply, the developer shall denote such intention upon the final plat and every sales contract for each lot purchaser.

1. Las Vegas Valley Artesian Basin. In the Las Vegas Valley Artesian Basin, as designated and described by the Office of the State Engineer of the State of Nevada (see Appendix G), further subdivision will only be allowed if all the lots within the subdivision are 5 acres or more in size, or if non-revocable water rights are obtained and relinquished back to the public waters in an amount sufficient to support the number of lots being created in a manner approved by the State Engineer for the drilling of individual domestic wells or a water right permit sufficient to support the number of lots being created in a manner approved by the State Engineer. An exception is made within the area shaded on the map titled "Las Vegas Valley Oversizing Areas Map and Projected Urban Water Service Boundary", dated July 29, 1999, adopted herewith, and on file in the Office of the County Clerk (see Appendix G). Lots within this area which rely on wells, surface or groundwater as the adequate source of water may be created if all of the following conditions are met:

A. The lot must be created by a parcel map and constitute less than 5 acres, but consist of at least 40,000 square feet or more.

B. For purposes of ground water supply, the subdivision must be connected to the water facilities of the municipal water purveyor when within 1,250 feet from a waterline with adequate capacity and pressure to serve the subdivision at the time the map is recorded, and must not be in an area restricted by the State Engineer for any other reasons.

C. The property owners must sign an agreement which will be recorded and run with the land, binding them and their successors and assigns, stating that they will:

i. Connect to the municipal water purveyor's water system in the future when waterlines are located adjacent to their property (as outlined in the agreement), or at the time of development of the property, whichever occurs last, and pay all fees and charges required at that time for such connection.

ii. Pay all costs associated with the construction of future adjacent waterlines installed for the extension of water service to the property, or participate in any future special improvement districts providing water service to the property.

iii. Plug and abandon, in accordance with specifications acceptable to the State Engineer, any existing well on the property when water district facilities are available.

2. **Indian Springs, Ivanpah Valley North, Ivanpah Valley South, and Sandy Valley Groundwater Basins.** In Indian Springs, Ivanpah Valley North, Ivanpah Valley South, and Sandy Valley Groundwater Basins, as designated and described by the Office of the State Engineer of the State of Nevada (see Appendix G), further subdivision will only be allowed if all the lots within the subdivision are 5 acres or more in size, or if water rights are obtained and relinquished back to the public waters in an amount sufficient to support the number of lots being created in a manner approved by the State Engineer for the drilling of individual domestic wells or a water right permit sufficient to support the number of lots being created in a manner approved by the State Engineer. Lots within this area which rely on wells, surface or groundwater as the adequate source of water may be created if all of the following conditions are met:

A. For purposes of ground water supply, the subdivision must be connected to the water facilities of the municipal water purveyor when within 1,250 feet from a waterline with adequate capacity and pressure to serve the subdivision at the time the map is recorded, and must not be in an area restricted by the State Engineer for any other reasons.

B. The property owners must sign an agreement which will be recorded and run with the land, binding them and their successors and assigns, stating that they will:

i. Connect to the municipal water purveyor’s water system in the future when waterlines are located adjacent to their property (as outlined in the agreement), or at the time of development of the property, whichever occurs last, and pay all fees and charges required at that time for such connection.

ii. Pay all costs associated with the construction of future adjacent waterlines installed for the extension of water service to the property, or participate in any future special improvement districts providing water service to the property.

iii. Plug and abandon, in accordance with specifications acceptable to the State Engineer, any existing well on the property when water district facilities are available.

3. **All Other Parts of Clark County.** The developer shall obtain the approval of the State Engineer of the State Division of Water Sources of the Department of Conservation and Natural Resources for the creation of new lots which would rely on the use of wells, surface or groundwater resources.

4. **Accessory Apartment, Guest House, Temporary Living Quarters.** A permit from the State Engineer for non-revocable water rights in an amount sufficient to offset the development of an accessory apartment, guest house, or temporary living quarters shall be required prior to issuance of a building permit for such use on property serviced by a well.

c. **Sanitary Seals.** If a well is used for potable water purposes and is proposed for development within 1,000 feet of an existing underground fuel tank, the well must be developed with a 100 foot sanitary seal. (Ord. 3757 § 6, 4/2009; Ord. 3688 § 9 (part), 10/2008; Ord. 3238 § 6 (part), 7/2005; Ord. 3106 § 8 (part), 8/2004; Ord. 2741 § 9 (part), 5/2002; Ord. 2683 § 4, 11/2001)

30.52.110 Provisions for Sanitary Sewerage Facilities.

a. **Public Sewerage System.** When the use of an individual sewage disposal system is prohibited by Section 278.460 of the Nevada Administrative Code, due to the proximity of a public sewer line, sewerage collection and/or treatment shall be provided by a public system.

b. **Individual Sewage Disposal Systems.** Where the subdivision is located outside the mandatory connection distance, individual sewage disposal systems may be used to provide the required sanitary sewerage facilities, if the developer can obtain the approval of the Southern Nevada Health District. Where individual sewage disposal systems are approved as the adequate sanitary sewerage facilities, the owner shall denote such intention upon the final plat and every sales contract for each lot purchaser.

c. **Accessory Apartment, Guest House, Temporary Living Quarters.** Prior to the issuance of any building permit for an accessory apartment, guest house, or temporary living quarters, the developer must demonstrate adequate sanitary sewage facilities.

d. **Package Wastewater Treatment Plants.** Where a sewage disposal system is more than 5,000 gallons per day and outside the Clark County Water Reclamation District Service Boundary, a package wastewater treatment plant is acceptable provided that it has been planned and identified in the Clark County 208 Water Quality Management Plan and approved by the General Manager of the Clark County Water Reclamation District, the County Manager, and the Zoning Administrator in accordance with Title 30 and Title 24, Chapter 24.28. (Ord 4008 § 31, 3/2012; Ord. 3472 § 9 (part), 1/2007; Ord. 3238 §6 (part), 7/2005; Ord. 3085 § 53, 6/2004)

30.52.120 Waivers.

a. **Provisions for public water and sanitary sewer services.** Provisions for public water and sanitary sewage services can be administratively waived, subject to all of the following.

1. The lot can only be a part of a minor subdivision and cannot be developed in the immediate future. A notarized statement declaring that the parcel is not being created for the purpose of development, and the owner has no intention of developing the lot at this time, shall be submitted with the minor subdivision application.

2. The future development of a lot created under this Section will be subject to the availability of water and/or sanitary sewer service, and the rules and regulations governing water and sanitary sewer connections at the time of building permits or subsequent re-subdivision. A notation will be included on the map indicating that provisions for water supply or sanitary sewerage service have not been made for a certain lot, or lots, and there is no guarantee that adequate water supply or sanitary sewage service will be available to serve the lots.

3. The resulting lot is within the required connection distance of existing water and/or sewer lines specified.

4. The resulting lot is not in an area where further subdivision is prohibited due to inadequate public water supply, or inadequate public sanitary sewerage line or treatment capacity.

5. The resulting lot is at least 2 gross acres in size.

6. Simultaneous with the recording of the map, a covenant and deed restriction shall be recorded, which shall run with the land, and shall serve to inform subsequent purchasers of the property, and shall state that:

A. The specified lot, or lots, were created without provisions for water supply or sanitary sewer service.

B. Water and/or sanitary sewer service may not be available in the future, which may severely restrict the use of the lot.

7. Notwithstanding the improvement requirements of this Section, any lot created between July 1, 1973 and July 20, 1993, which was not created by minor subdivision, may submit and record a minor subdivision without being required to improve in order to legalize the lot, providing the lot conforms to all the requirements of this Title and further providing that the lot complies with the Southern Nevada Health District's requirements for individual wells and/or individual sewage disposal systems.

b. Director of Public Works. When an alternative design is shown to be equally serviceable in a particular instance and if the general prosperity, health, safety and welfare of the public are not adversely affected, the Director may approve an administrative minor deviation (in accordance with Table 30.16-8) for:

1. Utility Pole location which shall not be permanent and may be withdrawn by the Director of Public Works upon 30 days notice. Any change in location of any utility poles, or any guy wires, shall be made by the person or firm having ownership or control of the same, at no cost to the County.

2. Time restrictions, as set forth in Section 30.32.100 (Time Restrictions on Work in Streets) of this Title.

3. Design standards and specifications as provided for in the *Clark County Supplement to Uniform Standard Drawings*, per Section 30.52.050(b) of this Title or the *Hydrologic Criteria and Drainage Design Manual* (including finished floor elevations outside the One-hundred Year Flood Plain).

4. Right-of-way width requirements in order to accommodate special conditions such as discontinuity with existing streets or topographic conditions.

5. Time restrictions, as set forth in 30.52.090.

A. The extension(s) of time shall not exceed 2 years total.

B. The amount of the bond or cash deposit required must be recalculated if more than 1 year has elapsed since the bond has been posted.

6. For any issue of subdivision layout, location or design, and administrative minor deviation may be approved, provided that an alternative design is shown to be equally serviceable in a particular instance. In no case shall a subdivision design exception 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 allow a double frontage lot access to an arterial street.

c. Waivers of Standards. Waivers to the standards listed in this Chapter may be permitted in accordance with the following:

1. Waiver of Standards Application. All standards listed in this Chapter may be waived in accordance with the procedure stipulated in Table 30.16-7, unless otherwise specified it cannot be waived. Applications for waivers of standards shall be presented to the Commission and need not be a public hearing, except for waivers to any requirement for paving (including full width paving and minimum paved legal access) within the right-of-way. Waivers for paving in the right-of-way shall be considered at a public hearing before the Board. When such a waiver accompanies an application to be presented to the Commission, it shall be forwarded to the Board after Commission action. Compliance with all standards of the Clark County Air Quality Regulations is required. For any proposed development within the area shown within the PM-10 Non-Attainment Area, as shown on the map adopted by the Board on June 4, 1997, and as amended, hereby incorporated by reference, the Zoning Administrator shall not accept an application to waive any paving less than a required thirty-two foot wide road unless:

i. The proposed lots are being created by minor subdivision for the purpose of sale only and not for immediate development, and providing the smallest lot in the subdivision is not less than 2 1/2 acres in size.

ii. The waiver of the paved access road is temporary pending the completion of a special improvement district, subject to the Director of Public Works certifying that the improvement project will be completed within 2 years and providing the applicant signs all documents pertaining to the Special Improvement District.

iii. The paving of the access road will result in the complete replacement of the improvement within 2 years due to future improvements to be installed by any public utility or government entity.

iv. The proposed lots are to legalize parcels created between July 1, 1973 and July 20, 1993, which were not created by minor subdivision.

2. If the approval of any land use application by the Board stipulates that any required provision of this Chapter is waived, no further waiver of standards application is required, including conditions of approval for any other land use application which has been appealed to the Board.

d. Dedication. Dedication for any alignment which the Director of Public Works determines is unsuitable for the establishment of a right-of-way because of extreme topographic conditions, established street patterns, areas suitable for historic or scenic purposes, or other similar condition, may be waived through the approval of a land use application, subdivision map, or an administrative minor deviation. (Ord. 3924 § 8 (part), 1/2011; Ord 3859 § 9 (part), 6/2010; Ord. 3472 § 9 (part), 1/2007; Ord. 3432 § 8 (part), 10/2006; Ord. 3397 § 10 (part), 6/2006; Ord. 3297 § 4, 10/2005; Ord. 3085 § 54, 6/2004; Ord 3008 § 7, 12/2003; Ord. 2961 § 8 (part), 10/2003; Ord. 2769 § 97, 98, 99, 7/2002; Ord. 2741 § 9 (part), 5/2002; Ord. 2573 § 11 (part), 2001; Ord. 2559 § 2, 2001; Ord. 2510 § 11 (part), 2000)

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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 Table 30.56-2. Except as provided by the standards of a particular zoning or overlay district (see chapters 30.40 and 30.48), each lot shall meet the following applicable design standards. (Ord. 3209 § 8 (part), 3/2005; Ord. 3055 § 7 (part), 4/2004)

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 measurable requirements of this Chapter may be administratively reduced by not more than 10% in accordance with Table 30.16-8, providing notarized letters of consent are obtained from the impacted property owners of adjacent developed property on all sides affected by the request, and the requirements of the Building Code are met. (Ord. 3518 § 12 (part), 5/2007; Ord. 3432 § 9 (part), 10/2006; Ord. 3397 § 11 (part), 6/2006; Ord. 3229 § 11 (part), 6/2005; Ord. 3055 § 7 (part), 4/2004; 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 Southern Nevada Health District for individual systems of water service and/or sewage disposal. (Ord. 3518 § 12 (part), 5/2007)

30.56.040 Yards, Setbacks, and Driveways.

a. Yards. The areas located between buildings and property lines in the front, side, and rear areas of lots are considered yards (See Figures 30.56-5 and 30.56-6).

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 roadway improvements, utility equipment, accessory structures (such as mailboxes, light poles, or pedestrian overpass bridges) and landscaping 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 regulations are applicable for front, side, and rear setbacks of lots and establish the maximum buildable area of the lot. Except for the R-U, R-A, and R-E districts, setbacks are measured from the future right-of-way line, the edge of any private street, the back of sidewalk for attached sidewalks, or the property line, whichever is closest, to the nearest finished exterior surface of the applicable building or structure perpendicular for the depth of the required setback.

Exceptions:

i. Setbacks for single family residential development in the R-U, R-A, and R-E rural residential districts are measured exclusively from the property line or future right-of-way.

ii. Setbacks adjacent to detached sidewalks within required landscape areas shall be measured from a line 5 feet behind back of curb to the buildable area (see dedication requirements established in 30.52.030 and landscape Figures 30.64-17 and 30364-18).

1. Front Setback. The minimum front setback, required per Chapter 30.40, is measured as shown in Figures 30.56-1 and 30.56-2 unless detached sidewalks are constructed (see Exceptions above, Section 30.52.030(a)(1)(K), and Figures 30.64-17 and 30.64-18). Additional setbacks are also required per 30.56.040(d) and 30.56.070(b) for buildings over specified heights (see Figure 30.56-4 and 30.56-10).

2. Single Family Driveways and Garages. The minimum driveway length for single family development within all residential districts for the principal garage shall be 20 feet except that all cul-de-sac lots shall have a minimum driveway length of 18 feet. Single family cluster development in the RUD and R-3 districts shall have a driveway length of either 10 feet or a minimum of 20 feet. Garages facing side or rear streets shall comply with driveway sight zone requirements in accordance with 30.56.080(e). Waivers to modify the driveway requirements herein established for principal garages facing the front shall not be permitted. (See Figure 30.56-3)

3. Multifamily Garages. Garage openings onto a drive aisle shall be set back a minimum of 8 feet.

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

5. Side Setback. The minimum side street setback, per Chapter 30.40, is measured as shown in Figures 30.56-1 and 30.56-2 unless detached sidewalks are constructed (see Exceptions above, Section 30.52.030(a)(1)(K), and Figures 30.64-17 and 30.64-18). Additional setbacks are also required per 30.56.040(d) and 30.56.070(b) for buildings over specified heights (see Figures 30.56-1, 30.56-2, 30.56-4 and 30.56-10).

6. Rear Setback. The minimum rear setback, per Chapter 30.40, is measured as shown in Figures 30.56-1 and 30.56-2 unless detached sidewalks are constructed (see Exceptions above, Section 30.52.030(a)(1)(K), and Figures 30.64-17 and 30.64-18). The additional setback required per 30.56.070(b) for building height shall apply only to portions of the building over 14 feet in height (see Figure 30.56-10). In the case of an irregular, triangular or gore-shaped lot, a line 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 30.56-1, 30.56-2, 30.56-5 and 30.56-6).

c. Residential Buildings Along Railroad Line, Freeways or Drainage Channels. A residential building shall not be erected within 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 Streets and Rights-of-Way. A 10 foot setback shall be maintained between a street or future right-of-way line and a structure, as established by Section 30.52.030, except for the following:

1. Architectural intrusions and enclosures: maximum 3 foot intrusion is allowed.

2. Roadway improvements or equipment permitted by 30.56.040(f).

3. Fences and walls permitted by Chapter 30.64. See Table 30.64-2 for requirements.

4. Buildings which exceed 35 feet in height adjacent to arterial streets shall be set back an additional 1 foot of horizontal distance per 3 feet of vertical height per Figure 30.56-4, but they may not encroach into the Airport Airspace Overlay District Boundary. This standard does not apply for development within the SOSA Design Overlay District provided the development conforms to the related height/setback guidelines and standards within Section 30.48 Part M.

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

e. Permitted Intrusions into Required Setbacks. The following may project into required setbacks:

1. Architectural Intrusions. Architectural features may project not more than 3 feet into any required setback or space required between buildings on the same building site but not closer than 5 feet to any property line, unless in compliance with building code, but in no case shall it be closer than 3 feet. (See Figure 30.56-7)

2. Architectural Enclosures. Architectural enclosures, may project not more than 3 feet into any required setback or separation between buildings on the same building site and not closer than 5 feet to any property line, unless in compliance with building code, but in no case shall it be closer than 3 feet. The combined maximum width of such an enclosure on the ground level shall be 12 feet on any wall, measured in the general direction of the wall of which it is a part. (See Figure 30.56-7)

3. 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 42 inches high), and which are not covered with a roof, may project no more than 5 feet into any required setback or building separation on the same building site. For intrusions greater than 5 feet, the standards for patio covers/balconies shall apply.

4. Improvements in Easements. Any improvement, including landscaping or 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.

f. 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 1 foot. The length, width or diameter of the base of the light pole may be a maximum of 2 feet provided the base is not more than 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.

g. Setback Requirements for Consolidated Lots. When a building spans the common property line separating 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 3955 § 8, 6/2011; Ord 3805 § 6 (part), 9/2009; Ord. 3720 § 6, 12/2008; Ord. 3635 § 8, 6/2008; Ord 3586 § 7 (part), 2/2008; Ord. 3549 § 9 (part), 9/2007; Ord. 3518 § 12 (part), 5/2007; Ord. 3397 § 11 (part), 6/2006; Ord. 3373 § 3, 3/2006; Ord. 3356 § 4, 2/2006; Ord. 3354 § 9 (part), 2/2006; Ord. 3238 § 7 (part), 7/2005; Ord. 3113 § 7, 8/2004; Ord. 3106 § 9, 8/2004; Ord. 3055 § 7 (part), 4/2004; Ord. 2907 § 7 (part), 7/2003; Ord. 2857 § 12 (part), 2/2003; Ord. 2769 § 100, 7/2002; Ord. 2741 § 10 (part), 5/2002; Ord. 2573 § 12 (part), 2001; Ord. 2510 § 12 (part), 2000)

30.56.045 Height Intrusions.

A. The overall height may extend beyond the ceiling height by not more than 10% of the maximum building height (as permitted in Chapter 30.40) with a minor deviation and letters of consent from abutting property owners, except as permitted in Table 30.48-J1.

B. Flag poles may exceed the height of the district within commercial, industrial, and special developments if not higher than 100 feet. Flag poles higher than 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 8 feet for a building up to 35 feet in height or 12 feet for a building over 35 feet in height. (Ord 3586 § 7 (part), 2/2008; Ord. 3549 § 9 (part), 9/2007)

30.56.050 Sight Zones. Sight visibility zones as shown in, Uniform Standard Drawings for Public Works' Construction, Offsite Improvements, Clark County Area, Nevada and appendices, the current editions or as amended, and Figure 30.56-9 shall be established and maintained at all intersections of public and/or private streets, alleys and drive aisles. Sight zones shall be measured from a line 5 feet behind the back of curb. Detached sidewalk sight zones also include entire area adjacent to sight zone from 5 feet back of curb to off-site improvement. No structure, vegetation, or object of any kind is permitted over 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 site plans. An exception to corner lot sight zones 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.

1. **Corner Lots.** The required sight visibility zone standards are shown in Unified Standard Drawings for Public Works' Construction, Offsite Improvements, Clark County Area, Nevada. Alternative corner sight zones may only be considered 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 as shown in Unified Standard Drawings for Public Works' Construction, Offsite Improvements, Clark County Area, Nevada (use 48 foot minor right-of-way for drive aisle and appropriate

intersecting street width for major right-of-way). Developments with pan driveways shall maintain a sight zone within 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 (per Figure 30.56-9) for single family residences are encouraged, except as otherwise required. Where there is one way traffic on the intersecting street, or where a physical barrier only allows one turn onto the intersecting street, an obstruction may be permitted in the sight zone on the side to which the turn can be made. Alternative drive aisle sight zones may only be considered 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. 3924 § 9 (part), 1/2011; Ord 3805 § 6 (part), 9/2009; Ord 3586 § 7 (part), 2/2008; Ord. 3518 § 12 (part), 5/2007; Ord. 3432 § 9 (part), 10/2006; Ord. 3020 § 2, 2/2004; Ord. 2769 § 101, 7/2002; Ord. 2573 § 12 (part), 2001)

30.56.060 Special Setbacks.

a. 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 set back a minimum of 25 feet from the back of curb or 10 feet back of property line, whichever is greater.

b. Within Mt. Charleston, Lee Canyon, and Kyle Canyon. Due to the unique geographic character and historical development patterns within the Mt. Charleston, Lee Canyon, and Kyle Canyon areas, setbacks for buildings and structures on nonconforming lots of record or within nonconforming subdivisions within the R-U zoning district may be established in conformance with R-1 development standards except for the following special setbacks: 15 foot front setback, 5 foot side setback, 15 foot side street corner setback, and 10 foot rear setback; however, a minimum 20 foot driveway or 20 foot setback from a street for garages shall always be maintained. The uses permitted within (or on) these nonconforming subdivisions or lots shall be those uses established in Table 30.44-1 for the R-U district. (See Tables 30.40-1, 30.40-2, and 30.56-2 for applicable design and development standards) (Ord. 3209 § 8 (part), 3/2005; Ord. 3160 § 13 (part), 11/2004)

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, normal accessory structures, flagpoles, signs, and ornamental architectural features, all portions of structures over 1 story or 14 feet shall be set back from any adjacent single family residential use a distance of 300% of the height of the building or structure, except as provided in Figure 30.56-10 below.

c. No building or structure shall be permitted if the Federal Aviation Administration (FAA) determines that the building or structure constitutes a hazard or obstruction to the operation of aircraft, unless the hazard can be mitigated per the FAA. This requirement cannot be waived or varied.

1. If required by Chapter 30.48 Part B, the applicant shall submit FAA Form 7460-1, Notification of Proposed Construction to the FAA, prior to submitting any application required for the approval of any structure that intrudes into the Airport Airspace Overlay District.

2. For any proposed structure that intrudes into the Airport Airspace Overlay District per Chapter 30.48 Part B and is not excepted, the applicant shall submit evidence that the FAA has determined whether the structure constitutes a hazard to air navigation 2 weeks prior to final action on any related land use application.

3. If the FAA determines that mitigation for a proposed structure intruding into the Airport Airspace Overlay District would impact airport operations, the proposed height intrusion shall not be approved. (Also see 30.16-210(12)(d).) (Ord. 3518 § 12 (part), 5/2007; Ord. 3219 § 7 (part), 5/2005; Ord. 3174 § 7, 1/2005; Ord. 2778 § 4, 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 front a local street and shall not face, front, or have direct access without an intervening street or access easement to a collector or arterial street. A single family residential lot on a cul-de-sac street shall face into the cul-de-sac unless located on the intersecting corner of the cul-de-sac and a local street, in which case the lot may face or front the intersecting local street (See Figure 30.56-6).

Exception: Lots created prior to the adoption of this Title whose sole access is from a collector or arterial street shall be exempt from this requirement; however, if such a lot has not been developed and is later subdivided, the resulting lots shall be designed to have access from a private drive or local street.

g. Subdivisions should be planned to provide 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.

h. Residential subdivisions shall be designed with lots fronting or facing 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, and the number of lots which side onto collector or arterial streets should also 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 2 remainder lots). A map shall not subdivide 1 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 100 feet in width.

k. Lot area may be affected by Southern Nevada 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. The intersection of a local street with a collector and arterial street should occur approximately 660 feet apart, except near intersections of arterial and collector streets, where the length should be no more than 1,000 feet.

n. The street pattern should be related to adjoining areas and the entire neighborhood, or district, should 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) (Ord 3805 § 6 (part), 9/2009; Ord. 3549 § 9 (part), 9/2007; Ord. 3472 § 10 (part), 1/2007; Ord. 3397 § 11 (part), 6/2006; Ord. 3354 § 9 (part), 2/2006; 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.

30.56.090 DELETED – Street Configuration in Residential Subdivisions.
(Ord. 3397 § 11 (part), 6/2006; Ord. 2573 § 12 (part), 2001)

PART C HILLSIDE & FOOTHILLS TRANSITION BOUNDARY

30.56.100 Design Standards - Hillside & Foothills Development.

a. Purpose. Clark County is comprised of many mountain ranges. 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 12%, the contiguous extent of which exceeds 2.5 acres, and a transition area measured 660 feet from such slopes, as depicted on the 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. 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. Establish a transition zone between hillside development and more intensive development.

b. Development Standards. 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 (unless the standard cannot be waived per said Chapters) may be established with the approval of a design review, in lieu of a waiver of development standards, for street improvements and design, finished floor elevations, and setbacks, etc. The maximum recommended density within hillside development is 2 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 % 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 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(1)(f) and Figure 30.64-1. The cut shall be backfilled, compacted, and then 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).

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 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 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. 3757 § 7 (part), 4/2009; Ord 3586 § 7 (part), 2/2008; Ord. 3397 § 11 (part), 6/2006; Ord. 2741 § 10 (part), 5/2002; 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". Figures 30.56-17 through 30.56-20 illustrate design concepts. The general provisions and exceptions described below apply across several design standards.

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 Land) District if the lot consists of a minimum of 80,000 square feet in area, or in the R-A (Residential Agricultural) District in Community District 5, or in the R-T (Manufactured Home Residential) District. 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 district if the lot is less than 80,000 square feet, in the R-A district when not located within Community District 5, or in the R-E, R-1, R-2, RUD and R-3 districts.

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, unless otherwise required by Chapters 30.40 and 30.48 Part J.

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.

d. Architectural Compatibility Standards Not Applicable to Freestanding Drive Thru Only Structures. The architecutral compatibility standards outlined in Table 30.56-2 shall not apply to freestanding drive-thru only sturctures but shall instead be in accordance with the conditions imposed under the administrative design review as approved.

(Ord. 4010 § 5 (part), 4/2012; Ord. 3472 § 10 (part), 1/2007; Ord. 3381 § 4, 5/2006; Ord. 3229 § 11 (part), 6/2005; Ord. 3209 § 8 (part), 3/2005; Ord. 3055 § 7 (part), 4/2004; Ord. 2573 § 12 (part) 2001)

Table 30.56-2 DESIGN STANDARDS					
Design Standards	**Single Family Residential Development**	**Multiple Family Residential Development**	**Commercial Development**	**Industrial Development**	**Special Development**
Access. Except for single family residential development, ingress and egress from properties providing the sole or primary means of access shall also include a minimum vehicular clearance of 14 feet. Developments shall not access residential local streets, residential private streets or easements, or minor residential collector streets which serve single-family residential development unless 1 or more of the following conditions exist: **A.** a residential local street, residential private street or easement, or minor residential collector street is the sole means of access; or **B.** a residential local street, residential private street or easement, 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, residential private street or easement, or minor residential collector street accesses a block that is master planned for non-residential uses.		X	X	X	X
Additions. **1.** Additions to existing buildings or structures (conforming or nonconforming to the standards in Table 30.56-2) that are greater than or equal to 10% may be permitted subject to design review or administrative design review approval per Tables 30.16-9 and 30.16-10. **2.** Permitted additions to single family residential development do not require design review approval.	X (2 only)	X	X	X	X
Age of Dwelling. **1.** A dwelling shall be constructed or manufactured within 6 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) 6 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				

Table 30.56-2 DESIGN STANDARDS					
Design Standards	**Single Family Residential Development**	**Multiple Family Residential Development**	**Commercial Development**	**Industrial Development**	**Special Development**
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 feet.	#1 only				
2. Large scale retail business			#2 only	#2 only	#2 only
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 1 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 1 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. Complimentary colors, texture and material are encouraged to be used as accents and trims on buildings					

Table 30.56-2 DESIGN STANDARDS					
Design Standards	**Single Family Residential Development**	**Multiple Family Residential Development**	**Commercial Development**	**Industrial Development**	**Special Development**
Dimensions. Dwellings shall have a minimum width and depth of 20 feet	X	X			
Drive-Thru Service. Where drive-thru windows are adjacent to residential development, the talk boxes shall be set back 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, which may require a queuing analysis prior to permit approval. Access controls shall separate drive-thru from drive aisles (Also see table 30.16-10 for administrative design review requirements).			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.** Decorative Metal only allowed within the urban area. a. Non-decorative Metal only allowed within the rural 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, mixed use, and special development, except in the CRT district. **5.** The appearance of all building faces and roof coverings of non-residential development shall be similar to 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 consist of subdued tones and not display vivid hues. **7.** All buildings within a shopping center and large scale retail businesses should have sufficient compatible architecture or architectural elements to give the appearance of being an integral part of the center. **8.** Awnings, accessory structures and architectural intrusions may include fabric material(s) as permitted by Building and Fire Codes.	X Except for metal sheds as permitted in 30.44-1	X	X If architectural materials are not considered compatible, then an alternative design must be approved through a public hearing	X In M-1 or M-2 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, and shall be converted to real property.	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 6 inches of grade.	X	X	X	X	X

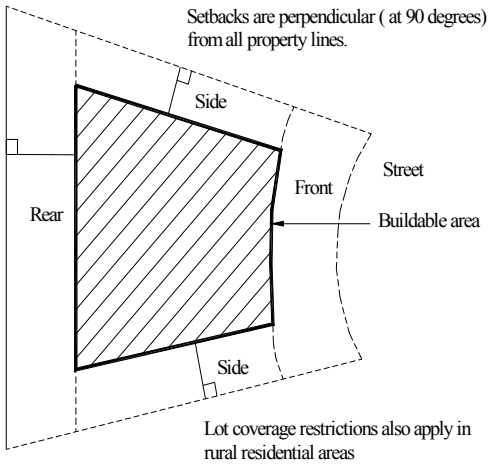
Table 30.56-2 DESIGN STANDARDS					
Design Standards	**Single Family Residential Development**	**Multiple Family Residential Development**	**Commercial Development**	**Industrial Development**	**Special Development**
Mechanical Equipment. Except for Electric Generation, Distributed, all mechanical equipment 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.	RUD District Only	X	X	X	X
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
Pedestrian Realm **1.** Pedestrian Realm. Pedestrian connections shall be provided throughout the development, and a pedestrian realm shall be provided along all streets (also see 30.08.030, "pedestrian connection"). Because outside dining and outside display are encouraged to promote a lively streetscape, parking (except bicycles), drive aisles parallel to the pedestrian realm, loading zones, and asphalt or gravel pavement shall not be permitted in this area. **A.** Enhanced Sidewalk Area. In all MUD subdistricts, the enhanced sidewalk are shall consist of a minimum 5 foot wide detached sidewalk (maintained as an unobstructed clear zone up to a minimum 8 foot height) and 5 foot wide amenity zone (area between the back of the curb and edge of the detached sidewalk where street trees, public signs, power poles, street lighting and other traffic control devices will be placed). **B.** The pedestrian realm shall include an enhanced sidewalk area consisting of a detached sidewalk and amenity zone with trees which shall be provided adjacent to all public streets. A supplemental pedestrian area is additionally required for the MUD-1 and MUD-2 subdistricts and for building heights over 35 feet in the MUD-3 and MUD-4 subdistricts. **C.** Maintenance. Pedestrian realm elements provided by the property owner shall be maintained by the property owner and/or lessee.	NOTE: Pedestrian realm may be required to facilitate connectivity for any development even if not within a MUD subdistrict. Also see Table 30.48 J-2	NOTE: Pedestrian realm may be required to facilitate connectivity for any development even if not within a MUD subdistrict. Also see Table 30.48 J-2	NOTE: Pedestrian realm may be required to facilitate connectivity for any development even if not within a MUD subdistrict. Also see Table 30.48 J-2	NOTE: Pedestrian realm may be required to facilitate connectivity for any development even if not within a MUD subdistrict. Also see Table 30.48 J-2	NOTE: Pedestrian realm may be required to facilitate connectivity for any development even if not within a MUD subdistrict. Also see Table 30.48 J-2

Table 30.56-2 DESIGN STANDARDS					
Design Standards	**Single Family Residential Use**	**Multiple Family Residential Use**	**Commercial Use**	**Industrial Use**	**Special Use**
Roofing					
1. Pitched Roof	X	X	X	X	X
A. Except for paddocks, sheds, aircraft hangars, decorative patio covers, fabric awnings, carports, porches, sun rooms, patio or carport enclosures, trash enclosures or similar decorative structures: minimum pitch of 3:12.			See also Table 30.40-4 for standards	1 and 2 do not apply to metal buildings within M-1 or M-2	
B. Except for paddocks, sheds, aircraft hangars, decorative patio covers, fabric awnings, carports, porches, sun rooms, trash enclosures or similar decorative structures: 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 decorative or standing seam metal roof may be used subject to subsection (1)(C) below.					
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, unless the structure is excepted above in "A" or "B". (Also see "Accessory Uses and Structures" and "Shed" in Table 30.44-1.)			Roofing Standard 1C does not apply	Roofing Standard 1C does not apply	
2. Flat Roof (for example, Pueblo, Santa Fe, or Spanish Colonial architectural styles):					
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. For large scale retail businesses, the roof line must be peaked, pitched or hipped, or may have decorative facades.					
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 5 feet in height.	X	X	X	X	X
X = standard applies to development category					

(Ord. 3848 § 8 (part), 2/2010; Ord 3805 § 6 (part), 9/2009; Ord. 3757 § 7 (part), 4/2009; Ord. 3688 § 10 (part), 10/2008; Ord 3586 § 7 (part), 2/2008; Ord. 3549 § 9 (part), 9/2007; Ord. 3472 § 10 (part), 1/2007; Ord. 3432 § 9 (part), 10/2006; Ord. 3397 § 11 (part), 6/2006; Ord. 3354 § 9 (part), 2/2006; Ord. 3229 § 11 (part), 6/2005; Ord. 3219 § 7 (part), 5/2005; Ord. 3160 § 13 (part), 11/2004; Ord. 3055, § 7 (part), 4/2004; Ord. 2989, §3, 12/2003; Ord. 2961 § 9, 10/2003; Ord. 2907 § 9, 7/2003; Ord. 2857 § 11, 2/2003; Ord. 2769 § 102, 7/2002; Ord. 2764 § 4, 6/2002; Ord. 2592 § 1, 2001)

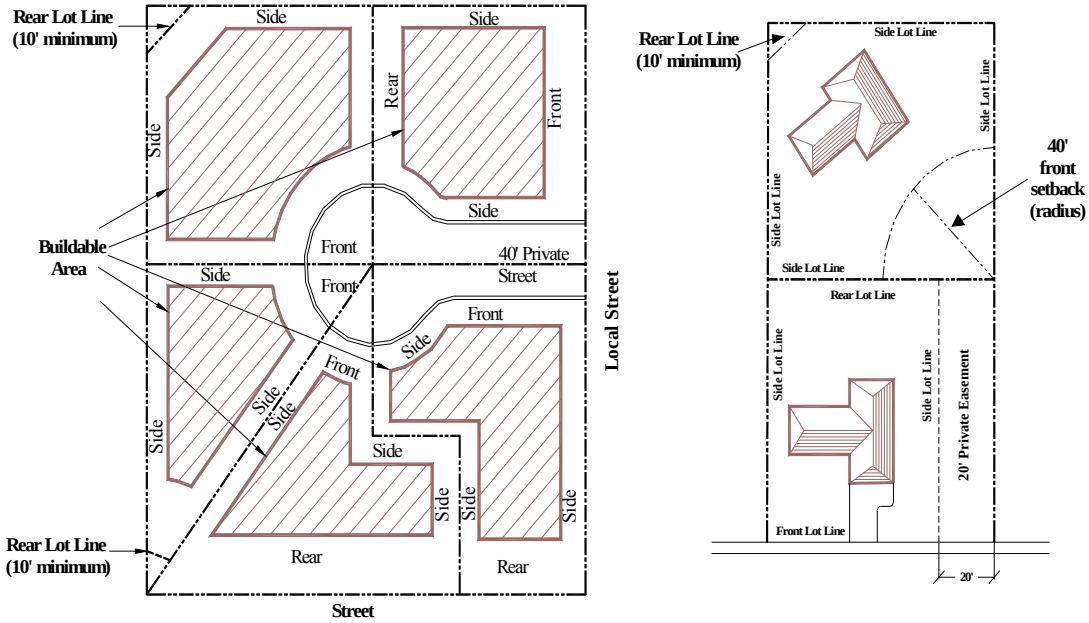
Figure 30.56-1 Setback Measurements

Note: Setbacks are measured to the nearest finished exterior surface of the applicable building or structure.



(Ord. 2907 § 8 (part), 7/2003

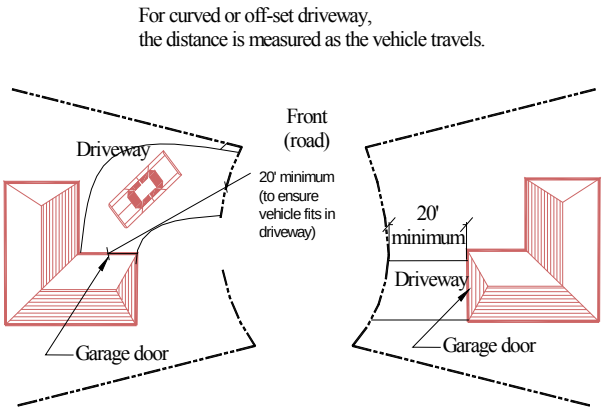
Figure 30.56-2 Setback Measurements



1. **Setbacks are perpendicular (at 90 degrees) from all property lines.**
2. **Lot coverage restrictions also apply in rural residential areas.**

(Ord. 3354 § 9 (part), 2/2006)

Figure 30.56-3 Garage Setback, Alternative Designs



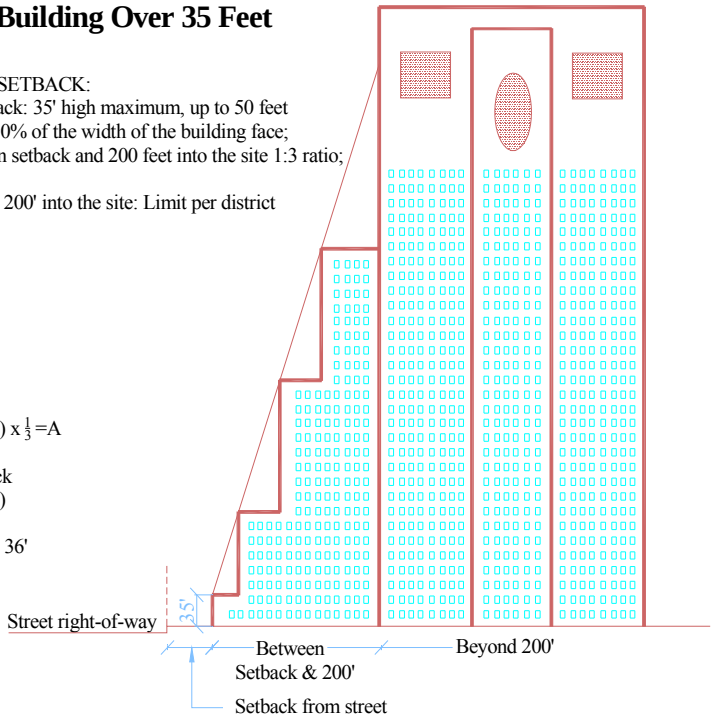
(Ord. 3848 § 8 (part), 2/2010)

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

HEIGHT SETBACK:
1. At Setback: 35' high maximum, 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: Limit per district

To Calculate: (maximum height minus 35') x $\frac{1}{3}$ =A
Where: A= Additional setback
B= Existing building setback
C= Total setback (A plus B)

Example: 71' (max height) minus 35' = 36'
36' x $\frac{1}{3}$ = 12' (A)
12' (A) pluls 10' (B)
Total setback = 22' (C)



Applies to Arterial Streets Only
Note: All numbers shall be rounded to the nearest whole foot

(Ord. 3472 § 10 (part), 1/2007; Ord. 3397 § 11 (part), 6/2006; Ord. 2741 § 10 (part), 5/2002)

Figure 30.56-5 Yards, Lot Lines

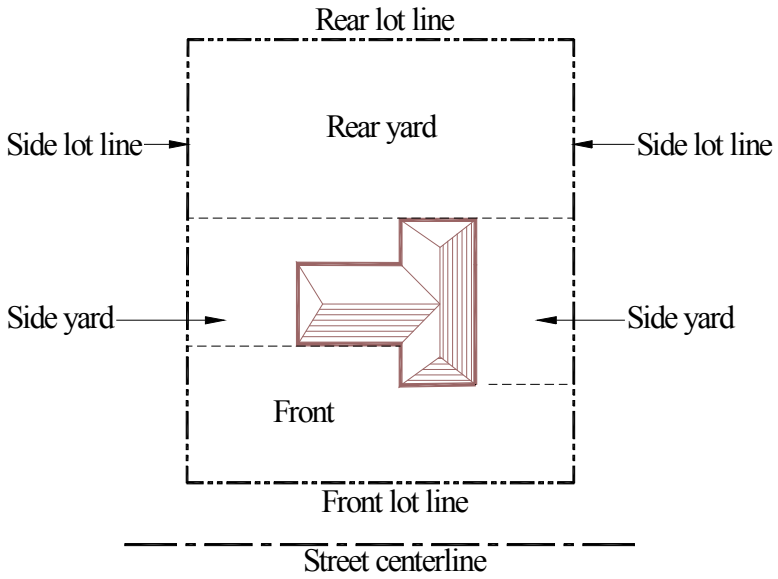


Figure 30.56-6 Yards, Lot Lines - Irregular Lots

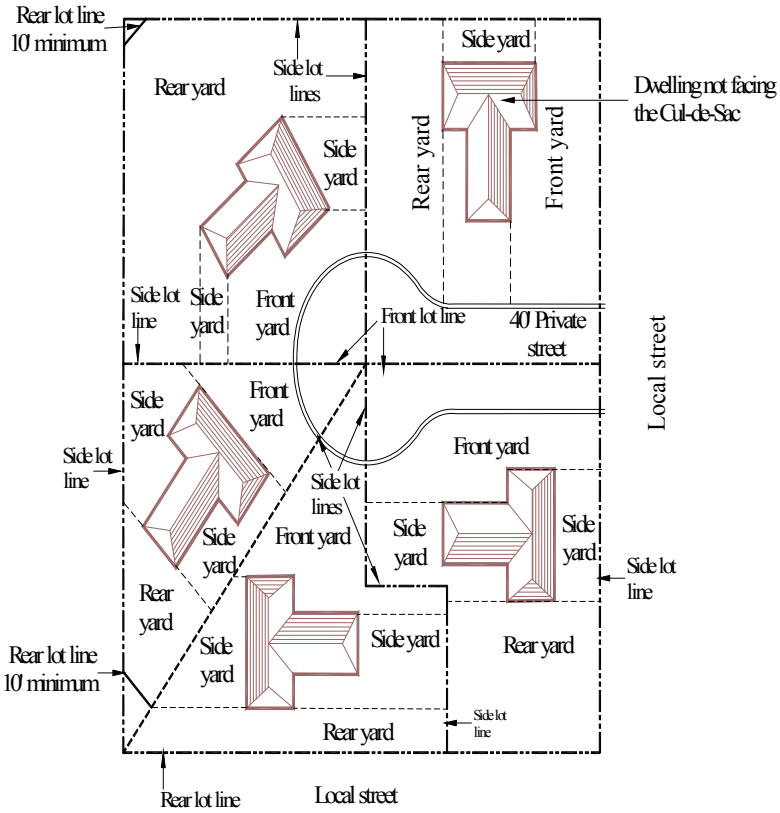
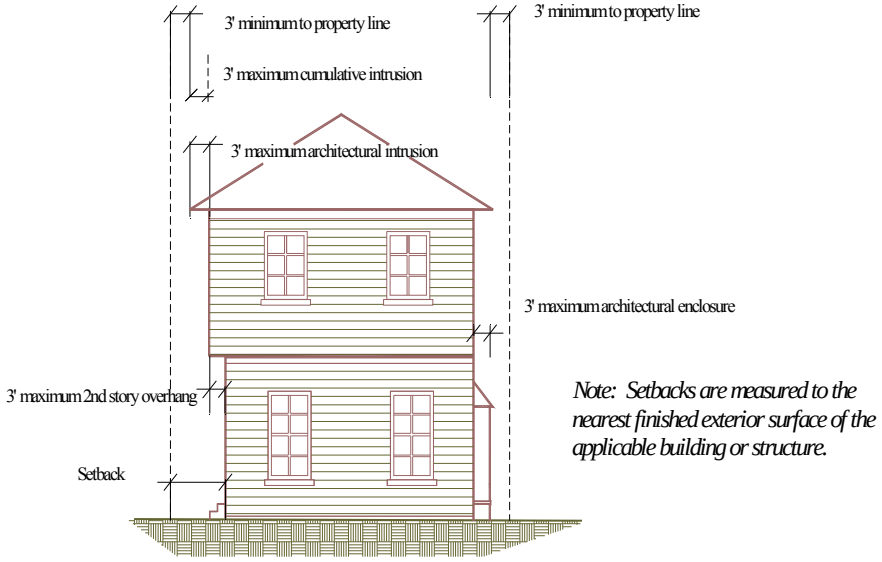


Figure 30.56-7 Architectural Intrusions and Enclosures



(Ord. 2907 § 8 (part), 7/2003; Ord. 2857 § 13, 2/2003)

Figure 30.56-8
DELETED (Ord. 3518 § 12 (part), 5/2007; Ord. 3055 § 8 (part), 4/2004)

Figure 30.56-9 Drive Aisle Sight Zone

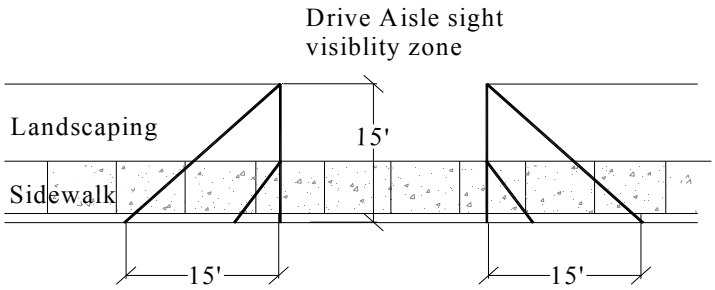
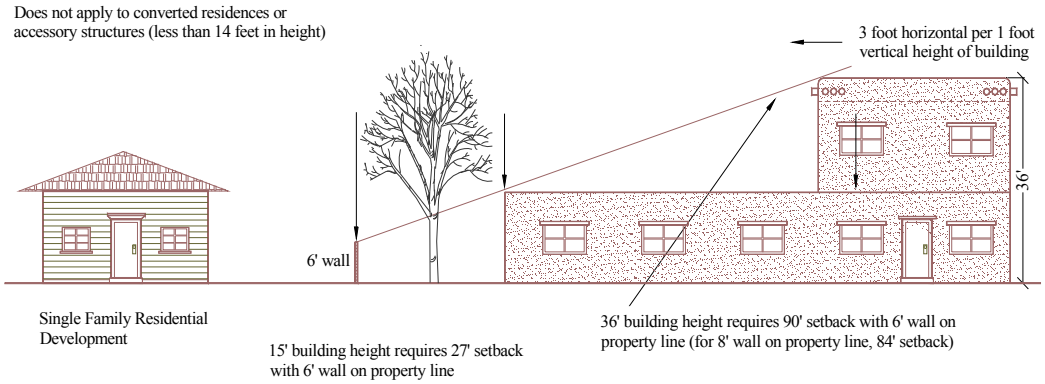


Figure 30.56-10 Height/Setback



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 height 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)

Figure 30.56-11 Through Lot

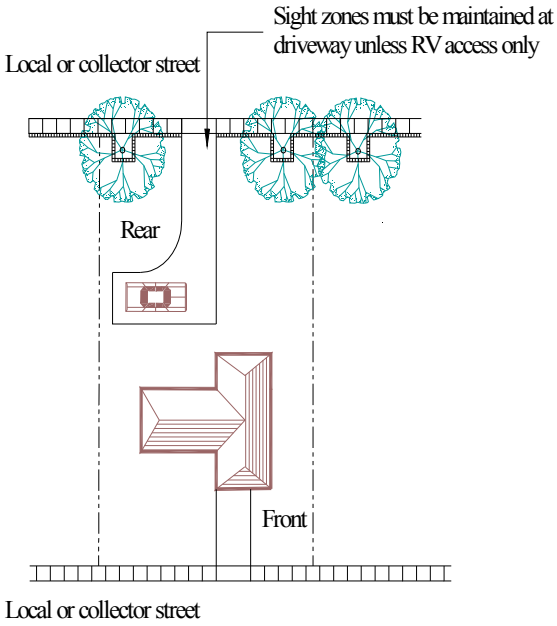


Figure 30.56-12

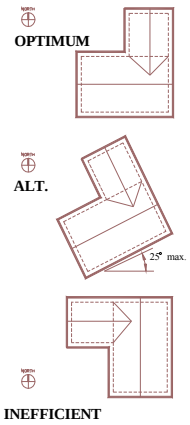


FIGURE A2
The illustration at left represents the optimum site orientation of the house. The long axis of the house is orientated along the East-west axis. The use of glass along the North, East and West elevations along with this orientation represents the most efficient use of energy and the greatest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

(Ord. 3055 § 8 (part), 4/2004)

Figure 30.56-13

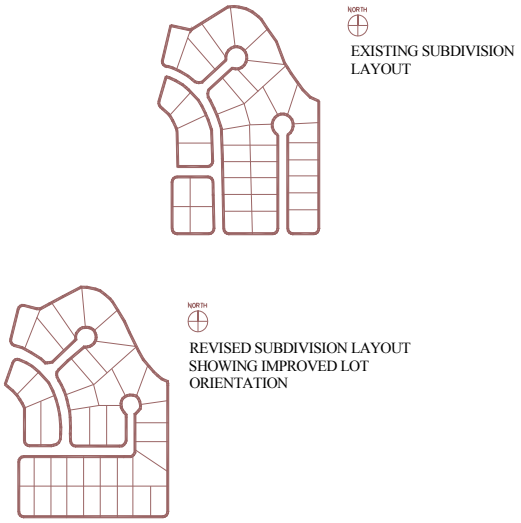


Figure 30.56-14 Curvilinear Streets

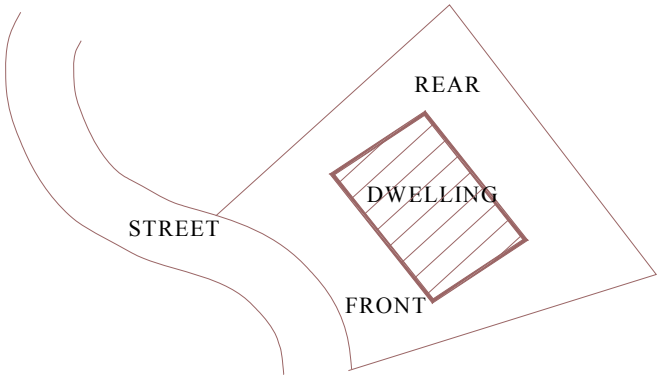


Figure 30.56-15 – DELETED

(Ord. 3397 § 11 (part), 6/2006; Ord. 2741 § 10 (part), 5/2002)

Figure 30.53-16 – DELETED

(Ord. 3397 § 11 (part), 6/2006)

Figure 30.56-17 Design Standards - Single Family Residential

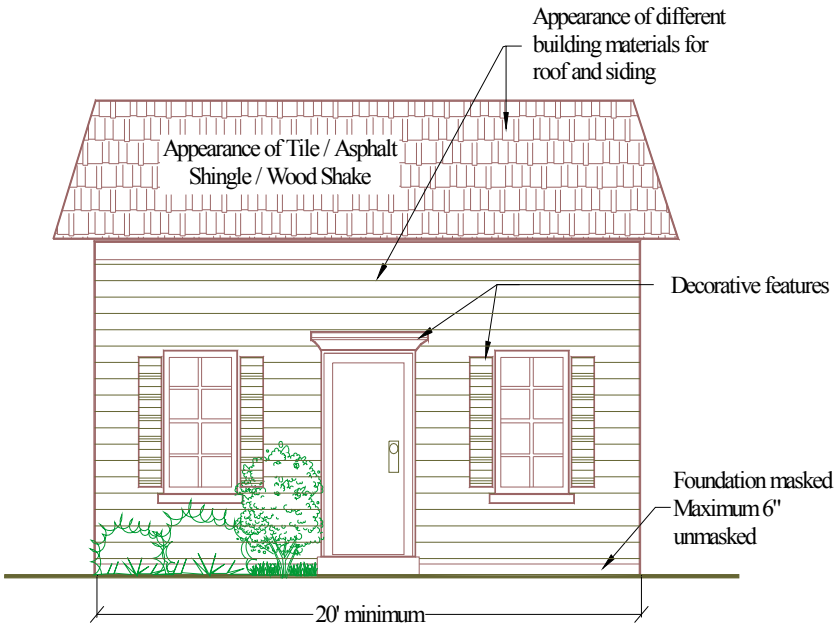


Figure 30.56-18

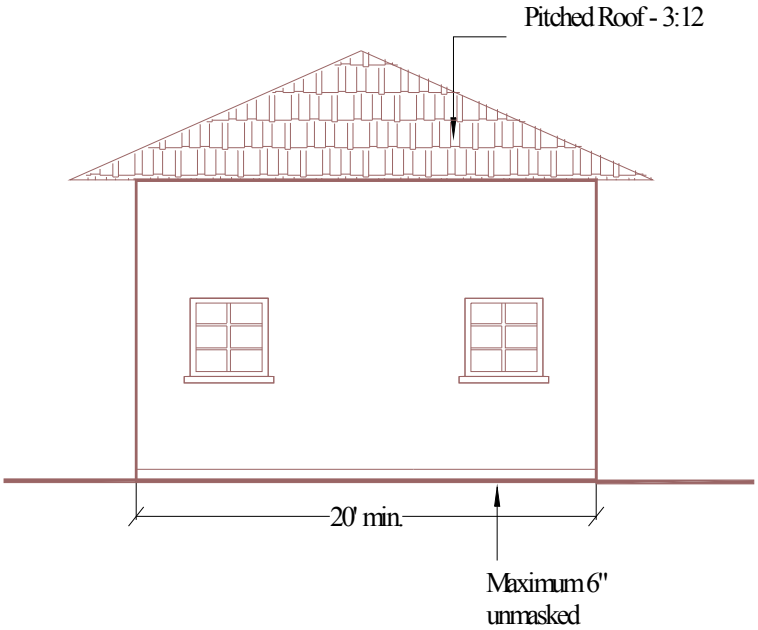


Figure 30.56-19

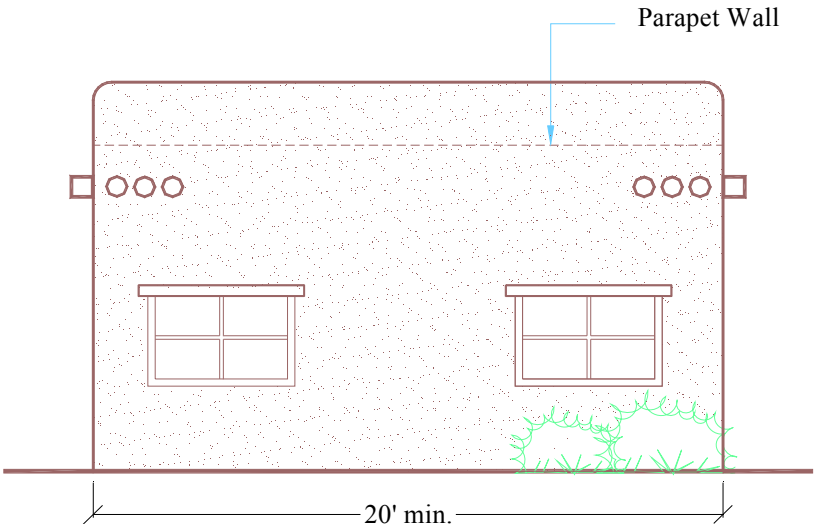
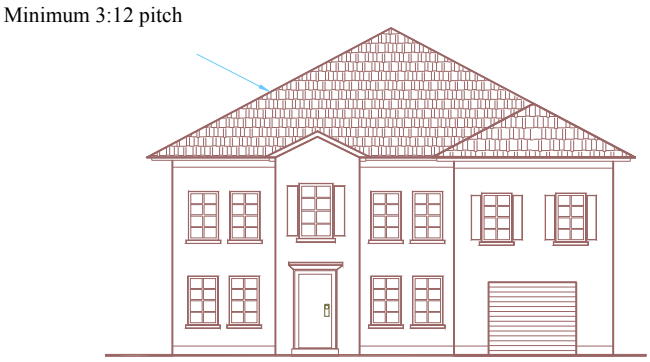


Figure 30.56-20 Roof Pitch



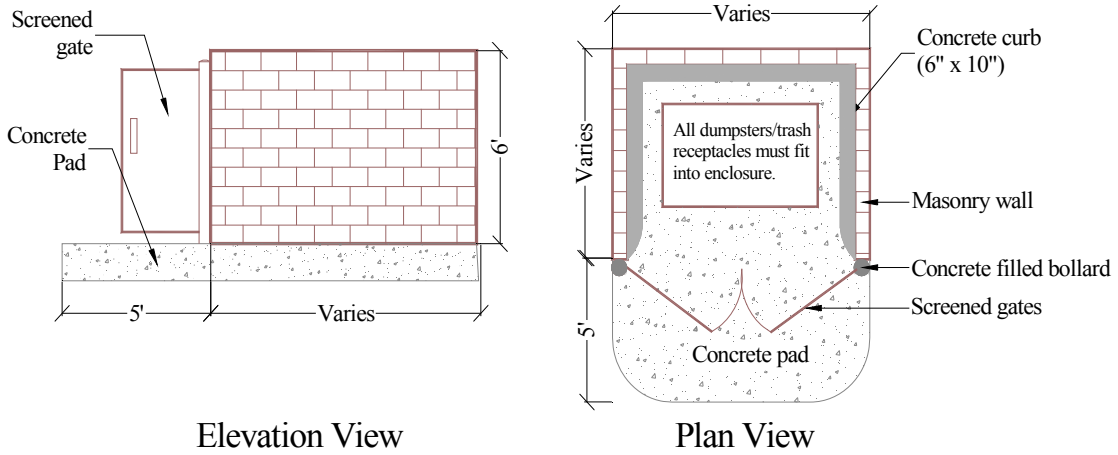
(Ord. 3397 § 11 (part), 6/2006)

Figure 30.56-21 – DELETED
(Ord 3805 § 6 (part), 9/2009)

Figure 30.56-22 – DELETED
(Ord 3805 § 6 (part), 9/2009)

Figure 30.56-23 – DELETED
(Ord 3805 § 6 (part), 9/2009)

Figure 30.56-24 Trash Enclosures



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(Ord. 2764 § 3, 6/2002)

30.56.120 Trash Enclosures.

a. All development, except for single-family residential development, shall provide interior or exterior enclosures for all refuse containers, recycling containers, compactors, and refuse collection areas per the standard of the local trash service provider unless this provider certifies that refuse is not generated at the site. The Commission or Board may 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. Unless trash containers are otherwise screened by buildings, or other existing walls, trash enclosure walls shall be 6 feet high (plus or minus 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 and impacted 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 and extend 5 feet beyond the opening.

3. The enclosure shall be set back at least 50 feet from any residential development on a separate 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 trash enclosure shall be located within 200 feet of each multi-family residential building within a development.

a. Recycling containers must be provided within at least one of the trash enclosures. This provision shall not be waived or varied.

5. Trash enclosure shall not be located within any building setbacks and doors shall not open into the right-of-way.

6. Trash enclosures may be covered. If covered, trash enclosure must provide ventilation and meet all required setbacks. (Ord. 4010 § 5 (part), 4/2012; Ord. 3924 § 9 (part), 1/2011; Ord. 3804 § 7, 9/2009; Ord. 3549 § 9 (part), 9/2007; Ord. 3432 § 9 (part), 10/2006; Ord. 2764 § 2, 6/ 2002; Ord. 2573 § 12 (part), 2001)

PART E OCCUPANCY STANDARDS

30.56.130 Occupancy Standards for Dwellings. - DELETED

(Ord. 3423 § 5, 8/2006; Ord. 2771 § 5, 7/2002)

PART F LIGHTING STANDARDS

30.56.135 Outdoor Lighting Standards for Commercial, Industrial and Special Development.

a. All lighting shall comply with the following:

1. All lighting shall be hooded and shall project downward.

2. Warm lighting is required. White and blue-white, such as fluorescent and mercury vapor, lighting is prohibited.

3. Freestanding luminaries shall not exceed 25 feet in height. Sport field lighting is excluded from height provisions.

4. Large recreation fields or areas need only be partially shielded. (i.e. football, soccer, baseball)

5. Recreational field lighting, outdoor sports or performance facilities shall be fully shielded (i.e. tennis, racquetball, volleyball, handball, swimming pools, including arenas) and self-operating timers installed.

6. All canopy lighting shall be recessed.

7. Landscape lighting shall only be provided as an accent feature integrated into the site design.

8. For all lighting, photocells with timers are encouraged.

9. The following uses are exempt from lighting standards:

a. Security lights of any wattage controlled by a motion-sensor switch and which do not remain on longer than 10 to 12 minutes after activation.

b. Special situations approved such as licensed temporary or periodic events (i.e. rodeos, fairs, fiestas, carnivals).

c. Seasonal decorations with individual lights in place no longer than 60 days.

d. Any development within the Las Vegas Boulevard Gaming Corridor, as defined in NRS 463.3076.

See Section 30.68.030 Lighting.

(Ord. 3757 § 7 (part), 4/2009; Ord. 3688 § 10 (part), 10/2008)

PART G ALTERNATIVE STANDARDS

30.56.140 Alternative Site Development Standards.

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 alternative 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 determined that an alternative design will allow for adequate visibility. (Ord. 2771 § 6, 7/2002; Ord. 2769 § 103, 7/2002; Ord. 2741 § 10 (part), 5/2002)

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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 safe and efficient on-site parking and loading facilities in amounts sufficient to meet or exceed existing and/or proposed land uses in unincorporated Clark County. (Ord. 2907 § 10 (part), 7/2003)

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. The regulations in this Chapter establish minimum parking 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 if additional spaces in excess of the minimum requirements are necessary.

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

d. Unless otherwise specified, all parking areas must be paved and striped (vehicle display areas need only be paved).

e. Parking within unimproved or landscaped areas is prohibited.

f. Driveway and parking areas for a 1 lot single family development must also be paved except where non-urban street standards apply, or for agricultural uses. Where non-urban standards apply, alternative dust controlled materials shall comply with Clark County Air Quality Regulations. Driveways must be distinct from landscaping and yard.

g. For residential boarding facilities, and commercial horse boarding facilities, paving of outside areas used for parking, maneuvering, or storing motor vehicles, equipment, or materials is not required, however, compliance with all required dust control measures must be maintained (Also see 30.44, "Boarding Stable, Commercial").

h. For temporary outdoor activities and seasonal sales, parking may be temporarily reduced. Paving is not required for certain seasonal sales if in compliance with Clark County Air Quality Regulation Section 92; however dust mitigation is required per Clark County Air Quality Regulations (Also see Table 30.44-1).

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

j. Parking lots for large scale retail and similar uses shall provide lighting adequate to ensure safety and deter potential crime. All lighting shall be shielded from adjacent properties per Chapter 30.68.

k. 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.*)

l. Except for emergency repairs only, no motor vehicle repair work shall be permitted in required parking areas. (Ord. 4052 § 3 (part), 9/2012; Ord. 3993 § 4, 12/2011; Ord. 3688 § 11 (part), 10/2008; Ord. 3549 § 10, 9/2007; Ord. 3518 § 13 (part), 5/2007; Ord. 3354 § 10 (part), 2/2006; Ord. 3209 § 9, 3/2005; Ord. 2907 § 10 (part), 7/2003)

30.60.025 DELETED

(Ord. 4052 § 3 (part), 9/2012; Ord 4008 § 32, 3/2012; Ord. 3688 § 11 (part), 10/2008; Ord. 3085 § 55, 6/2004; Ord. 2907 § 10 (part), 7/2003)

30.60.030 Parking Requirements.

a. Parking shall be provided in accordance with Table 30.60-1, *Schedule of Parking Requirements,* unless a program, incentive, or alternative is provided per Section 30.60.040, or the project is located within the SOSA Design Overlay (See Chapter 30.48 Part M).

b. The Zoning Administrator shall determine the number of spaces required for analogous uses based on the parking required for similar uses. Except for shopping centers (where a combination of uses exists on the same 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 unlicensed and inoperable vehicles is prohibited within required parking spaces and public rights-of-way, or within private streets or easements, and outside storage of such vehicles shall only be in conjunction with a licensed business for such a use or 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 based on the largest number of persons working on any single shift.

f. Garages and covered parking areas that are used to satisfy on-site parking requirements shall not be converted to living space. When existing driveways used to satisfy parking requirements are converted to living space, 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(k).

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 Both spaces must be on site. An additional 1 space for every 5 units, which may be offsite, on street if functionally feasible, or designated visitor parking. Waivers or variances are not permitted.
Multi-Family Dwellings (for *time-share* apartments, see Hotels, Motels, Hotel Condominiums, Resort Hotels, or Resort Condominiums as applicable):	
Single room occupancy unit or one bedroom unit	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 : Unit
Supportive housing	1 : Unit, with 40% being mobility impaired accessible
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 : 3 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
* Parking requirements for single-family and two-family residential PUDs are established in Chapter 30.24.	
INSTITUTIONAL USES	
Church (see "Place of Worship")	
Congregate care facility	1: 6 beds + 1 : employee
Hospitals	1.5 : bed
Medical/dental offices and clinics	4 : 1,000
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. No waivers or variances to these requirements are allowed, if within a residential zoning district, unless an abutting development has adequate parking to be shared. A letter from the abutting property owner must accompany the waiver of development standards application.

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”)**
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, Off-highway vehicle repair	5.5 : 1,000 sq. ft, but not less than 5
Bar/Lounge/Tavern	10 : 1,000 sq. ft Excluding outside drinking and dining areas
Commercial Vehicle, Recreational Vehicle, Trailer, Watercraft Repair	1 : 1,000 sq. ft.
Financial Services	4: 1,000 sq. ft.
Funeral home, mortuary	10 : 1,000 sq. ft.
Furniture, appliance, and carpet/flooring stores	2 : 1,000 sq. ft. up to 15,000 sq. ft., and then 1.25 : 1,000 sq. ft.
Grocery stores, convenience markets	4 : 1,000 sq. ft.
Hotel Condominiums	See Hotels, Motels
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
Lodging, Long/Short Term	1 : unit up to 500+ 1 : 2 unit over 500 up to 1,000+ 1 : 4 over 1, 000+ 10 : 1,000 sq. ft. of restaurants sq. ft. if on the same premises
Office	4 : 1,000 sq. ft.
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 Condominiums	See Hotels, Motels
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 areas accessible to the public except convention facilities 1:1000 sq. ft. for convention facilities and areas not accessible to the public
Restaurants: not in a shopping center	10 : 1,000 sq. ft. Excluding outside drinking and dining areas
Retail uses: such as shopping centers, restaurants, or places of worship within a shopping center, personal services, banquet facilities, auctions, showrooms in conjunction with retail uses, appliance repair shops, and amusement arcades	4 : 1,000 sq. ft.
Vehicle sales/ auctions	2 : 1,000 sq. ft. + 1 : 20 vehicle display spaces provided
Vehicle maintenance/ Gasoline stations	3 : service bay + 4 : 1,000 sq. ft. accessory retail sales
Vehicle wash, automated (as a principal use) Self-serve or accessory, not applicable except stacking for accessory)	2, plus 1: employee. See Table 30.56-2 “Drive-Thru Service” for adequate stacking spaces
EDUCATIONAL USES	
Child Care or Day Care	1 : 400 sq. ft. of classroom and office area
Schools:	
Elementary and middle schools	1 : classroom, + 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")**
EDUCATIONAL USES *continued*	
High schools	7 : classroom, + 4 : 1,000 sq. ft. of office Or 1: 90 sq. ft. of gymnasium/auditorium, whichever is greater
Colleges/Universities	1 space : 2 employees + 1 space : 3 students, based on projected maximum enrollment Or 1:90 sq. ft. of gymnasium/auditorium, whichever is greater
Other	2: 1,000 sq. ft. classroom area + 4 : 1,000 sq. ft. of office
Major/Minor and Instruction Training facility: vocational, trade, music, business, sports (karate)	2: 1,000 sq. ft. classroom area + 4 : 1,000 sq. ft. of office
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
Convention facilities (not in conjunction with a resort hotel)	2 : 1000 sq. ft.
Dance halls and skating rinks	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.
Recreation uses not separately listed	4: 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	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.
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, vehicle 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. 4010 § 6, 4/2012; Ord 3955 § 9, 6/2011; Ord 3946 § 3, 5/2011; Ord 3924 § 10, 1/2011; Ord 3859 § 10, 6/2010;Ord. 3848 § 9, 2/2010; Ord 3805 § 7 (part), 9/2009; Ord. 3688 § 11 (part), 10/2008; Ord. 3635 § 9 (part), 6/2008; Ord 3586 § 8 (part), 2/2008; Ord. 3344 § 2, 9/2007; Ord. 3518 § 13 (part), 5/2007; Ord. 3432 § 10 (part), 10/2006; Ord. 3354 § 10 (part), 2/2006; Ord. 3296 § 8, 10/2005; Ord. 3160 § 14, 11/2004; Ord. 3106 § 10, 8/2004; Ord. 3078 § 6, 6/2004; Ord. 2907 § 10 (part), 7/2003; Ord. 2771 § 7, 7/2002; Ord. 2769 § 104, 7/2002; Ord. 2741 § 11 (part), 5/2002; Ord. 2626 § 1, 2001; Ord. 2582 § 4, 2001; Ord. 2573 § 13 (part), 2001; Ord. 2510 § 13 (part), 2000)

30.60.035 **Mixed Uses.** Developments, including mixed use developments, 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. A minimum of 2 uses is required to apply the calculations established in Table 30.60-2.

1. When residential development is established in conjunction with non-residential development, visitor parking is not required with a shared parking agreement.

2. Mixed use developments may utilize off-site parking when a clear and safe pedestrian connection links the use to the parking area. The off-site parking area must be within 150 feet of the development (also see 30.08.030, "pedestrian connection").

3. Special uses such as stadiums and arenas may request alternative parking standards per Section 30.60.040.

4. On-street parking is allowed on private and local streets and may be counted towards required parking for the development with a shared parking agreement.

5. Automated (robotic) parking garage systems may be permitted per Section 30.60.040(2)(B).
(Ord. 3354 § 10 (part), 2/2006; Ord. 3219 § 8, 5/2005; Ord. 3174 § 8, 1/2005; Ord. 2907 § 10 (part), 7/2003; Ord. 2510 § 13 (part), 2000)

Table 30.60-2 Schedule of Parking Calculations

General Land Use Classification	Weekdays Mid-7am	Weekdays 7am-6pm	Weekdays 6pm-Mid	Weekends Mid-7am	Weekends 7 am-6pm	Weekends 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 Parking Schedule: 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, (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)

30.60.040 Programs and Incentives to Reduce Parking Requirements or Mitigate Parking Impacts. The following programs, incentives, and alternative standards 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, or where an alternative parking system or design can be employed to reduce or otherwise mitigate parking impacts without reducing the number of required parking spaces.

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 1 vehicular space per every 4 spaces.

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

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

   D. If provided, the parking facility shall be a minimum of 2 feet by 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. An 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 analysis and any conditions of approval of the analysis and waiver shall be recorded 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 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.

B. An alternative parking design for an automated (robotic) parking garage system may be permitted with a design review application per Table 30.16-9, or administrative design review application per Table 30.16-10, for all commercial, mixed use, and high-rise residential development provided that minimum parking requirements per Table 30.60-1 (or Table 30.60-2 for mixed use) are satisfied and subject to all applicable standards established in Section 30.60.050(c). Factors which shall be considered for the approval of a design review or administrative design review application include, but are not limited to, the following:

i. The automated (robotic) parking garage system will efficiently use available building space to result in the provision of additional parking spaces above the minimum requirement that may be shared with other development in the area to mitigate urban parking demands.

ii. Where applicable, the automatic (robotic) garage system will provide convenient access to available (or proposed) pedestrian connections.

iii. Access provisions and safety procedures for mobility impaired parking requirements are clearly designated.

iv. All building facades of an automated (robotic) parking garage system shall be architecturally compatible and designed to blend with surrounding development.

C. Recycling enclosures may occupy a required parking space in multi-family and commercial developments when in close proximity to existing trash enclosures.
(Ord. 3970 § 6, 8/2011; Ord. 3757 § 8, 4/2009; Ord. 3635 § 9 (part), 6/2008; Ord. 3354 § 10 (part), 2/2006; Ord. 2741 § 11 (part), 5/2002)

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, 9 feet wide by 18 feet long, except as noted in Figure 30.64-14.

B. Recreational vehicle spaces, 10 feet wide by 22 feet long.

C. Commercial vehicle spaces, 10 feet wide by 25 feet long, with a minimum 14 feet of vertical clearance.

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

E. For parking spaces, within the front or rear 1/3 of the space a 1 foot by 1 foot side intrusion for columns or similar structures is permitted. Only 1 foot of overall space reduction is permitted.

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. Unless otherwise specified, all parking, drive aisle, and other areas subject to vehicular access or used for the parking, maneuvering, or storing of motor vehicles, equipment, or materials shall be paved in accordance with plans approved to ensure proper drainage.

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 150 or more parking spaces, no more than 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 20 spaces (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. (Ord. 3688 § 11 (part), 10/2008; Ord 3586 § 8 (part), 2/2008; Ord. 3432 § 10 (part), 10/2006; Ord. 3085 § 56, 6/2004; Ord. 2907 § 10 (part), 7/2003)

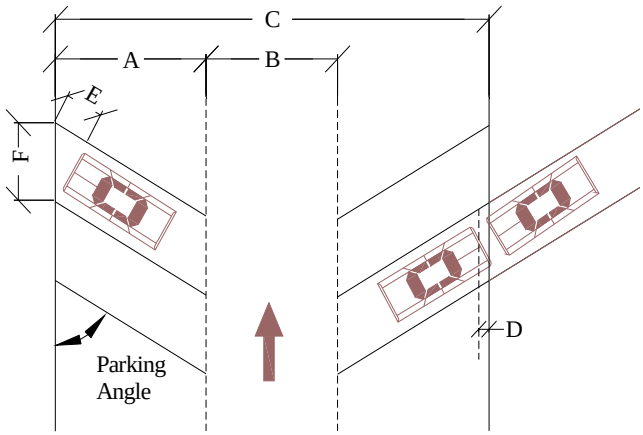
Table 30.60-3 - Automobile Parking Layout[1]							
Parking Angle	**Stall Width**	**Vehicle Projection (A)**	**Aisle (B) One way/ Two way**	**Typical Module (C) One way/ Two way**	**Overhang (D)**	**(E)**	**Curb Length (F)**
0° (parallel)	9'	9'	12'/20'	N/A	N/A	0	21'
45°	9'	19.09'	13'/20'	51.2'/58.2'	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'

Notes:

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

(Ord. 3354 § 10 (part), 2/2006; Ord. 2741 § 11 (part), 5/2002)

Figure 30.60-1 Automobile Parking Layout



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 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: 20%.

2. Occupancies providing outpatient medical care facilities: 10%.

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

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 1 level of a multi-level parking structure. The minimum width of said accessible route shall be no less than 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.

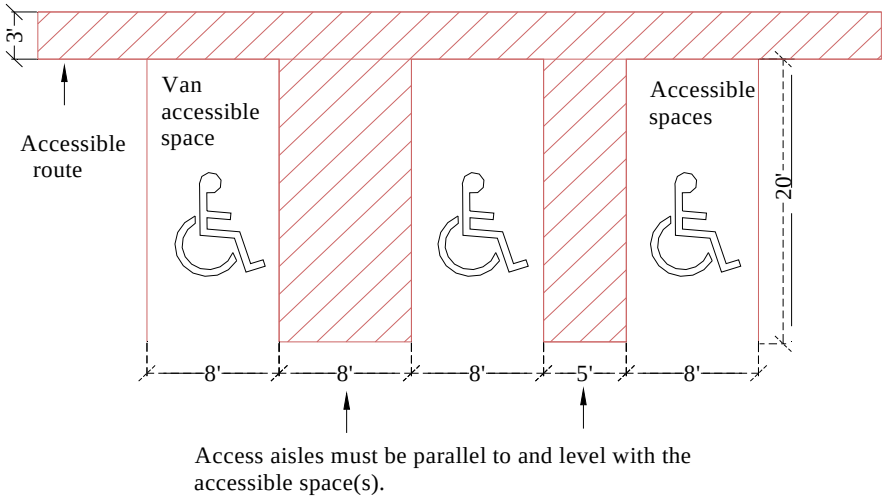
3. When more than 1 building or facility is located on a site, at least 1 accessible route shall connect accessible elements, facilities, and buildings that are on the same site. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route.

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.

Figure 30.60-2
Accessible Space and Access Design



(Ord. 3472 § 11 (part), 1/2007)

Table 30.60-4: Schedule of Accessible Parking*	
Total Parking Spaces Provided	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
More than 1,000	20 plus one for each 100 over 1,000
*1 van accessible space with a minimum vertical clearance of 98 inches shall be provided for every 8 accessible parking spaces, or fraction thereof.	

(Ord. 3472 § 11 (part), 1/2007)

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 10 feet in width, 25 feet in length, with a 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 18 feet shall be provided for one way aisles and 24 feet for 2 way aisles.

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

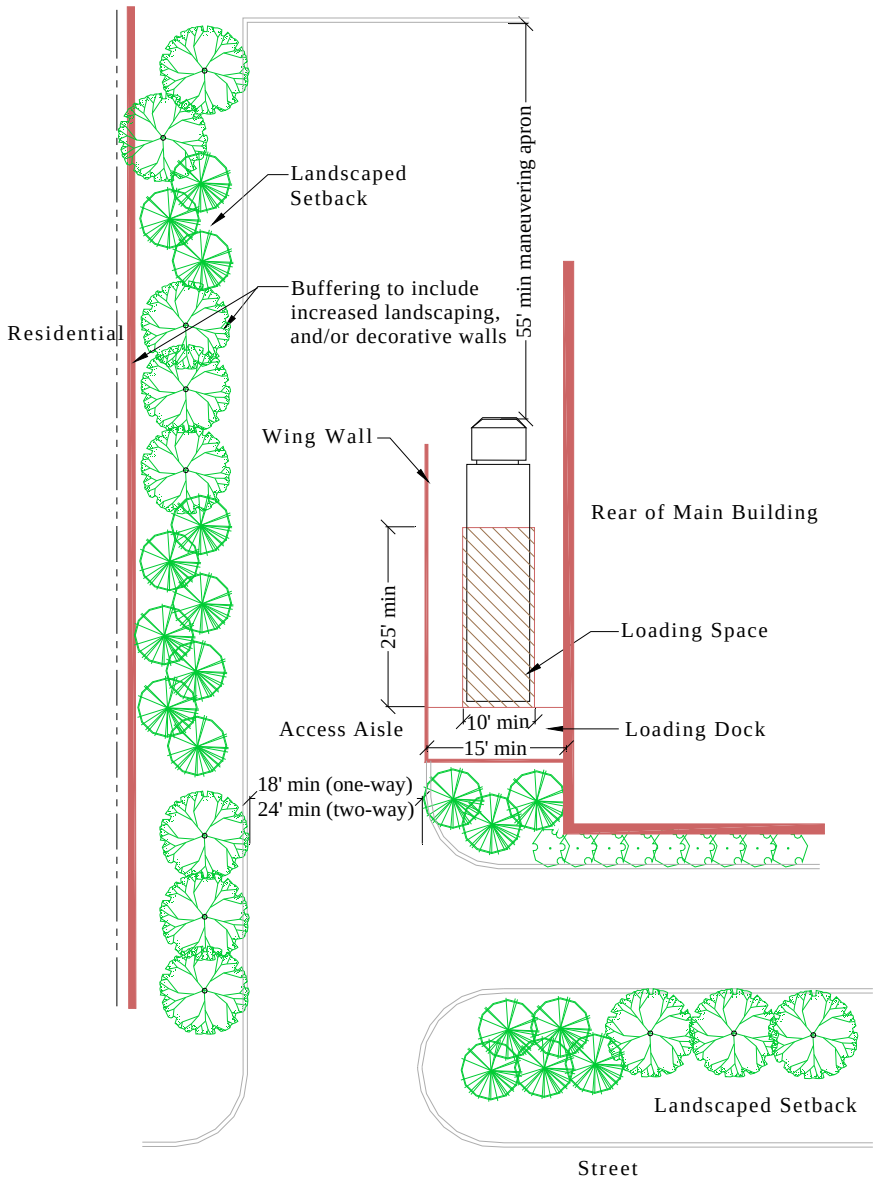
C. Adjacent to residential uses, loading areas shall be designed in accordance with Figure 30.60-3. Loading docks shall be setback, screened and buffered to minimize noise and disruption to adjacent residential uses. Screening shall be of sufficient height and length to completely screen the vehicles,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

Table 30.60-5: Schedule of Loading Space Requirements

USES	LOADING SPACES REQUIRED PER SQUARE FOOTAGE OF GROSS FLOOR AREA
Hotels, motels, hospitals, 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

(Ord 3805 § 7 (part), 9/2009)

Figure 30.60-3 Loading Space Design Adjacent to Residential Use



(Ord. 3432 § 10 (part), 10/2006)

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 2 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 2 feet or less than 8 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 competent professional 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. 3635 § 9 (part), 6/2008; Ord. 2545 § 3, 2000)

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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 and minimize potentially negative impacts of differing adjacent 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, in conformance with the Water Conservation Plan developed by the Southern Nevada Water Authority. (Ord. 3826 § 7 (part), 11/30/09; Ord. 3356 § 5 (part), 2/2006; Ord. 2934 § 6, 8/2003; 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. An additional one foot of decorative embellishment is permitted on each wall.

1. When Permitted. Unless otherwise specified in Tables 30.64-1 and 30.64-2, fences and walls not required (but permitted) shall comply with this subsection (1). However, when constructed in conjunction with a retaining wall, the specified maximum wall height may be increased to include the height of the retaining wall up to a maximum of 12 feet, subject to compliance with 30.64.050(4), unless otherwise specified in the Chapter. Security fences are permitted in conjunction with Temporary Government Facilities in any zoning district, subject to the requirements for security fences in 30.08.030 and Table 30.64-2.

A. Single Family Residential Development and Multi-family Buildings not within a dwelling group. Fences and walls may be up to 6 feet in height except if within 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 6 feet high, shall be decorative if in the urban area, and shall be set back for landscaping along streets as required in Table 30.64-2 below.

C. Commercial and Special Development. Fences and walls over 3 feet in height are not permitted within the required zoning district setbacks along a street unless required to buffer adjacent uses as approved by the Commission or Board. Any fence or wall within the required zoning district setbacks which is along a street shall be decorative. Congregate care, independent and assisted living, 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 nor on the property line shall not exceed 6 feet in height.

D. Industrial Development. Fences and walls, including security fences and walls, are permitted at a 10 foot maximum height around the perimeter of the development within the required setback when fence or wall is set back for required landscaping along streets. The maximum height may be increased up to 13 feet to accommodate additional height needed for retaining walls. See Table 30.64-2 for requirements for fences and walls along a street.

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 36 feet where for each 9 feet of vertical height, a 6 foot horizontal offset shall be provided, and where anything over 9 feet must be a decorative fence. (See Figure 30.64-1)

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 in close proximity to each other 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 existing wall will serve as an adequate buffer, even if the existing wall is less than 6 feet in height, subject to a notarized letter of consent. Otherwise, a 6 foot high redundant wall shall be constructed as a buffer when required. The separation between the walls shall be 4 inches or less or at least 30 inches wide. The gap at the end of any redundant walls 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.

4. Measurement of Fence or 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.

A. 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 top of curb.

B. An additional 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 set back 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 set back 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 set back a minimum of 20 feet from the right-of-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.

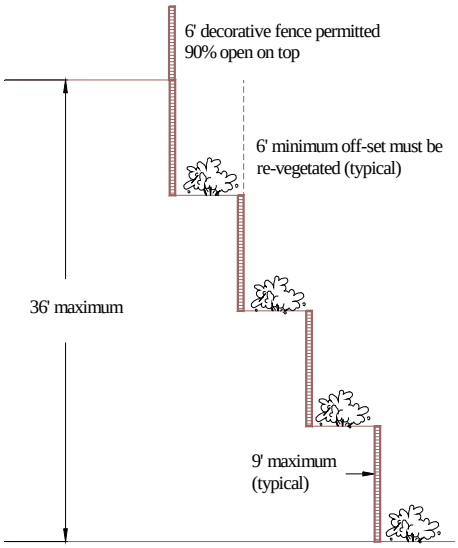
D. Access codes to the gates shall be provided to the Metropolitan Police Department and the Clark County Fire Department.

E. Perimeter walls and gates enclosing the community are permitted up to 8 feet in height, including within the front yards of lots facing the access control gates, or as permitted by 30.64.050(4) when constructed in conjunction with a retaining wall.

6. Access Gates - Single Family Residence or Special Uses not open to the public. A single Family residence may restrict access to the development subject to the following: Access gates shall be set back a minimum of 18 feet from property line along collector or arterial streets.

7. Access Gates – Commercial, Industrial Development or Special Uses open to the public. Commercial or industrial developments or special uses open to the public may restrict access to the property subject to the following: Access gates shall be set back from the property line a minimum of 50 feet or access gates shall be set back 18 feet only if the gates remain open during business hours. When a private street accesses the development, and gates will not remain open during business hours, the gate shall be set back a minimum of 50 feet from the property line or lip of the gutter, whichever is greater. The Director of Public Works may waive this requirement with the approval of an administrative minor deviation. (Ord 3859 § 11, 6/2010;Ord 3805 § 8 (part), 9/2009; Ord. 3757 § 9 (part), 4/2009; Ord 3586 § 9 (part), 2/2008; Ord. 3549 § 11 (part), 9/2007; Ord. 3518 § 14 (part), 5/2007; Ord. 3472 § 12 (part), 1/2007; Ord. 3354 § 11 (part), 2/2006; Ord. 3229 § 12 (part), 6/2005; Ord. 3209 § 10 (part), 5/2005; Ord. 2934 § 7, 8/2003; Ord. 2741 § 12 (part), 5/2002; Ord. 2573 § 14, (part) 2001)

Figure 30.64-1 Hillside Retaining Walls



(Ord. 3209 § 11 (part), 3/2005)

30.64.030 Landscaping.

a. Landscaping Required. Except for mines, gravel pits, temporary uses, agricultural cultivation, public facilities without buildings, and the rear yards of single family dwellings, any disturbed area of a developed property not occupied by permitted outside activity areas, storage areas, structures, parking, driveways, drive aisles, bus turnouts, and sidewalks shall be landscaped and maintained in a clean condition. Disturbed areas designated for future development need not have live landscaping. (For the purposes of this Section and related landscaping requirements, rear yard is defined as any yard area behind established screen walls or fencing located in side or rear yards.) Any required landscaping may be within a trail dedication; however it cannot obstruct the intended use of the trail.

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.

A. Grading and hydrology should whenever possible be designed to maximize the use of storm water for on-site irrigation.

B. Landscape plans shall address all applicable sight visibility concerns, including the location of traffic control signs and devices, sight visibility zones, and adequate spatial considerations for the (future) size and spread of plant materials at maturity in conformance with 30.16.240(a)(5). (Also see 30.64.030(k))

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. Landscaping.

1. All required landscaping shall consist of live plants, except as provided in subsection (a) above. For property at elevations of 4,000 or more feet above sea level, natural and endemic landscaping should be preserved and incorporated into the landscape area.

2. Any tree within 5 feet of a required perimeter wall, sidewalk, street, or public utility easement adjacent to a street shall be planted with a root shield designed to redirect root growth and shall incorporate a deep root irrigation system per 30.64.030(l)(4)(B). Any trees in or within a public utility easement shall be limited to shade or street trees as approved by the utility company. (See Figures 30.64-2 and 30.64-3)

3. The front and side yards of single family residential development shall not contain more than 60% hardscape.

4. Efforts to keep and maintain existing drought-tolerant trees, especially if mature, are highly encouraged.

d. Maintenance of Landscaping and Sidewalks.

1. Fences, walls and landscaped areas (including plant materials, irrigation system, and hardscape features) shall be maintained.

A. Landscaping or structures of any kind shall not obstruct vehicular or pedestrian travel along the sidewalk or street.

B. No landscaping materials shall obstruct, block, or in any way impede the view of any traffic signal, sign, directional device, or sight visibility zone.

C. Trees may overhang a sidewalk and street, provided the overhang is a minimum height of 10 feet above any sidewalk or 16 feet and 4 inches above any street, and the overhanging foliage does not impose a danger to the public.

D. When detached sidewalks are installed, the property owner(s), homeowners association, or landscape maintenance association shall maintain all landscaping in conformance with the requirements of this Chapter and shall be responsible for trimming, modifying, or removing any plant materials within required landscape areas that cause or constitute an imminent safety hazard to the traveling public, including but not limited to obstructing the visibility of traffic control signs and devices, obstructing sight visibility zones, or not providing adequate clearance for pedestrians and vehicles. Noncompliance with the maintenance requirements herein established shall cause the County to provide notice to the property owner(s), homeowners association, or landscape maintenance association of the County's intent to perform the required maintenance and collect payment accordingly for the work performed.

2. Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscaping.

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

4. Landscaping required outside decorative fences and walls shall be maintained by the property owner(s), homeowners association, or landscape maintenance association, whichever is applicable. Whenever a landscaping area is an easement or is located within a common lot, the easement or common lot shall be shown on any major or minor subdivision map. All areas specifically intended for landscaping purposes shall be shown on required improvement plans.

A. Damage to landscaping (including plant materials, irrigation system, and hardscape features) within the required easement as a result of the work performed by, or on behalf of, any public utility shall be repaired or replaced by the public utility.

B. Damage to landscaping (plant materials) that occurs as a result of a property owner's, homeowners association's, or maintenance association's lack of general maintenance, as required in Section 30.64.030(d)(5), or as a result of the actions of a property owner, homeowners association, or maintenance association creating a condition that caused such damage to occur, shall be repaired or replaced by the applicable property owner, homeowners association, or maintenance association, whichever caused the damage.

C. Removal or relocation of any private property owners' landscaping in County rights-of-way or easements to accommodate a public improvement, including roadways and pavements, sidewalks, curbs and gutters, landscaping, street lights, foundations, poles and traffic signal conduits, water mains, sanitary and storm sewers, tunnels, subways, people movers, viaducts, bridges, underpasses, and overpasses, or other public facilities across, along, over or under any street or streets, or other such improvements which are to be used by the general public, shall be the responsibility and at the expense of the property owner. The County (or other entity governed ex officio by the Clark County Board of Commissioners, i.e., Las Vegas Valley Water District, Kyle Canyon Water District, Big Bend Water District or Clark County Water Reclamation District, singly the "County Entity") shall issue to a property owner 30 days written notice of a need to remove or relocate any of the property owner's landscaping that may be in conflict with installation, maintenance, or use of the public improvement. The property owner shall, within 30 days after receiving such written notice from the County Entity, remove or relocate its said landscaping. If the property owner fails to remove or relocate its landscaping as required by this section within the required time period, the County Entity may remove or relocate said landscaping and charge the cost of removal or

relocation to the property owner. The County will not be held liable for any losses or damages due to removal or relocation of such landscaping.

5. General maintenance of all sidewalks, whether constructed within a public right-of-way or a public access easement, shall be performed by the property owner, homeowners association, or landscape maintenance association, and shall include keeping the sidewalks clean and free of weeds, debris, ice, and snow, and preventing landscaping or structures of any kind from obstructing the sidewalk.

A. Long-term maintenance of all sidewalks except meandering sidewalks, including repair and replacement when required, shall be the responsibility of Clark County, pursuant to NRS 41.1315, unless the sidewalk is damaged as a result of negligence on the part of, or actions taken by, the property owner, homeowners association, or landscape maintenance association.

B. Clark County shall not be held liable for damage or injury that occurs as a result of a property owner's, homeowners association's, or maintenance association's lack of general maintenance, as required in subsection A above, or if the actions of a property owner, homeowners association, or maintenance association created a hazardous condition that caused or otherwise resulted in damage or injury.

e. Plant Materials. Except for single family residential development, all required plants shall consist of materials selected from the plant list in the Southern Nevada Regional Planning Coalition's Regional Plant List, except that all cactus, and annual and perennial flowers, are permitted. Any plant listed on the Nevada State Department of Agriculture's noxious weed list as shown in NAC Section 555.010 is expressly prohibited**.**

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 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 must have been executed by both parties at the time of the application.

- **g. Swales.** Within landscape areas greater than 4 feet wide, a 2 foot wide minimum swale shall be provided adjacent to attached sidewalks unless a perimeter fence or wall is constructed within 2 feet of the sidewalk, or unless the landscape strip is designed with a berm to screen parking and provide enhanced landscaping. When detached sidewalks are constructed in landscape areas greater than 10 feet wide, a swale shall be provided on each side of the sidewalk unless bermed. The required swales shall be designed to prevent irrigation water from flowing onto the street or sidewalk. (See Figure 30.64-3)

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.** These restrictions cannot be waived or varied.

Turf limitations apply as follows:

1. Single-family and multifamily developments are prohibited from installing new turf in common areas of residential neighborhoods. This restriction shall not apply to privately owned and maintained parks, including required open space;

2. The installation of new turf in non-residential developments is prohibited. This restriction shall not apply to schools, parks, amphitheatres, or cemeteries; to turf required by other governmental jurisdictions and/or regulatory agencies; or to golf courses and driving ranges subject to regulations listed below;

3. The installation of new turf is prohibited in residential front yards;

4. For single-family residential lots, the installation of new turf shall not exceed 50% of the gross area of the side and rear yard or 100 square feet, whichever is greater. In any case, a maximum of 5,000 square feet of turf is permitted;

5. 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;

6. The maximum slope of a turf area shall not exceed 33%;

7. Turf areas shall not be located within 6 feet of a street, curb, paved surface other than a single-family residential driveway, or sidewalk if adjacent to a paved surface;

8. No area of turf shall have a width or depth less than 10 feet. This area may be less than 10 feet wide if adjacent to a planter bed or other landscape area which will catch overspray;

9. Golf courses shall be limited to a maximum of 45 acres for 18 holes and 5 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 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.

k. Required Trees. Trees shall be planted as required in Tables 30.64-1 and 30.64-2, and as shown in Figures 30.64-2 through 30.64-14, 30.64-17, and 30.64-18, if large 15 gallon trees are being planted. Trees located beneath or adjacent to overhead power lines are not required if the power company certifies that the landscape requirement poses a hazard. Trees are not required when their location conflicts with septic system separation requirements. 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) is required for each 30 linear feet of street frontage.

2. One medium tree (at maturity will have a minimum 20 foot spread) is required for each 20 linear feet of street frontage.

3. One small tree (at maturity will have a less than a 20 foot spread) is required for each 10 linear feet of street frontage.

4. These distances may be increased by 10 feet if 24 inch box trees are planted instead of 15 gallon trees.

5. A variety of species and appropriate clustering of plants to provide a homogeneous buffering effect are encouraged within the landscape area.

l. Landscape Strip and Sidewalks.

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

2. If constructed sidewalks are attached (not offset from curb), the required landscape area shall begin at the property line (back of sidewalk) and shall not include any part of the right-of-way. If detached sidewalks are constructed pursuant to Section 30.52.030(a)(1)(K), the required landscape area shall include the detached sidewalk with 10 feet of landscaping (See Figures 30.64-17 and 30.64-18). On collector or arterial streets, when attached sidewalks are permitted in lieu of detached sidewalks per 30.64.030(1)(3), 15 feet of landscaping is required behind the sidewalk.

3. When required by Tables 30.64-1 and 30.64-2, straight, detached sidewalks shall be provided unless there is an existing attached sidewalk that will not be rebuilt, or the arterial or collector street frontage is less than 300 linear feet and is adjacent on both sides to existing development constructed with attached sidewalks.

A. When not required, detached sidewalks and landscaping may be provided at the option of the property owner, homeowners association, or landscape maintenance association. Whether required or not, all detached sidewalks shall conform to Figures 30.64-17 or 30.64-18 and are additionally subject to the following:

i. The tree spacing may be increased by 10 feet.

ii. All areas between the sidewalk the curb shall be landscaped except for incidental paving for bus stops or paving designed to protect underground public utilities, returns to intersections, and amenity zones pursuant to the Mixed Use Overlay District standards established in Section 30.48.770(C)(6-7). See Table 30.56-2 for pedestrian realm requirements for non mixed use projects.

iii. A landscape area as required shall be provided within the distance between the curb and the front setback, shall abut both sides of the sidewalk, and shall contain the quantity of plant materials required per Figures 30.64-17 or 30.64-18, or as otherwise required by this Title, except only shrubs, groundcover, and small to medium trees with non-invasive root systems shall be permitted between the curb and the sidewalk. Tree rows on both sides of a detached sidewalk shall offset each other to provide balanced spacing, and all trees shall be approximately centered within the landscape strip on each side of the sidewalk. (See Figures 30.64-17, 30.64-18 and Southern Nevada Regional Planning Coalition's Regional Plant List)

B. All trees planted in landscape areas adjacent to detached sidewalks or within 5 feet of any pavement or wall (building or perimeter) shall be required to install, operate, and maintain a deep root irrigation system in conformance with Figure 30.64-3 and the standards listed below (also see "Deep Root Irrigation" in 30.08.030):

i. For small and medium trees, a minimum of 1 irrigation pipe (2" – 4" by 36" – 48") made of PVC or suitable material, shall be inserted vertically into the ground at the trunk's base to encourage downward growth of a deep root system and capture, drain, and redirect excess surface water into the deeper tree root area. For large trees, a minimum of 2 (2" – 4" by 36" – 48") pipes shall be required.

ii. Each irrigation pipe shall be loosely filled with gravel or rock and may be perforated along the lower half to facilitate the absorption of water into the lower soil profile and below the tree's root ball. Irrigation lines, emitters, and/or bubblers may be placed within each deep root irrigation pipe.

iii. All required deep root irrigation pipes shall be installed in conjunction with required swales and designed to allow sufficient amounts of irrigation water to reach a depth of 3 to 4 feet.

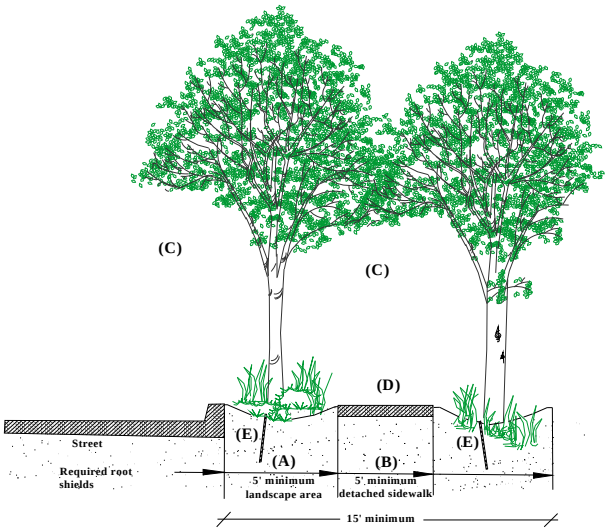
4. When dedication for bus turnouts is required, the landscape strip is not required adjacent to the bus turnouts.

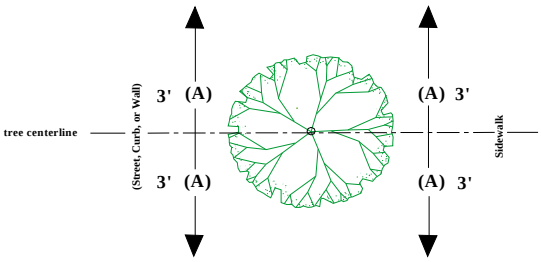
m. Certificate of Compliance. A Certificate of Compliance stating that landscape materials have been installed per this Title shall be signed by the property owner or contractor and submitted to the Building Official.

1. Single family residences may be occupied prior to the landscaping being installed if the developer or property owner signs a Certificate of Compliance prior to the issuance of building permits stating that all required landscaping shall be installed within 6 months of the date of the Certificate of Occupancy.

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. (Ord. 3987 § 4, 10/2011; Ord. 3924 § 11, 1/2011; Ord. 3826 § 7 (part), 11/30/09; Ord. 3688 § 12, 10/2008; Ord 3586 § 9 (part), 2/2008; Ord. 3549 § 11 (part), 9/2007; Ord. 3472 § 12 (part), 1/2007; Ord. 3356 § 5 (part), 2/2006; Ord. 3296 § 9 (part), 10/2005; Ord. 3094 § 3, 7/2004; Ord. 3062 § 4, 5/2004; Ord. 3020 § 3, 2/2004; Ord. 2934 § 8, 8/2003; Ord. 2741 § 12 (part), 5/2002)

Figure 30.64-2 Root Shield (Root Barrier)



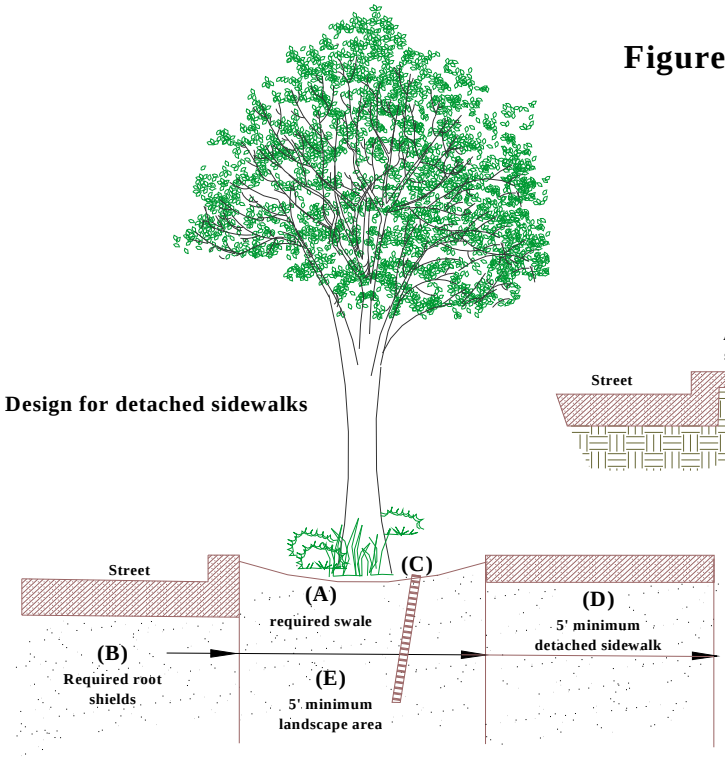


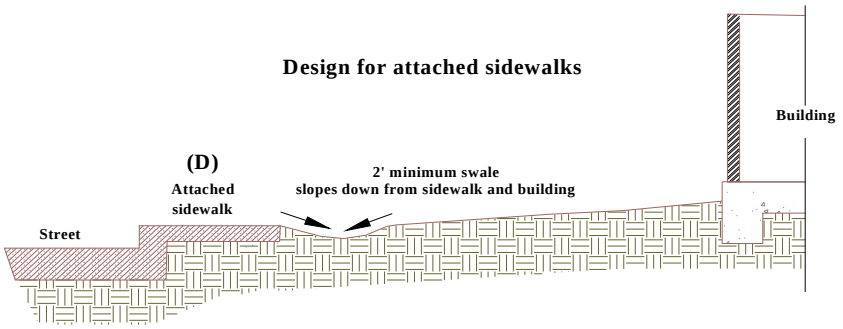
Root Shields (A) shall be installed parallel to curb, sidewalk, or wall to a minimum depth of 3' and shall extend at least 3' laterally in both directions from tree centerline.

(A) Root shield material shall be installed in a compacted trench to a minimum depth of 3' and extend laterally a minimum of 3'on each side of the tree centerline, with top of root shield set 2" below top of back of sidewalk and flush with edge of sidewalk (root shield for attached sidewalks shall be set 2" below top of curb and set flush with edge of curb).
(B) Unless otherwise required by this Title, detached sidewalks shall have a minimum width of 5' and conform to *ADA Accessibility Guidelines*; attached sidewalks shall have the minimum width required per the *Uniform Standard Drawings, Clark County Area*.
(C) Minimum 16' 4" vertical clearance between street and trees, and minimum 10' vertical clearance between sidewalk and street trees.
(D) All sidewalks shall be constructed in conformance with the *Uniform Standard Drawings, Clark County Area*.
(E) For small and medium trees, 1 deep root irrigation pipe (minimum 2" - 4" by 36" - 48") shall be vertically inserted at the trunk's base; for large trees, 2 deep root irrigation pipes (minimum 2" - 4" by 36" - 48") shall be required. See 30.64.030(l)(4)(B), for additional deep root irrigation system components and requirements.

(Ord. 3356 § 5 (part), 2/2006)

Figure 30.64-3 Swale Designs





(A) Where plant materials are required on both sides of the detached sidewalk, swales shall be constructed on both sides of the sidewalk (unless bermed).
(B) Root shield material shall be installed in a compacted trench to a minimum depth of 3' and extend laterally a minimum of 3' on each side of the tree, with top of root shield set 2" below top of back of sidewalk and flush with edge of sidewalk. See Figure 30.64-2 for additional details.
(C) For small and medium trees, 1 deep root irrigation pipe (minimum 2" - 4" by 36" - 48") shall be vertically inserted at the trunk's base; for large trees, 2 deep root irrigation pipes (minimum 2" - 4" by 36" - 48") shall be required. See 30.64.030(l)(4)(B), for additional deep root irrigation system components and requirements.
(D) Unless otherwise required by this Title, detached sidewalks shall have a minimum width of 5' and conform to *ADA Accessibility Guidelines*; attached sidewalks shall have the minimum width required per Clark County Public Works *Uniform Standard Drawings*.
(E) Minimum landscape area width may vary if detached sidewalk meanders. See Figure 30.64-18.

(Ord. 3356 § 5 (part), 2/2006)

30.64.040 Screening and Buffering Requirements. Tables 30.64-1 and 30.64-2 establish the minimum screening and 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, 6]			
	Rural Residential Use [7]	**Suburban Residential Use and/or Rural Estates PUD**	**Compact Residential Use**
Perimeter on Private or Local Streets – Rear Yard Only[5]	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 Streets[5]	Figure 30.64-5[2] OR Figure 30.64-6[2]	Figure 30.64-17 OR Figure 30.64-18 For both figures, 6' min/8' max high decorative wall or fence required behind landscaping and detached sidewalk.	Figure 30.64-17 OR Figure 30.64-18 For both figures, 6' min/8' max high decorative wall or fence required behind landscaping and detached sidewalk.
Adjacent to Freeway	Figure 30.64-4 No wall required in Community District 5.	Figure 30.64-4	Figure 30.64-4
Adjacent to a Less Intensive Use [4, 5]		• When adjacent to rural residential use 6' minimum/maximum decorative wall. • Wall may be eliminated in rural area by administrative minor deviation per Table 30.16-8.	• When adjacent to suburban or rural residential use: Figure 30.64-11 with 1 tree per 30'. • Wall may be eliminated in rural area by administrative minor deviation per Table 30.16-8.
Front Yards (within 15' of front property line or private street/easement)	• A decorative wall may be permitted when fronting a collector or arterial street per Figure 30.64-8. • A 6' maximum decorative fence may be permitted. • Fence need not be decorative in rural areas; or, with administrative minor deviation approval, if adjacent properties have similar fences.	• If a wall or fence is not required, a 5' maximum decorative fence may be permitted. • Fence need not be decorative in rural areas; or, with administrative minor deviation approval, if adjacent properties have similar fences.	If a wall or fence is not required, a 5' maximum decorative fence may be permitted.
Retaining Walls[5]	When on side or rear yard, see 30.64.050(a)(4) and Figure 30.64-15.	When on side or rear yard, see 30.64.050(a)(4) and Figure 30.64-15.	When 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 non-urban 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. Deleted
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 and impacted property owners.
5. Specified maximum wall heights may be increased to include the height of a retaining wall in accordance with Section 30.64.050(4).
6. Detached sidewalks (offset from curb) may be constructed per Figures 30.64-17 and 30.64-18 instead of attached sidewalks as depicted in Figures 30.64-5 through 30.64-10 and 30.64-13, provided all other landscaping, dedication, and maintenance requirements are satisfied.
7. Fencing materials in the rural residential districts may include traditional farm fencing (smooth twisted wire mounted on posts) or alternative fencing used for confining domestic animals, provided that all fencing is compatible with the rural character of the immediate area.

(Ord. 3848 §10, 2/2010; Ord. 3757 § 9 (part), 4/2009; Ord. 3635 § 10, 6/2008; Ord 3586 § 9 (part), 2/2008; Ord. 3518 § 14 (part), 5/2007; Ord. 3432 § 11 (part), 10/2006; Ord. 3356 § 5 (part), 2/2006; Ord. 3296 § 9 (part), 10/2005; Ord. 3229 § 12 (part), 6/2005; Ord. 3209 § 10 (part), 3/2005; Ord. 3106 § 11, 8/2004; Ord 3008 § 8, 12/2003; Ord. 2934 § 10 (part), 8/2003; Ord. 2741 § 12 (part), 5/2002)

Table 30.64-2 Non-Single-Family Residential Screening and Landscape Buffer Requirements[1, 7]				
	Multi-Family Use	**Commercial & Mixed Use**	**Industrial Use**	**Special Use**
Adjacent to any Street[5]	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 Collector/Arterial Streets[5]	Figure 30.64-17 OR Figure 30.64-18	Figure 30.64-17 OR Figure 30.64-18	Figure 30.64-17 OR Figure 30.64-18	Figure 30.64-17 OR Figure 30.64-18
Adjacent to Freeway	Figure 30.64-4	Figure 30.64-4	Figure 30.64-4	Figure 30.64-4
Adjacent to a Less Intensive Use[3, 5]	• When adjacent to rural residential: Figure 30.64-11 with 1 tree per 20'. • When adjacent to suburban or compact residential: Figure 30.64-11 with 1 tree per 30'. • Wall may be eliminated in the rural area by administrative minor deviation per Table 30.16-8.	• When adjacent to residential[4] use: Figure 30.64-11 with 1 tree per 20'. • Wall may be eliminated in the rural area by administrative minor deviation per Table 30.16-8. • Buffer shall extend to back of required street landscaping.	• When adjacent to residential[4] use: Figure 30.64-11 with 1 tree per 20'. • Wall may be increased to 10'. • Wall may be eliminated in the rural area by administrative minor deviation per Table 30.16-8. • Buffer shall extend to back of required street landscaping.	• When adjacent to residential[4] use: Figure 30.64-11 with 1 tree per 20'. • Wall may be eliminated in the rural area by administrative minor deviation per Table 30.16-8. • Buffer shall extend to back of required street landscaping.
Retaining Walls[5]	• 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 30.64-10.	• 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, the height of any retaining wall shall not exceed 36".	• 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, the height of any retaining wall shall not exceed 36" except when screening outside storage (see outside storage below).	• 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, the height of any retaining wall shall not exceed 36".
Outside Storage	Not applicable.	Per Table 30.44-1.	• Maximum height 10' plus 3' retaining wall. • When adjacent to non-industrial uses 8' 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 10' without additional landscaping.	Per Table 30.44-1: Walls cannot be located within the setback.
Security Fencing[6]			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.

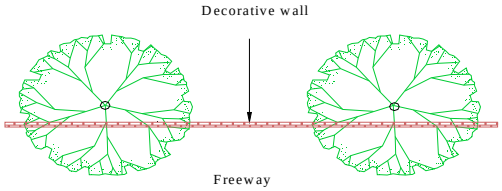
Table 30.64-2 Non-Single-Family Residential Screening and Landscape Buffer Requirements[1, 7]				
	Multi-Family Use	**Commercial & Mixed Use**	**Industrial Use**	**Special Use**
Parking Lot Landscaping		Figure 30.64-14	Figure 30.64-14	Figure 30.64-14
Other Wall		A decorative fence enclosing outdoor space adjacent to not more than 50% of a commercial building is permitted if no closer than 3' 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. Deleted.
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 and impacted 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.
5. Specified maximum wall heights may be increased to include the height of a retaining wall in accordance with Section 30.64.050(4).
6. Security fences are permitted in conjunction with Temporary Government Facilities in any zoning district, subject to the requirements for security fences in this Table and 30.08.030.
7. Detached sidewalks (offset from curb) may be constructed per Figures 30.64-17 and 30.64-18 instead of attached sidewalks as depicted in Figures 30.64-5 through 30.64-10 and 30.64-13, provided all other landscaping, dedication, and maintenance requirements are satisfied.

(Ord. 3757 § 9 (part), 4/2009; Ord 3586 § 9 (part), 2/2008; Ord. 3432 § 11 (part), 10/2006; Ord. 3356 § 5 (part), 2/2006; Ord. 3229 § 12 (part), 6/2005; Ord. 3209 § 10 (part), 3/2005; Ord. 2934 § 10 (part), 8/2003; Ord. 2741 § 12 (part), 5/2002)

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

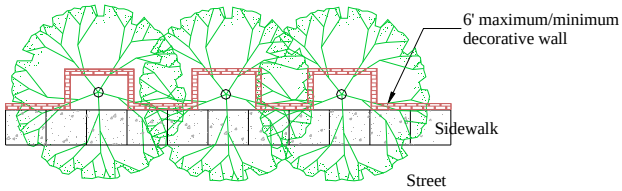
Rural: Wall need not be decorative, landscaping not required

Noise attenuation required in Residential only per Nevada Department Of Transportation standards.

Decorative Wall Height Minimum/Maximum: Commercial - 6 feet Industrial - 8 feet

(Ord 3586 § 9 (part), 2/2008)

Figure 30.64-5 Street Buffer-Wall Off-Sets



Number of trees required: per 30.64.030 (k)

One medium or large tree required in each 4' x 4' (or greater) tree well; alternatively if non-urban street standards apply, trees planted inside the wall per 30.64-030 (k) are permitted

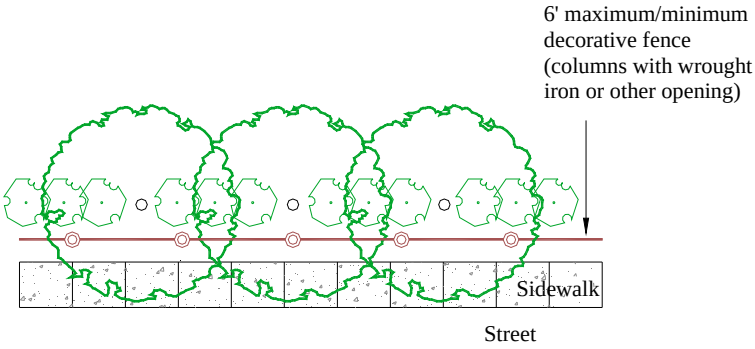
Tree wells are encouraged to be located on common property lines

Rural areas: Wall need not be decorative
Sidewalk not required if non-urban street standards apply

NOTES:
1 . Maximum/minimum wall height may be increased in accordance with 30.64.050 (4)

(Ord. 3549 § 11 (part), 9/2007; Ord. 3432 § 11 (part), 10/2006; Ord. 3209 § 11 (part), 3/2005; Ord. 2934 § 12 (part), 8/2003)

Figure 30.64-6 Fence with Landscape Screen



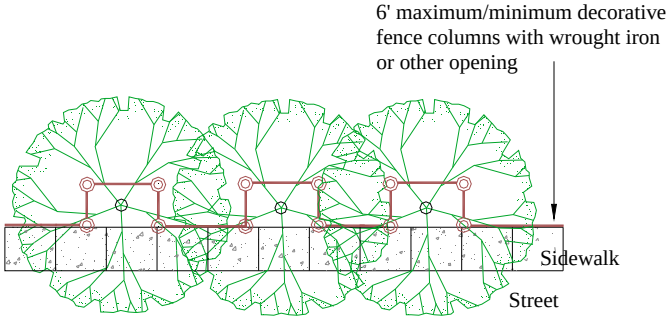
Number and size of trees required: per 30.64.030(k)

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

Rural areas: Fence need not be decorative
Sidewalk not required if non-urban street standards apply

(Ord. 3432 § 11 (part), 10/2006; Ord. 2934 § 12 (part), 8/2003)

Figure 30.64-7 Fence Off-Sets



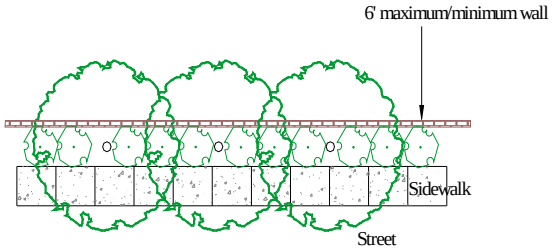
Number of trees required: per 30.64.030(k)

One large tree required in each 6' x 10' fence off-set. (alternative 4' x 4' offset permitted only when landscaping is behind fence)

Rural areas: Fences need not be decorative
Sidewalk not required if non-urban street standards apply

(Ord. 3432 § 11 (part), 10/2006; Ord. 2934 § 12 (part), 8/2003)

Figure 30.64-8 6' Landscape strip with Wall



Number of trees required: per 30.64.030(k)

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

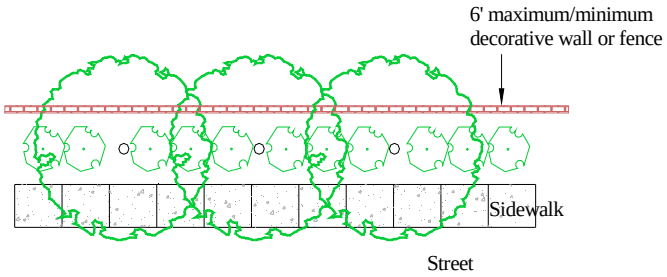
Wall can be increased to 8' if average landscaping is increased to 10'

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

(Ord. 3296 § 9 (part), 10/2005; Ord. 3209 § 11 (part), 3/2005; Ord. 3106 § 12, 8/2004)

Figure 30.64-9 10' Landscape Strip with Wall or Fence



Number of trees required: per 30.64.030 (k)

Landscape strip must be 6' minimum/10' average

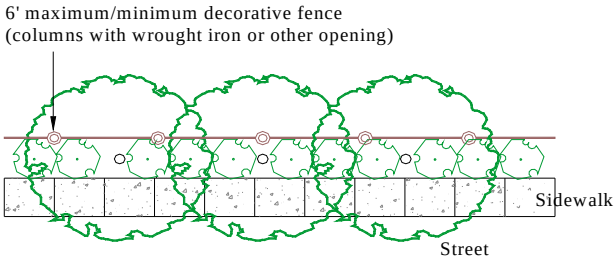
Wall/fence may be increased to 8' if average landscaping is increased to 15', or wall may be increased in accordance with 30.64.050(4)

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

(Ord. 3549 § 11 (part), 9/2007; Ord. 3296 § 9 (part), 10/2005; Ord. 3209 § 11 (part), 3/2005)

Figure 30.64-10 6' Landscape strip with Fence



Number of trees required: per 30.64.030(k)

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

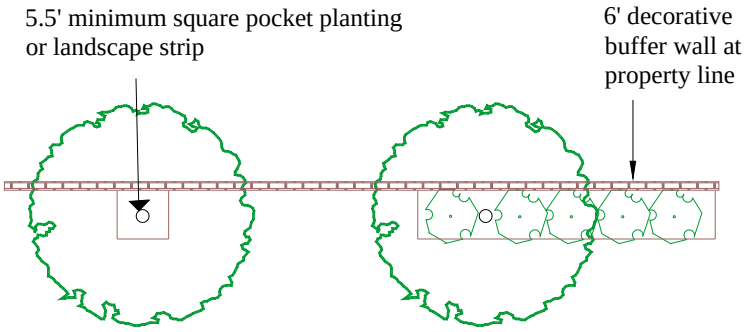
Fence can be increased to 8' if average landscaping is increased to 10'

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

(Ord. 3296 § 9 (part), 10/2005)

Figure 30.64-11 Buffer Adjacent to a Less Intensive Use

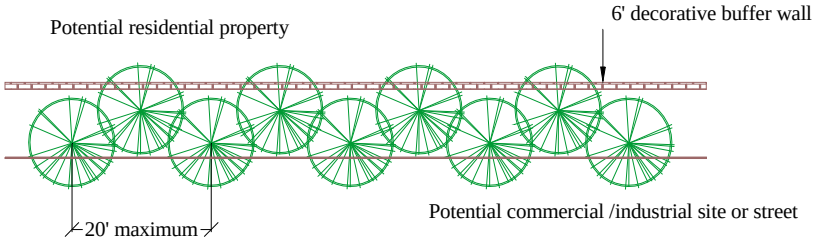


Where adjacent property is developed, trees shall be 24" box large evergreen trees to quickly mature and cover the distance between trees.

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.

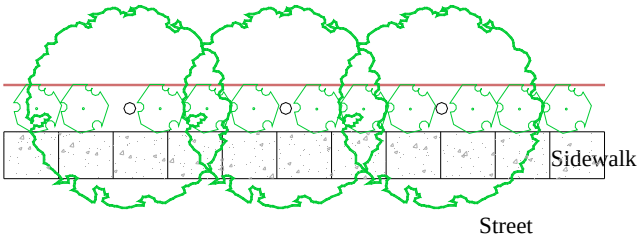
5.5 foot minimum square pocket planting or 10' landscape strip.

Wall height may be increased in accordance with 30.64.050(4)

Rural area: Wall need not be decorative.

(Ord. 3209 § 11 (part), 3/2005)

Figure 30.64-13 Street Landscaping



Number of trees required: per 30.64.030k

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.

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

(Ord. 3549 § 11 (part), 9/2007; Ord. 2934 § 12 (part), 8/2003; Ord. 2778 § 3, 7/2002; Ord. 2764 § 5, 6/2002)

Figure 30.64-14 Parking Lot Landscaping

(Not required within parking garages)

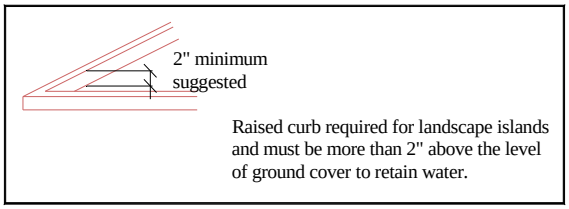
Islands can be designed at the end of rows, between rows, or both.

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.

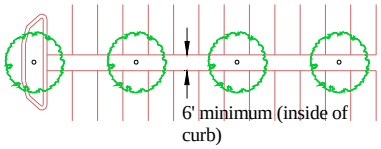
Parking adjacent to other trees need not be included.

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.

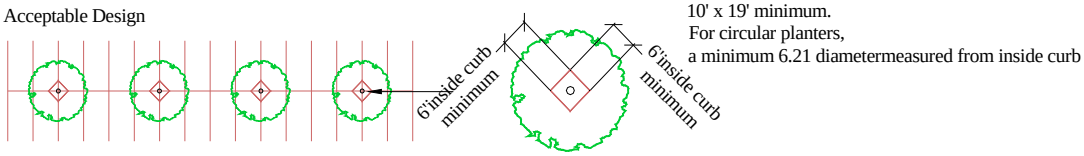
Parking lots which exist or were approved prior to March 2000 can be retrofitted, resulting in a 10% parking reduction.



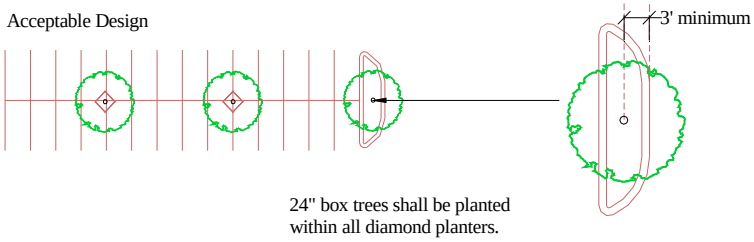
Preferred Design



Acceptable Design

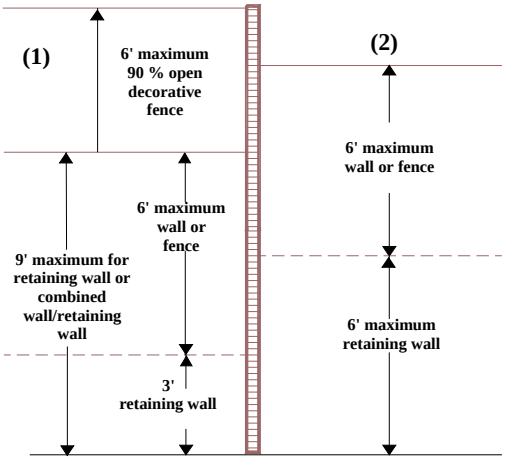


Acceptable Design



(Ord 3586 § 9 (part), 2/2008)

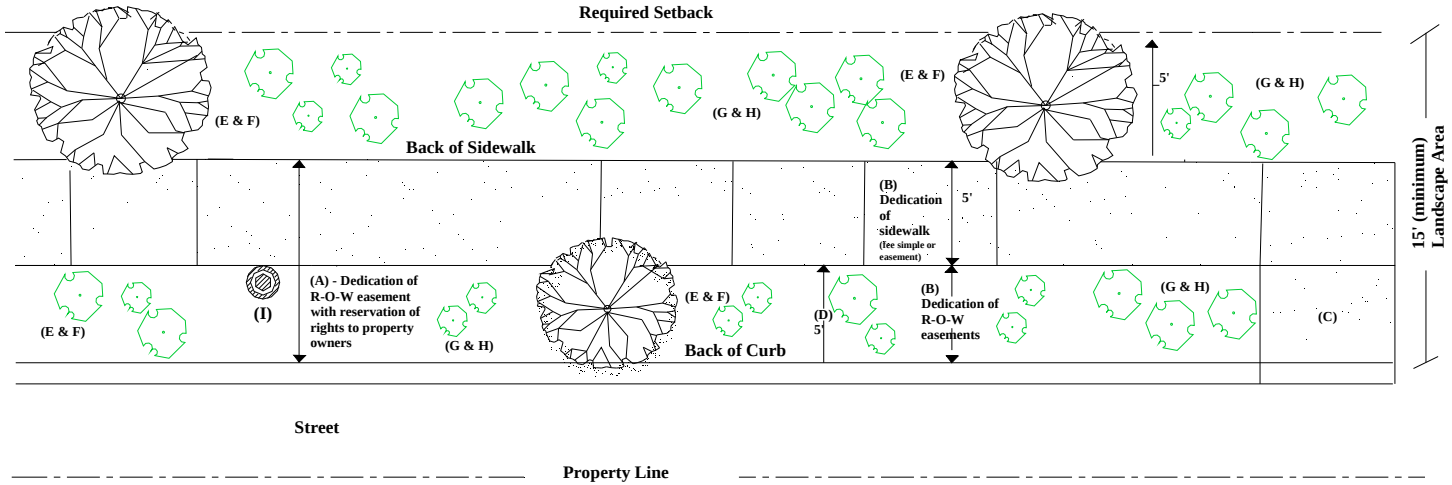
Figure 30.64-15 Retaining Walls



Notes:
(1) 3' minimum retaining wall plus 6' maximum wall (or fence) is permitted per 30.64.050(a)(4)(A).
(2) 6' retaining wall plus 6' fence or wall (need not be open) is permitted per 30.64.050(a)(4)(C).
NOTE: Within required street setbacks (where a wall or fence is otherwise not permitted), a retaining wall only may be constructed to a maximum height of three feet (3').

(Ord. 3354 § 11 (part), 2/2006; Ord. 3229 § 12 (part), 6/2005; Ord. 2573 § 14 (part), 2001; Ord. 2510 § 14 (part), 2000)

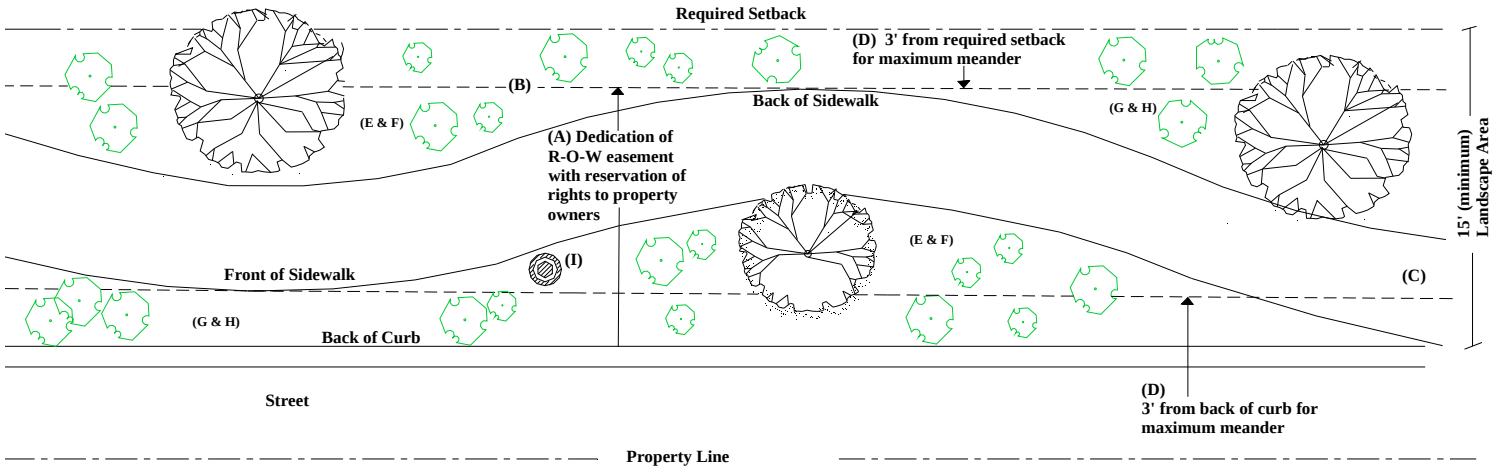
Figure 30.64-17 Detached Sidewalk Requirements (straight sidewalk)



(A) Dedication from back of curb to back of sidewalk as right-of-way easement for roadway and utility purposes, per 30.52.030(k); or
(B) Dedication of the sidewalk (fee simple or easement) with right-of-way easements as needed between back of curb and front of sidewalk to access, install, repair and maintain the sidewalk and public utility (including traffic) facilities.
(C) Return to curb at property lines to meet existing attached sidewalk, if applicable.
(D) Straight sidewalk shall be offset a minimum 5' from back of curb.
(E) Turf is not permitted; only shrubs, groundcover, and trees with non-invasive root systems[with root shields installed per Figure 30.64-2, are permitted. All trees planted in landscape areas adjacent to detached sidewalks or within five feet (5') of any pavement or wall (building or perimeter) shall install, operate, and maintain a deep root irrigation system in conformance with 30.64-030(l)(4)(B) and Figure 30.64-3.
(F) Two rows of trees planted generally 20 feet apart shall be required (one row on each side of sidewalk planted generally 40 feet apart). Tree rows on both sides of a detached sidewalk shall offset each other to provide balanced spacing intervals, and all trees shall be approximately centered within the landscape strip on each side of the sidewalk . EXCEPTION: Where existing underground utilities are installed between back of curb and front of sidewalk, street trees shall not be required.
(G) Shrubs & groundcover shall be planted to cover more than 50 % of the landscaped area and may be grouped if distributed along the entire strip.
(H) Swales are required per Figure 30.64-3.
(I) 10' lateral separation is required between streetlight and any tree.

(Ord. 3987 § 4, 10/2011; Ord 3586 § 9 (part), 2/2008; Ord. 3356 § 5 (part), 2/2006)

Figure 30.64-18 Detached Sidewalk Requirements (meandering sidewalk)



(A) Dedication from back of curb to back of sidewalk not more than three feet from required setback (includes the sidewalk and maximum meander width) as right-of-way easement for roadway and utility purposes, per 30.52.030(k).
(B) Dedication to back of sidewalk shall be based upon that point where the back of sidewalk meanders closest to the required setback.
(C) Return to curb at property lines to meet existing attached sidewalk, if applicable.
(D) Sidewalk shall not meander closer than 3' from back of curb or required setback.
(E) Turf is not permitted; only shrubs, groundcover, and trees with non-invasive root systems with root shields installed per Figure 30.64-2, are permitted. All trees planted in landscape areas adjacent to detached sidewalks or within five feet (5') of any pavement or wall (building or perimeter) shall install, operate, and maintain a deep root irrigation system in conformance with 30.64-030(l)(4)(B) and Figure 30.64-3.
(F) Two rows of trees planted generally 20 feet apart shall be required (one row on each side of sidewalk planted generally 40 feet apart). Tree rows on both sides of a detached sidewalk shall offset each other to provide balanced spacing intervals, and all trees shall be approximately centered within the landscape strip
on each side of the sidewalk.
(G) Shrubs & groundcover shall be planted to cover more than 50 % of the landscaped area and may be grouped if distributed along the entire strip.
(H) Swales are required per Figure 30.64-3.
(I) 10' lateral separation is required between streetlight and any tree.

(Ord. 3987 § 5, 10/2011; Ord 3586 § 9 (part), 2/2008; Ord. 3356 § 5 (part), 2/2006)

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 6 feet in height are permitted within required setbacks when:

1. The Commission or Board determines that a fence or wall over 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 8 feet in overall height, is appropriate for fences and walls within accessory structure setbacks in the side or rear yard with an administrative minor deviation application and notarized letters of consent from adjacent, impacted developed property owners. The additional height (8 feet maximum) may also be granted in the front yard only to within 15 feet of the front property line.

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

4. Retaining walls shall not exceed a maximum height of 3 feet except as permitted by subsections (A), (B), or (C) below. However, in no case shall walls (including retaining walls) for commercial development exceed 3 feet in height above the finished grade of the street (or sidewalk if constructed) within required street setbacks (see 30.64.020(1)(C)). (Also see Table 30.64-2 for Outside Storage)

A. Adjacent to property whose elevation is lower than the developing property, a retaining wall or combined wall/retaining wall may be permitted to a maximum height of 9 feet. Additionally, a ninety 90% open decorative fence up to a maximum height of 6 feet is permitted for any part of the wall/retaining wall over 9 feet. (See Figure 30.64-15)

B. An alternative retaining wall system (hillside development) may be permitted per Figure 30.64-1.

C. Specified maximum wall heights may be increased to a maximum of 12 feet (6 foot wall plus 6 foot retaining wall) for the following, subject to the landscape provisions specified and compliance with subsection (5) below (See Figure 30.64-15):

i. Subdivision walls (perimeter or interior) along any local or private street shall provide a minimum 6 foot landscape strip (see Figure 30.64-8).

ii. Interior subdivision walls with initial development (no additional landscaping required).

iii. Perimeter subdivision walls along any collector or arterial street shall provide a minimum 15 foot landscape strip (see Figure 30.64-9).

iv. Walls adjacent to non-developed property (no additional landscaping required).

v. Walls adjacent to developed properties when the finished grade of the developing property is lower than the finished grade of the developed property (no additional landscaping required).

vi. Walls adjacent to developed properties when the finished grade of the developing property is higher than the finished grade of the developed property shall only be permitted with approval of an Administrative Minor Deviation application and notarized letters of consent from all property owners adjacent to the increased wall height (including owners of undeveloped properties). Additional landscaping shall not be required.

5. Retaining walls shall not exceed 2 feet within any sight visibility zone.

6. The Director of Public Works and/or the Director of Building determine 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 by the Director.

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 supersede the requirements of this Chapter. (Ord. 4036 § 13, 7/2012; Ord. 3757 § 9 (part), 4/2009; Ord 3586 § 9 (part), 2/2008; Ord. 3549 § 11 (part), 9/2007; Ord. 3472 § 12 (part), 1/2007; Ord. 3354 § 11 (part), 2/2006; Ord. 3229 § 12 (part), 6/2005; Ord. 3209 § 10 (part), 3/2005; Ord. 2934 § 9, 8/2003; Ord. 2769 § 105, 7/2002; 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. Because 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; however, the surface area restrictions for swimming pools, manmade decorative water features, or manmade recreational water theme parks shall not apply to water features within an enclosed climate controlled building. Any water feature permitted under this Section shall only be permitted if 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 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 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 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 5 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. 4% for the first 10 acres or less and 0.4% for the additional total development area that exceeds 10 acres.

iii. For a resort hotel, an additional 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.

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 or a cemetery which are used for the purpose of storing irrigation water for the same and which have a combined aggregate surface area less than 5.5% of the total golf course or cemetery area, respectively.

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 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 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 Outdoor Decorative Water Features. Approval of a design review application per Table 30.16-9 shall be required to establish any manmade decorative water feature, unless constructed prior to August 1, 2003. Decorative water features which exceed the permitted area shall only be permitted in accordance with subsection (2) above (Manmade Lakes). The water surface area of outdoor manmade decorative water features for a single development shall be limited as follows:

A. 2% for the first 10 acres or less and 0.2% for the additional total development area that exceeds 10 acres.

B. For a resort hotel, an additional 2.5 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.

D. Operation of Manmade Decorative Water Feature. These restrictions cannot be waived or varied. Existing and/or approved water features in developments which conform to the following, may be permitted to operate, subject to the approval of an Administrative Design Review to verify compliance:

i. The property owner, homeowner's association, or landscape maintenance association reduces consumptive water use for the development by reducing the amount of turf (functional or non-functional) within the development by 50 square feet for each square foot of surface area of the water feature if a rebate for turf conversion is not requested from the Water Smart Landscape program of the Southern Nevada Water Authority.

ii. If the development cannot reduce non-functional turf area, the property owner, homeowner's association, or landscape maintenance association shall pay the following fee to the Water Smart Landscape program of the Southern Nevada Water Authority for the period ending the next calendar year: $10 per square foot of surface area. A receipt verifying fee payment shall be provided with the administrative design review application.

iii. If the development does not have enough non-functional turf required to qualify under subsection (i) above, the property owner, homeowner's association, or landscape maintenance association shall first reduce non-functional turf to the extent possible, and then pay the following fee to the Water Smart Landscape program of the Southern Nevada Water Authority for the period ending the next calendar year: $10 per square foot of surface area for the proportion of turf area not available for conversion. A receipt verifying fee payment shall be provided with the administrative design review application.

iv. For each subsequent year that the water feature is operated, the property owner, homeowner's association, or landscape maintenance association shall pay the following fee to the Water Smart Landscape program of the Southern Nevada Water Authority by January 1 of the year during which the water feature will be operated: $200.

v. Temporary signs indicating the water feature is permitted to operate shall be posted as follows: 1) sign area shall not be less than 4 or greater than 16 square feet, and 2) sign(s)

shall be visible from any street from which the water feature is visible.

The following uses shall be exempt:

1. Swimming pools, spas and recreational water parks. The use of covers for pools and spas is encouraged.

2. One water feature of less than 25 square feet surface area in conjunction with a single-family residence or a residential development, except that any water feature located at the entry of a residential development shall not be operated.

3. Water features that are necessary and functional components serving other allowable uses, such as storage ponds on a golf course or cemetery, or aeration devices.

4. Indoor water features, or features with the majority of the total water volume contained indoors or underground. If practical alternatives exist for separating indoor and outdoor components (such as timers or shut-off valves), they shall be separated and managed accordingly.

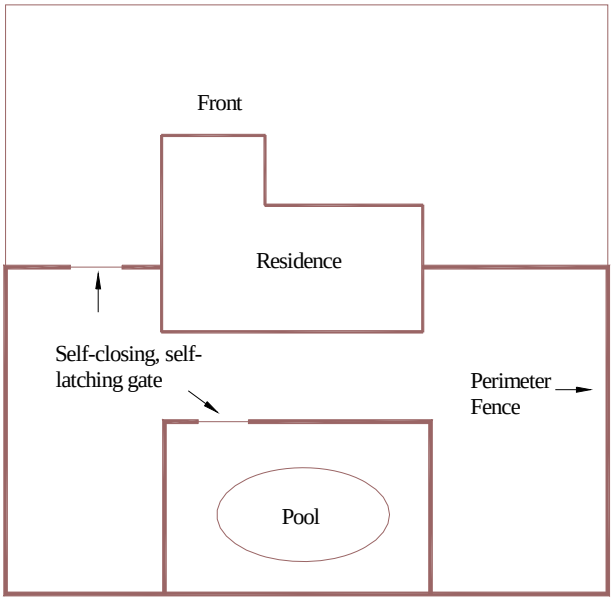
5. Commercial water features operated in conjunction with a resort hotel as defined by Section 463.01865 of the Nevada Revised Statutes, if 1) a water efficiency which addresses guidelines suggested by the Southern Nevada Water Authority is submitted to the Zoning Administrator prior to January 30, 2004, for facilities existing as of January 1, 2003, or prior to final inspection for future water features, and 2) a sign is posted at the feature stating that the feature is operating in compliance and that a water efficiency is on file with the local water purveyor.

6. Water features necessary to sustain aquatic animals, provided that such animals have been actively managed within the water feature prior to August 1, 2003.

7. Water features will not be required to be drained. A recirculating water pool to maintain pumps, pond liners, and ancillary equipment, but only between the hours of 1:00 a.m. and 4:00 a.m. or whenever freezing conditions require system preservation, may be maintained.

4. Manmade Recreational Water Theme Park. The water surface area of manmade recreational water theme park for a single development is limited to 20% for the first 20 acres or less and 2% for the additional total development area that exceeds 20 acres. (Ord. 3826 § 7 (part), 11/2009; Ord. 3432 § 11 (part), 10/2006; Ord. 3354 § 11 (part), 2/2006; Ord. 3297 § 5, 10/2005; Ord. 2950 § 2, 9/2003)

Figure 30-64-16 Suggested Swimming Pool Precautions



30.64.070 DELETED – Drought Restrictions (Ord. 3826 § 7 (part), 11/2009; Ord 3805 § 8 (part), 9/2009; Ord. 3518 § 14 (part), 5/2007; Ord. 3354 § 11 (part), 2/2006; Ord. 3094 § 4, 7/2004; Ord. 2975 § 1, 11/2003; Ord. 2950 § 3, 9/2003; Ord. 2934 § 11, 8/2003)

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30.66 Landscape Maintenance Districts

30.66.010 Definitions. Defined terms set forth in Chapter 30.66 shall have the meanings provided as follows:

Acceptance Date	The date upon which the County accepts access to real property upon which the improvements are located as provided in Section 30.66.210(b) of this Chapter.
Assessment	The monetary amount levied against each assessment unit as an assessment against a lot or parcel of real property within a residential subdivision for any given assessment period.
Assessment Amount	The monthly amount established by the County as the unit amount necessary to pay the proportionate share of the cost to maintain the improvements located in the maintenance district in accordance with Section 30.66.205 hereof to include, without limitation, the County's administrative costs; the actual cost for contracted services performed; and the associated labor, equipment, insurance, utility, and material costs.
Assessment Period	Each successive period of time running from and including July 1 to and including June 30 of the following year in accordance with the provisions of Section 30.66.205.
Assessment Unit	Each legal lot or parcel of real property comprising and being included within the boundaries of the maintenance district and upon which a single family dwelling unit may be constructed, whether such building unit has been constructed or not.
Improvements	For the purpose of this Chapter the term improvements shall mean landscaping, public lighting, and security walls located along the perimeter of a residential subdivision, which are constructed by the applicant pursuant to the applicant's approved improvement plans.
Improvements Plan	The plan approved by the County that details the installation of improvements proposed to be maintained within the maintenance district.
Landscaping	Ground cover, trees, shrubs, and other ornamentation, whether natural or artificial and including irrigation systems, electrical system, conduits, separate metering equipment, and drainage, acceptable to the County, that do not exceed the water usage or energy conservation principles of xeriscape located along the perimeter boundary of a residential subdivision**.**
Maintenance	To care for and provide upkeep of improvements including normal repair and replacement of materials and items to sustain an improvement standard or acceptable level of quality.
Maintenance District	The maintenance assessment district created, formed, and established pursuant to this Chapter to provide maintenance of improvements located along the perimeter of a residential subdivision.

Maintenance District Property	The sum of all legal parcels of real property containing improvements requested by the applicant to be included and maintained within the maintenance district. The maintenance district property shall be shown as common area on the final map for a residential subdivision. The ownership of the maintenance district property will be ownership in common shared by the applicant and all future owners of property within the residential subdivision.
Maintenance Standards	Those maintenance standards adopted by the County for the improvements maintained pursuant to this Chapter.
Public Benefit	The public benefit of the County maintaining perimeter landscaping, public lighting, and security walls located along the perimeter of a residential subdivision is the assurance to the immediate neighborhood that the improvements will receive the proper care in the future if a maintenance association is not established when the land is divided.
Public Lighting	Improvements used in lighting the landscaping and/or the surface of a security wall which are located on the perimeter of a residential subdivision.
Security Walls	The perimeter wall of a residential subdivision located immediately abutting the maintenance district, but not including gates. The Amaintenance of a security wall@ shall be limited only to the maintenance of the surface treatment on the maintenance district side of the wall and does not include the repair of any structural damages to the wall. (Ord. 2656 § 1, 2001)

30.66.020 **Authority.** The provisions of this article are enacted pursuant to NRS 278.4787 governing the development of maintenance districts for landscaping, public lighting, and security walls. (Ord. 2656 § 1, 2001)

30.66.030 **Applicability.** Pursuant to NRS 278.4787, an applicant, who is creating a residential subdivision with perimeter improvements only, may petition the County to create a maintenance district within areas of the County that are residentially zoned. (Ord. 2656 § 1, 2001)

30.66.100 **Procedures for Applying to Create a Maintenance District.** An application to create a maintenance district will be considered by the County for new residential subdivisions, for perimeter improvements only, when a property owner or owners who propose to divide land for transfer or development into four or more lots submit a petition pursuant to this ordinance, 120 days before the approval of the final map, requesting the creation of a maintenance district. The applicant shall submit the following:

a. A petition setting forth legal descriptions of all tracts of real property that would be subject to the maintenance assessment;

b. A landscape, public lighting, and security wall plan with details and construction information acceptable to the County;

c. An executed agreement signed by all of the owners of the subject property agreeing to the terms provided for in Section 30.66.240; and

d. An instrument granting the County, its officers, agents, employees, and contractors the right to enter and access the maintenance district property to the extent necessary to inspect the improvements which are proposed to be maintained within the maintenance district. (Ord. 2656 § 1, 2001)

30.66.105 **County's Determination to Form a Maintenance District.** The application for a maintenance district must be considered 90 days before the approval of the final map, unless waived by the Board of County Commissioners. The maintenance assessments shall not, however, be effective until the County accepts the constructed improvements for maintenance. The Board of County Commissioners shall determine the desirability of assuming the maintenance of the proposed improvements.

a. In determining if it is desirable to assume maintenance of the improvements, the following factors may be considered:

1. Whether the maintenance of the improvements on the subject property alone, or cumulatively with other maintenance districts in unincorporated Clark County, would create an unreasonable administrative or financial burden upon the County;

2. Whether the location of the proposed maintenance district would interfere with the County's ability to efficiently and effectively maintain improvements on the subject property;

3. Whether the improvement plan submitted by the applicant is consistent with the requirements of the Clark County code, County policies, and the County's master plan, including the applicable land use guide approved by the County;

4. Whether the proposed improvements are compatible with the character of the area of the County in which the improvements will be located;

5. Whether the landscape improvements are constructed to the standards of and are acceptable to the County, and all improvements are constructed to applicable codes and standards; and

6. Any other factor deemed by the Board of County Commissioners as relevant to the application before it.

b. If the County makes a determination that it is desirable to assume the maintenance of the improvements, the County will form a maintenance district by ordinance. For each maintenance district that is approved, the County will determine:

1. Whether all or a portion of the tracts and/or parcels of real property will be included within the maintenance district in accordance with the applicant's petition;

2. The basis of the assessment amount for each tract and/or parcel of real property on a periodic basis;

3. The time of payment of the assessment;

4. The type of the improvements to be maintained in the maintenance district, and the level of standards to which the improvement maintenance will be considered acceptable;

5. The amount by which the public will benefit from the maintenance of the improvements by the County, in lieu of private maintenance, and the amount the County will contribute in direct relation to that benefit. The County hereby determines that there will be a minimal or no public benefit resulting from the County providing maintenance in lieu of private persons or entities. Absent satisfactory proof otherwise, the cost of providing the maintenance shall be paid solely by the affected owners of the residential units within the maintenance district;

6. The portion of the assessment to be paid to the County for expenses associated with the costs of the maintenance district; and

7. Any other relevant matters. (Ord. 2656 § 1, 2001)

30.66.200 Conditions of Approval.

a. As a condition of approval the applicant shall be required to:

1. Submit an agreement acceptable to the County granting the County, its officers, agents, employees, and contractors an exclusive right to enter and access the maintenance district property to the extent necessary to maintain the improvements in the maintenance district property;

2. Submit a written agreement acceptable to the County providing a warranty for all live plants and irrigation equipment for a period of 12 months, or less if agreed to by the County, and indemnifying the County for damage or loss resulting from the applicant's or applicant's agent's improper installation or defective design of the improvements. The warranty and indemnification agreement may be included as part of the agreement described in (a)(1) in Section 30.66.200;

3. Provide an assessment deposit that will cover the first six months of assessments and start up costs for the maintenance district; and

4. Notify all prospective home buyers in writing, upon entering the contract to purchase the property, of the maintenance district and the amount of the assessments. This notification shall be signed by the home buyer.

b. The Board of County Commissioners may impose other conditions deemed necessary and appropriate at the time of the public hearing creating the maintenance district. (Ord. 2656 § 1, 2001)

30.66.202 Application Expiration.

a. An application approved by the Board of County Commissioners shall expire in one year from the date of approval, unless all conditions of approval are met and construction of improvements are commenced within that time period.

b. The Board of County Commissioners shall have the discretion to establish alternative time limits than those established by this Section. (Ord. 2656 § 1, 2001)

30.66.205 Assessments.

a. The assessment amount for each assessment unit, including billing cycle, shall be determined for each assessment period; subject however, to an annual adjustment. The maintenance district may be considered for creation annually and the assessment amount shall be adjusted accordingly based upon the bids received and the actual contracts approved by the County. Additionally, if costs and expenses are increased within the maintenance district by ten percent (10%) or more, the assessment amount

shall be increased accordingly during the remainder of the assessment period.

b. Assessment amounts shall be payable according to the payment schedule adopted with the establishment of the maintenance district. The County shall mail to the property owner of the assessment unit a bill for the assessment amount to the same address for the property owner of such assessment unit as billings for real property taxes are sent by the Clark County Assessor's Office.

c. Assessment amounts for any partial assessment period shall be prorated based on a 365-day-year.

d. The County shall assess a 10% penalty for each assessment not paid within 60 days from the due date. Interest shall accrue on delinquent payments at the legal rate with unpaid principal, penalties, and accrued interest compounded semi-annually. (Ord. 2656 § 1, 2001)

30.66.210 Improvement Installation.

a. The improvements shall be installed by the applicant in accordance with the County approved improvement plan supplied by the applicant and the County's adopted standards in a good, workmanlike, and lien free manner prior to the creation of a maintenance district. Once the improvements are installed, the applicant shall notify the County, so that the County may inspect the improvements for compliance with the approved landscape plan and other legal requirements.

b. The County shall accept a right-of-entry for access purposes at such time as the maintenance district is created pursuant to Section 30.66.105.

c. The County shall undertake or cause to be undertaken the maintenance of the improvements consistent with the levels and standards approved by the County upon the County's creation of the maintenance district and acceptance of the public access rights. The maintenance of the improvements will be provided by a contract approved and administered by the County, or its agent, under the provisions of NRS Chapters 271, 332 and 338 where applicable. (Ord. 2656 § 1, 2001)

30.66.220 County Lien Rights. Once levied, the assessment amount shall constitute a lien upon and against each respective assessment unit. Each such lien shall be executed by the property owner and shall have the same priority as a lien for real property taxes with respect to each assessment unit. (Ord. 2656 § 1, 2001)

30.66.230 Expansion of Maintenance District. Upon the filing of a petition, by the acceptance of the petition by the County, and by compliance with all provisions of this Chapter 30.66, the maintenance district may be expanded to include future phases of a residential subdivision provided that the same conditions as required for the creation of the original maintenance district are satisfactorily fulfilled. (Ord. 2656 § 1, 2001)

30.66.235 Recorded Notice. Concurrently with the recording of the final residential subdivision map, or prior to the creation of a maintenance district as provided for in NRS 278.4787, for property located within the maintenance district, there shall be recorded against the properties located within the maintenance district a notice of the inclusion of said property in the maintenance district, with a true and accurate copy of the ordinance creating the maintenance district together with a copy of this Chapter 30.66 of the County Code attached thereto. Such notice shall be in such form and content so as to encumber the property located within the maintenance district and run with the title thereto. The costs of recording the notice must be paid by the petitioner. (Ord. 2656 § 1, 2001)

30.66.240 **Review of Continuation of Maintenance District.** Upon notice to the owners of property located within the maintenance district, the County or at least fifty percent (50%) of the property owners of the maintenance district may request a public hearing to review and determine whether it is desirable to continue the maintenance district in accordance with Chapter 30.66. If the County determines it is not desirable to continue the maintenance district, such maintenance district may be dissolved. In such event, the owners, or portion thereof as necessary, within the maintenance district shall within six (6) months form a maintenance association to assume the responsibility for maintenance of the improvements. The maintenance district shall continue to be in force until the private maintenance association is created. (Ord. 2656 § 1, 2001)

30.66.245 **Dissolution of a Maintenance District.** A maintenance district for improvements may be dissolved by the County if one of the following conditions exist:

a. The County determines that it is no longer desirable for the County to maintain the improvements within the maintenance district or the improvements are no longer necessary; or

b. If a majority of the property owners of assessment units request that the County dissolve the maintenance district, and an association for a common-interest community has been formed to maintain landscaping, public lighting, and security walls in lieu of a maintenance district under NRS 278.4787. (Ord. 2656 § 1, 2001)

30.66.250 **Maintenance District Coordination Team and Creation of a Revolving Fund.**

a. There is created a maintenance district coordination team which shall establish policies and procedures for implementing, operating, and fulfilling the County's obligations for any maintenance districts created pursuant to this Chapter of the County Code. The coordination team shall be composed of one representative each from Clark County Parks and Recreation, Clark County Public Works, and Clark County Comprehensive Planning.

b. There is hereby created a maintenance district special revenue fund that will account for funds paid for the operating costs of all maintenance districts, and into which shall be deposited the funds collected from each maintenance district created by the County. The special revenue fund shall be established with the creation of the first maintenance district, and the County shall initially fund from the General Fund six (6) months of estimated operating costs of the maintenance districts which are proposed to be implemented during that first fiscal year. The special revenue fund will reimburse the general fund at a later date. The County may, as necessary supplement this fund from the general fund to cover costs, and the special revenue fund will reimburse the general fund at a later date. (Ord. 2656 § 1, 2001)

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30.68 Site Environmental Standards

30.68.010 **Purpose.** The purpose of this Chapter is to protect adjacent uses and the community against objectionable noise, light, smoke, particulate matter, odors, and hazardous materials generated on property by uses conducted on the property.

30.68.020 **Noise.**

a. Excessive noise shall be muffled to mitigate objectionable intermittence, beat frequency, shrillness or volume.

b. The maximum permissible sound pressure level of any continuous, regular, or frequency source of sound produced by any activity shall be established by time period and type of zoning district per Table 30.68-1.

c. Public address systems of any kind shall only be permitted subject to special use permit approval unless in conjunction with live entertainment or a temporary outdoor commercial event which is otherwise approved.

d. Sound levels shall be measured with a sound level meter and associated octave band filter, manufactured according to standards prescribed by the American National Standards Institute, ANSI S1.2-1962 "American Standard Meter for the Physical Measurement of Sound" and the revisions thereof, including ANSI S1.1-1976, ANSI S1.6-1984, ANSI S1.4-1983- Type 1 Precision, ANSI S1.11-1986 and ANSI S1.13 Field Method. Measurements shall be made using the flat network of the sound level meter.

e. Impulsive type noises shall be subject to the standards described in Table 30.68-2, provided they are capable of being accurately measured with the equipment described above.

f. For the purpose of this Chapter, noises capable of being measured shall be those which cause rapid fluctuations of the sound level meter needle with a variation of no more than plus or minus 2 decibels. Noises incapable of being measured, such as irregular and intermittent sound emissions, shall be controlled so as not to become a nuisance to adjacent uses.

g. Sound pressure levels shall be measured at all property lines at a height of at least 4 feet above the ground surface.

1. Where the emitting and receiving premises are in different zoning districts, the limits governing the more restrictive district shall apply to any regulated noise entering that district.

2. The levels specified may be exceeded by 10 decibels for a single period not to exceed 15 minutes in any one day.

h. Requirements of this Section do not apply to:

1. Construction and/or demolition activities when conducted during daytime hours.

2. Sound generating equipment or apparatus used for public safety or to warn the public of an emergency.

3. Noise from use-related loading/unloading operations that affect residential areas when conducted during daytime hours.

4. Lawn maintenance and home repair only if conducted during daytime hours as a normal function of any authorized use, and the equipment is maintained in proper working condition.

5. Aircraft Noise.

6. The H-1 district within 500 feet of Las Vegas Boulevard South.
(Ord. 2907 § 11 (part), 7/2003)

Table 30.68-1 Noise - Maximum Permitted Sound Levels (Decibels)

OCTAVE BAND CENTER FREQUENCY (HERTZ)	WITHIN RESIDENTIAL DISTRICTS		WITHIN BUSINESS AND INDUSTRIAL DISTRICTS	
	DAYTIME	NIGHTTIME	DAYTIME	NIGHTTIME
31.5	72	65	76	65
63	65	58	69	62
125	58	50	62	54
250	53	44	58	49
500	50	40	55	45
1000	47	37	52	42
2000	43	33	49	38
4000	40	30	46	35
8000	37	27	43	32

Table 30.68-2 Impulsive Noise - Maximum Permitted Sound Levels (Decibels)

WITHIN RESIDENTIAL DISTRICTS		WITHIN BUSINESS AND INDUSTRIAL DISTRICTS	
DAYTIME	NIGHTTIME	DAYTIME	NIGHTTIME
56	46	65	61

Source: American National Standards Institute, Inc.

30.68.030 Lighting. All on-site lighting of buildings, lawns, recreation areas, and parking areas shall be designed to prevent light from shining directly onto residential uses. All light sources shall be shielded and directed downward at all times to prevent adverse impacts to adjacent residential uses or zoning districts. See Section 30.56.135 for "Lighting Standards". (Ord. 3757 § 10, 4/2009; Ord. 3688 § 13, 10/2008; Ord. 2907 § 11 (part), 7/2003)

30.68.040 Vibration. Vibration shall not be discernable to the human senses at any property line at any time. (Ord. 2907 § 11 (part), 7/2003)

30.68.050 Odors. Odor is regulated by Clark County Air Quality Regulation Section 43 in accordance with Title 9, Chapter 9.08. (Ord 4008 § 33, 3/2012; Ord. 3085 § 57, 6/2004; Ord. 2907 § 11 (part), 7/2003)

30.68.060 **Smoke and Particulate Matter.** Smoke and particulate matter are regulated by the Clark County Air Quality Regulations in accordance with Title 9, Chapter 9.08. (Ord 4008 § 34, 3/2012; Ord. 3085 § 58, 6/2004; Ord. 2907 § 11 (part), 7/2003)

30.68.070 **Hazardous Material.** Hazardous materials, including chemicals and explosives, shall be regulated by the Clark County Fire Code, adopted Building Codes, and by the Nevada Revised Statutes and/or the Nevada Administrative Code. A special use permit is required for hazardous materials storage (See 30.08 and Tables 30.16-4 & 30.44-1). (Ord. 3085 § 59, 6/2004; Ord. 2907 § 11 (part), 7/2003)

30.68.080 **Adjustments to Site Environmental 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 proposed uses at the site. Adjustments to site environmental standards include those related to noise and lighting. The determination of the acceptability of such adjustments shall be based upon consideration of the following:

1. The ability of the proposed adjustments to result in the same or improved site environmental functions required by the standards of this Chapter.

2. The ability of the proposed adjustments to provide the same or enhanced visual character to the site that would result from the application of the required site environmental standards for which alternatives are being offered.

3. The ability of the proposed adjustments to result in site environmental standards that maintain or increase compatibility with adjacent sites as anticipated through the application of the required site environmental standards for which alternatives are being offered. (Ord. 2907 § 11 (part), 7/2003)

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30.72 Signs

30.72.010 Purpose. The purpose of the sign regulations contained in this chapter is as follows:

A. To preserve the non-commercial character of residential neighborhoods; to provide reasonable yet appropriate conditions for identifying businesses and services rendered in non-residential districts by controlling the size, type and design of signs in relationship to the type and size of the establishment; and to maintain and enhance the aesthetic environment.

B. To reduce traffic hazards by restricting signs and lights which exceed the viewer's capacity to receive information or which increase the probability of impeded traffic or accidents created by distracted attention or obstructed vision. (Ord. 2851 § 3, 3/2003)

30.72.020 DELETED – Signs Prohibited. (Ord. 3019 § 4, 2/2004)

30.72.030 DELETED – Exempt Signs. (Ord. 3019 § 5, 2/2004; Ord. 2959 § 2, 10/2003; Ord. 2852 § 1, 2/2003; Ord. 2787 § 2, 9/2002; Ord. 2573 § 15 (part), 2001; Ord. 2521 § 2, 2000)

30.72.040 Requirements of General Applicability. All signs, advertising displays, and structures regulated by this Chapter, shall adhere to the following provisions.

1. External Bracing. Except for poles supporting freestanding signs, but including single support freestanding signs (pole signs), all bracing and support structures for signs visible from a street or residential development shall be decorative or covered. Single support freestanding signs (pole signs) shall use decorative pole covers that integrate the colors, materials, architectural features, or other appropriate design components of the principal buildings within the same site development to prevent visibility of any structural element.

2. Abandoned Displays. Abandoned displays or those advertising activities of a defunct or inoperative nature must be moved within 90 days of notification to property owner, owner of the business advertised, or owner of the sign.

3. Maintenance. All signs, advertising displays, and structures as regulated by this Chapter shall be maintained by the owner of the sign or property in a safe and readable manner, and shall be kept free and clear of all obnoxious substances, materials, rubbish or weeds.

4. FAA Limitations. Unless permitted pursuant to Table 30.16-6 or 30.16-7, no signs, advertising displays, or structures shall exceed those design standards specified in Chapter 30.56, nor any recommendation of the Director of Aviation in regard to obstructions of visibility by height, area or lighting thereof.

5. Location Provisions. No sign shall be placed in any of the following locations:

A. Within the right-of-way of any highway, road or other public easement, or within a future right-of-way, except for permanent lettering attached to a motor vehicle in compliance with Chapter 14.10 of the Clark County Code, wall signs on building for monorail stations that comply with size restrictions per Table 30.72-1, or signs allowed per NRS 405.110; however, temporary signs may be permitted within future rights-of-way.

B. Within a drainage channel.

C. Within a sight zone as established in Chapter 30.56.

D. So as to interfere with, mislead, obstruct the view of, or be confused with any directional, warning, danger, signal or informational sign or structure, either required by law or established by local authority

E. So as to prevent free ingress and egress from any door, window or fire escape, or attached to any standpipe or fire escape.

6. **Sign Area and Sign Faces.** "Sign Area" means the entire area within a continuous perimeter enclosing the extreme limits of sign display within 4 right angles, except for wall or awning sign area calculations based on letter height/building width per Table 30.72-1. The square footage of signs shall be measured on only 1 side of a 2 sided sign (if the interior angle exceeds 45 degrees, the area of both sign faces shall be measured), and on 2 sides of a 3 sided or 4 sided sign, or on 1 face of a multi-vision sign.

7. **Awnings.** Signs are permitted on architectural building features such as awnings, with all regulations applying to text and logos only.

8. **Orientation.** Freestanding, monument, trespassing, directional, temporary off-premise for sale, construction, and temporary on-premise signs shall be considered to face the street to which they are most nearly perpendicular.

9. **Alternative Sign Standards.** It is recognized that individual sites may present unique characteristics, including site shape and location, and the design of existing and proposed structures could be best developed through the application of alternative sign standards which depart from the requirements of this Chapter. In certain circumstances, such alternative standards may be considered beneficial by the Commission or Board as a tool to achieve the land development policies of the County. In such cases, the Board or Commission may approve alternative sign standards for on-premise and temporary signs through the waiver of development standards or, for resort hotels, the design review application process, according to the procedures outlined in Tables 30-16-7 and 30.16-9 of this Title respectively, subject to finding that the alternative standards will:

   A. Result in development having a visual character which is as or more compatible with adjacent development than anticipated by the requirements of this Chapter;

   B. Encourage a development trend or a visual character similar to that anticipated by the requirements of this Chapter; or

   C. Result in a development which meets or exceeds all other requirements of this Title.

10. **Non-Commercial Messages.** Anywhere a display, structure, or sign is permitted by Title 30, a non-commercial message may be placed on such display, structure, or sign. The approval authority shall not consider the content of speech or the viewpoint of the speaker when deciding to approve or deny an application for a sign (also see the definitions for signs established in 30.08.030).

11. **Flags.** Up to 3 non-commercial flags are permitted on any improved lot or parcel of land, provided no flag overhangs a property line or public right-of-way when fully extended, and further, that any pole or structure is set back a minimum of 10 feet from any property line or public right-of-way line and does not exceed the maximum height for principal structures within the zoning district (except as permitted in 30.56.045). Flags with a commercial message shall satisfy the requirements for off-premise, on-premise, or temporary signs, whichever is applicable.

12. **Hazardous, Misleading, and Immoral Messages.** Signs shall not do any of the following:

   A. Imitate or simulate any traffic control device or structure, or directional sign, in size, shape, color, or other appearance.

   B. Emit any sound as a part of the advertising message.

   C. Provide misleading, erroneous or false information or advertising about the uses permitted on the property.

D. Contain messages or pictures of specified anatomical areas or sexually specified activities as described in subsections 8 and 9 of the definition of adult use in Section 30.08.030.

13. Luminance. All signs shall comply with the following, except those signs located within the Las Vegas Boulevard Gaming Corridor, as defined in NRS 463.3076:

A. Signs shall not increase lighting levels by more than 0.3 foot candles over ambient levels as measured using a foot candle meter at the following pre-set distances:

i.	For Sign Areas up to 11'x22'	150'
ii.	10'6"x36' Bulletin	200'
iii.	14'x48' Bulletin	250'
iv.	20'x60' Bulletin	350'

B. Signs shall not interfere with any traffic control devices.

C. Ambient light monitors are required that enable sign brightness to adjust to outside conditions.

D. Sign display must immobilize in the event of a screen malfunction.

14. Pennant Signs. Streamers, pennants or strings of pennants, no more than 24 inches in total height, are permitted surrounding an approved outdoor retail display. The minimum height shall not be less than 14 feet above the ground where located in an area subject to vehicular traffic, nor less than 8 feet above the ground in any other location.

15. Prohibited Structures. The following types of sign structures are prohibited:

A. Portable or mobile signs unless permitted as a temporary, special attraction/promotional sign.

B. Signs placed on parked vehicles, trailers or parked commercial vehicles, whose apparent purpose is to advertise a product or to direct people to a business or activity located on the same or any other property.

C. Roof Signs.

(Ord. 3741 § 5, 3/2009; Ord. 3635 § 11 (part), 6/2008; Ord. 3472 § 13 (part), 1/2007; Ord. 3061 § 5, 5/2004; Ord. 3019 § 6, 2/2004; Ord. 2961 § 10, 10/2003; Ord. 2787 § 3, 9/2002; Ord. 2573 § 15 (part), 2001; Ord. 2510 § 15 (part), 2000)

30.72.050 On-Premise Signs. The regulations listed in Table 30.72-1 below apply to on-premise signs and include additional Residential Protection Standards established for on-premise freestanding signs. All the property within a commercial complex, including shopping centers and business parks, which contains more than 1 user and shares common parking or vehicular access shall also be considered on the same property (See Figure 30.72-1). Property located within the Transition Corridor, Red Rock Design Overlay, CMA Area Design Overlay, Asian Design Overlay, and the Moapa Valley Overlay Districts are subject to additional requirements and restrictions per Chapter 30.48 (see respective PARTS). In addition, for development within the SOSA Design Overlay District, see Chapter 30.48 PART M for further sign guidelines.

(Ord 3955 § 10, 6/2011; Ord. 3720 § 7, 12/2008; Ord. 3521 § 4, 6/2007; Ord. 3397 § 12 (part), 6/2006; Ord. 3382 § 4, 5/2006; Ord. 3055 § 9, 4/2004; Ord. 3019 § 7 (part), 2/2004; Ord. 2832 § 6, 12/2002; Ord. 2787 § 4, 9/2002)

Table 30.72-1: On-Premise Signs								
Districts and/or Uses	**Sign Regulations**							
	Permitted Sign Types	**Other Conditions**	**Maximum Area** (limits w/in four (4) right angles except wall/awning signs**)**	**Number of Signs**	**Height**		**Setbacks**	**Minimum Separations**
					Minimum	**Maximum**		
• **All Residential Districts** • **CRT** • **C-P**	Directional	Only in multiple family, CRT, C-P and in conjunction with a special use	4 sq. ft. OR 8 sq. ft. in C-P	2 per entrance/exit		7'	10' from back of curb OR 2' from property line or future right-of-way, whichever is greater	
AND • **Special Uses Within These Districts**[7]	Freestanding* *see Residential Protection Standards	Only in conjunction with special uses and boarding stables AND shall be located within curbed landscaped or rockscaped area which extends no less than 2 feet from base of sign AND may not be located along a freeway.	1 sq. ft. per linear foot of street frontage[1, 8] OR 10 sq. ft. for boarding stables	1 freestanding sign (if permitted) OR 1 monument sign	If sign overhangs a drive aisle, then 14' from grade to lowest point of sign Boarding stable signs shall not overhang a drive aisle	35' unless greater height approved by special use permit OR restricted height is required by Residential Protection Standards below[5] 7' maximum for boarding stables	10' from street or future right-of-way	Must be 60' from any single family residential use EXCEPT boarding stables
		Residential Protection Standards: Any freestanding sign for a special use which is located within 200' of, on the same side of the street as, and visible from a single family residential use *is subject to the following additional requirements:* 1. Maximum height of 28' (also see footnote #5). *Exception:* Height may be increased up to 65' with a use permit to establish collocation of communication towers/antennas. 2. May be directly illuminated with white light or internally illuminated. 3. A freestanding sign shall not be permitted in conjunction with a special use on property less than 1 acre in size that is adjacent to a single family development.						
	Monument	Not permitted within single family residential development and shall be located within curbed landscaped or rockscaped area which extends no less than 2' from the base of sign	70 sq. ft (area of separate base not included) OR 10 sq. ft. for boarding stables or special use	1 freestanding sign (if permitted) OR 1 monument sign EXCEPT in the C-P district only 1 monument sign per pad site PLUS 1 monument sign per street frontage		10' OR 7' for boarding stables	2' from property line or future right-of-way	If within 60' of a single family residential use, shall be non-illuminated or oriented to prevent direct illumination toward the residential use

Table 30.72-1: On-Premise Signs								
Districts and/or Uses	**Sign Regulations**							
	Permitted Sign Types	**Other Conditions**	**Maximum Area**	**Number of Signs**	**Height**		**Setbacks**	**Minimum Separations**
					Minimum	**Maximum**		
• **All Residential Districts** • **CRT** • **C-P** **AND** • **Special Uses Within These Districts**[7]	Nameplate	Must be mounted on a building façade AND may only be directly illuminated with subdued white light. Reverse pan channel letters shall be used (metal letters not mounted flush to the wall, light radiates from inside the letter to the wall, no visible light source from the front of the sign) to create halo effect, AND must also be mounted on building in CRT or C-P Districts	3 sq. ft. per occupant No waivers/variances allowed/permitted	1 per each side of road providing access to a subdivision OR 1 per commercial building and tenant within CRT and C-P Districts		Shall not extend above height of wall	Shall not cross property line	
	Project Identification Sign	Must be located at primary entrance(s) or corners of a project AND must be constructed of materials and color accents that are consistent with the project's overall design theme	70 sq. ft. (area of separate base not included)	2 per project's primary entrance(s) and 1 per corner		10'	2' from property line or future right-of-way	None from other project identification signs AND 100' from any monument or freestanding sign
	Trespassing/ Dumping Prohibited		16 sq. ft.	1 per 300 linear feet of property line OR 1 per vehicular and pedestrian ingress/egress, whichever is greater		8'	None	100' from any other sign on same side of street

Table 30.72-1: On-Premise Signs								
Districts and/or Uses	**Sign Regulations**							
	Permitted Sign Types	**Other Conditions**	**Maximum Area**	**Number of Signs**	**Height**		**Setbacks**	**Minimum Separations**
					Minimum	**Maximum**		
• **All Residential Districts** • **CRT** • **C-P** **AND** • **Special Uses Within These Districts**[7]	Wall	Only allowed within CRT and C-P Districts. Shall not face adjacent residential development unless separated by a street. Display surface shall be parallel to supporting wall. Shall not project more than 3' from building. Shall not project beyond end, bottom, or top of wall to which sign is attached OR May be located on any parapet when the parapet is integral to the overall building design	50 sq. ft. per building elevation No waivers/variances allowed/permitted.	1 per building elevation		No maximum height for overall sign AND Average letter height of 4' if development is less than 5 gross acres or 6' if 5 or more gross acres	3' maximum intrusion into setback for sign and architectural intrusion combined	

Table 30.72-1: On-Premise Signs								
Districts and/or Uses	**Sign Regulations**							
	Permitted Sign Types	**Other Conditions**	**Maximum Area**	**Number of Signs**	**Height**		**Setbacks**	**Minimum Separations**
C-1, C-2, M-D, M-1, M-2, H-2, U-V, R-V-P, P-F, and Special Uses Not Within a Residential District[2, 7]	Animated	Electronic message units only permitted and then only in conjunction with freestanding or wall signs PLUS Minimum 2.5 second message display shall be followed by a break in message	100 sq .ft per sign which shall be included in total allowance for freestanding or wall signs	1 electronic message unit per street frontage	Same as freestanding or wall signs	Same as freestanding or wall signs	Same as freestanding or wall sign setbacks	300' from any freestanding sign on same side of street on same property AND minimum 200' from any residential development even when on same site
	Directional		12 sq. ft.	Same as residential		Same as residential	Same as residential	
	Freestanding* OR Multi-Vision* *see Residential Protection Standards	Shall be located within curbed landscaped or rockscaped area which extends no less than 2' from base of sign. May not be located along a freeway, unless a *project of regional significance.*	1.25 sq. ft. per linear foot of street frontage PLUS an additional 0.25 sq. ft. for tenant panels.[1,3,4,8]	1 per street frontage OR maximum of 2 for 1,000+ linear feet of street frontage AND monument signs may be substituted for freestanding signs [4]	14' from grade to lowest point of sign when overhanging drive aisle	Same as maximum building height [5] OR restricted height as required by Residential Protection Standards below[5]	10' from street or future right-of-way OR same setback required for building when adjacent to residential development OR setbacks as required per Chapter 30.56 when along Las Vegas Boulevard	300' from any freestanding sign on same side of street on same property AND 60' from any single family residential use
		Residential Protection Standards: Any freestanding sign which is located within 200' of, on the same side of the street as, and visible from a single family residential use *is subject to the following additional requirements:* 1. Maximum height of 28' (also see footnote #5). *Exception:* Height may be increased up to 65' with a use permit to establish collocation of communication towers/antennas. 2. May be directly illuminated with white light or internally illuminated.						

Table 30.72-1: On-Premise Signs								
Districts and/or Uses	**Sign Regulations**							
	Permitted Sign Types	**Other Conditions**	**Maximum Area**	**Number of Signs**	**Height**		**Setbacks**	**Minimum Separations**
C-1, C-2, M-D, M-1, M-2, H-2, U-V, R-V-P, P-F, and Special Uses Not Within a Residential District[2, 7]	Hanging	Visible bracing must be decorative	32 sq. ft.	1 per tenant	9' from grade if subject to pedestrian traffic OR 14' from grade if subject to vehicular traffic		Same as wall sign	
	Monument	Same as freestanding sign in C-1, C-2, etc.	70 sq. ft. (area of separate base not included)	1 per street frontage in lieu of freestanding sign PLUS 1 per pad site that shall only advertise business on same pad[4] (Also see Figure 30.72-1)		10'	2' from property line or future right of way OR same setback required for building when adjacent to residential development OR 2' back of property line or sidewalk, whichever is greater, when along Las Vegas Boulevard	100' from any monument sign on same side of street unless sign is located within sole vehicular access to adjacent development AND shall be non-illuminated or oriented to prevent direct illumination toward any single family residential use within 60'
	Multi-Vision*	*See Freestanding Sign						

Table 30.72-1: On-Premise Signs								
Districts and/or Uses	**Sign Regulations**							
	Permitted Sign Types	**Other Conditions**	**Maximum Area**	**Number of Signs**	**Height**		**Setbacks**	**Minimum Separations**
					Minimum	**Maximum**		
C-1, C-2, M-D, M-1, M-2, H-2, U-V, R-V-P, P-F, and Special Uses Not Within a Residential District[2, 7]	Nameplate	Must be mounted on a building façade	40 sq. ft.	1 sign per single-business site OR 2 signs per commercial/industrial complex entrance		Cannot extend above the height of wall	Shall not cross property line	
	Project Identification Sign	Must be located at primary entrance(s) or corners of a project AND must be constructed of materials and color accents that are consistent with the project's overall design theme	70 sq. ft. (area of separate base not included)	2 per project's primary entrance(s) and 1 per corner		10'	2' from property line or future right-of-way	None from other project identification signs AND 100' from any monument or freestanding sign
	Projecting	Visible bracing must be decorative	32 sq. ft.	1 per tenant	9' from grade if subject to pedestrian traffic OR 14' from grade if subject to vehicular traffic		Same as wall sign	
	Revolving	Shall not exceed 8 revolutions per minute PLUS all other standards for freestanding signs except number of signs		1 per commercial complex in lieu of freestanding sign				
	Trespassing/ Dumping Prohibited		Same as residential	Same as residential		Same as residential	Same as residential	Same as residential

Table 30.72-1: On-Premise Signs								
Districts and/or Uses	**Sign Regulations**							
	Permitted Sign Types	**Other Conditions**	**Maximum Area**	**Number of Signs**	**Height**		**Setbacks**	**Minimum Separations**
					Minimum	**Maximum**		
C-1, C-2, M-D, M-1, M-2, H-2, U-V, R-V-P, P-F, and Special Uses Not Within a Residential District[2, 7]	Wall or Awning	Display surface shall be parallel to supporting wall, shall not project more than 3' from building, and shall not project beyond end, bottom, or top of wall to which sign is attached AND sign may not project from awning OR May be located on any parapet when the parapet is integral to the overall building design	For each building face, the permitted letter height times the width of building face	Unlimited number of signs per building face EXCEPT THAT signs shall not face adjacent residential development unless separated by a street		No maximum height for overall sign AND average letter height of 4' if development is less than 5 gross acres or 6' if 5 or more gross acres AND height of awning sign shall not exceed 50% of awning height	3' maximum intrusion into setback for sign and architectural intrusion combined	
H-1[2, 6, 7]	Animated	Minimum 2.5 second minimum display for text messages and 4 second maximum for video or graphics followed by a break in message/video	150 sq. ft. for electronic message/video units AND all other sign area per design review approved by the Board	1 message/video unit per commercial complex OR 1 per street for resort hotel PLUS additional message units and other animated wall signs for resort hotels per design review approved by the Board		Same as building height	Same as freestanding or wall sign in H-1 PLUS minimum 200' from residential development outside the H-1 district	100' from any other freestanding sign
	Directional		32 sq. ft.	Same as residential		9'	Same as residential	

Table 30.72-1: On-Premise Signs								
Districts and/or Uses	**Sign Regulations**							
	Permitted Sign Types	**Other Conditions**	**Maximum Area**	**Number of Signs**	**Height**		**Setbacks**	**Minimum Separations**
					Minimum	**Maximum**		
H-1[2, 6, 7]	Freestanding OR Multi-Vision	Sign shall be located within curbed landscaped or rockscaped area which extends no less than 2' from base of sign AND may not be located along a freeway unless a *project of regional significance.* PLUS design review approved by the Board required for sign area over 500 sq. ft. in conjunction with resort hotels	5 sq. ft. per linear foot of street frontage PLUS area for signs in conjunction with resort hotels may be increased per design review approved by the Board[1,3,4, 8]	1 per 100 linear feet of street frontage	Same as freestanding sign in C-1, C-2, etc.	Same height as building[5] OR per design review approved by the Board for height over 50'	Same as freestanding sign in C-1, C-2, etc.	100' from any other monument or freestanding sign on same side of street on same property
	Hanging	Visible bracing must be decorative	32 sq. ft. OR per design review approved by the Board	1 per tenant	9' from grade if subject to pedestrian traffic OR 14' from grade if subject to vehicular traffic		Same as wall sign	Projecting/

Table 30.72-1: On-Premise Signs								
Districts and/or Uses	**Sign Regulations**							
	Permitted Sign Types	**Other Conditions**	**Maximum Area**	**Number of Signs**	**Height**		**Setbacks**	**Minimum Separations**
					Minimum	**Maximum**		
H-1[2, 6, 7]	Monument	Sign shall be located within curbed landscaped area which extends no less than two 2' from base of sign	70 sq. ft. (area of separate base not included)	1 per 100 linear feet of street frontage		10'	2' from property line or future right of way OR 2' from back of property line or sidewalk, whichever is greater, when along Las Vegas Boulevard	100' from any monument or freestanding sign on same side of street on same property
	Multi-Vision*	*See Freestanding Sign						
	Project Identification Sign	Must be located at primary entrances(s) or corners of a project AND must be constructed of materials and color accents that are consistent with the project's overall design theme	70 sq. ft. (area of separate base not included)	2 per project's primary entrance(s) and 1 per corner		10'	2' from property line or future right-of-way	None from other project identification signs AND 100' from any monument or freestanding sign
	Projecting	Visible bracing must be decorative	32 sq. ft. OR per design review approved by the Board	1 per tenant	9' from grade if subject to pedestrian traffic OR 14' from grade if subject to vehicular traffic		Same as wall sign	
	Revolving	Shall not exceed 8 revolutions per minute AND all other standards for freestanding signs except number of signs	Area per design review approved by the Board	1 per commercial complex or resort hotel in lieu of freestanding sign PLUS additional signs per design review approved by the Board				

Table 30.72-1: On-Premise Signs								
Districts and/or Uses	**Sign Regulations**							
	Permitted Sign Types	**Other Conditions**	**Maximum Area**	**Number of Signs**	**Height**		**Setbacks**	**Minimum Separations**
					Minimum	**Maximum**		
H-1[2, 6, 7]	Trespassing/ Dumping Prohibited		Same as residential	Same as residential		Same as residential	Same as residential	Same as residential
	Wall or Awning	Same as wall sign in C-1, C-2, etc. AND only animated raceways may project from an awning	For each building face, an average permitted letter height times the width of building PLUS additional area for signs in conjunction with resort hotels per design review approved by the Board	Unlimited number of signs per building face AND businesses within resort hotel may be advertised on freestanding or wall signs at maximum 100 sq. ft. per business AND signs shall not face adjacent residential development not separated by a street		No maximum height for overall sign AND average letter height of 8' for non-resort development or 10' for resorts AND height of awning sign shall not exceed 50% of awning height AND average letter height for wall signs in conjunction with resort hotels may be increased per design review approved by the Board	Maximum 3 foot intrusion into setback for sign and architectural intrusion combined	
O-S	As determined by Commission or Board							

Table 30.72-1: On-Premise Signs								
Districts and/or Uses	Sign Regulations							
	Permitted Sign Types	Other Conditions	Maximum Area (limits w/in 4 right angles except wall/awning signs)	Number of Signs	Height		Setbacks	Minimum Separations
					Minimum	Maximum		

Footnotes for Table 30.72-1:

1. If a building fronts on more than1street, then only 1 of the street frontages shall be used in computing the area shown above.

2. Residential development shall comply with the restrictions for residential districts.

3. Price signs required by NRS 590.220 shall be included within permitted signs. Separate signs are not permitted.

4. Pad site located on a corner within multi-user complex may have an additional freestanding sign and monument sign (total of 3 signs) for pad site, beyond what is allowed for the complex. Maximum area for freestanding sign shall be determined by the linear frontage of the pad site. Sign need only be separated by 200 feet from other freestanding signs within the complex.

5. The maximum height of an on-premise advertising structure for a *project of regional significance* which is oriented toward the roadway and whose nearest edge is within 60 feet of an elevated roadway may be extended to a maximum height of 30 feet above the grade of the travel lane of the roadway. Sign height may also be increased for collocation with communication towers/antennas when approved by special use permit.

6. A freestanding sign with both on-premise and off-premise advertising which is in conjunction with a resort hotel shall be treated as a freestanding sign subject to: 1) approval of a design review; and 2) the sign complies with all other regulations for on-premise freestanding signs. In no case shall a sign be constructed which will obscure the view of the street or freeway upon which the motorist is traveling.

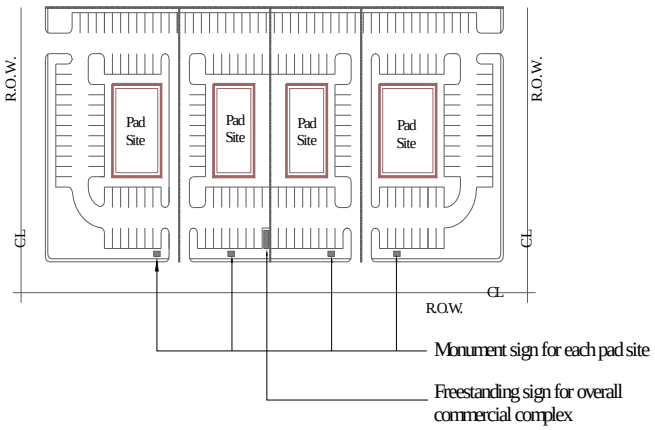
7. Property located within any overlay district is subject to additional requirements and restrictions per Chapter 30.48 (see respective PARTS).

8. Maximum sign area applies to all signs on the property.

(Ord. 3970 § 8 (part), 8/2011; Ord. 3924 § 12 (part), 1/2011; Ord. 3848 § 11 (part), 2/2010; Ord 3805 § 9, 9/2009; Ord. 3757 § 11, 4/2009; Ord. 3635 § 11 (part), 6/2008; Ord. 3518 § 15, 5/2007; Ord. 3472 § 13 (part), 1/2007; Ord. 3432 § 12 (part), 10/2006; Ord. 3397 § 12 (part), 6/2006; Ord. 3354 § 12, 2/2006; Ord. 3174 § 9, 1/2005; Ord. 3160 § 15 (part), 11/2004; Ord. 3106 § 13, 8/2004; Ord. 3061 § 6 (part), 5/2004; Ord. 3019 § 7 (part), 2/2004; Ord. 2832 § 7, 12/2002; Ord. 2787 § 5, 9/2002)

Figure 30.72-1 Monument Signs

Shared access between buildings / Separate properties



(Ord. 2573 § 15 (part), 2001; Ord. 2551 § 1, 2001)

30.72.060 DELETED – Off-Premise Signs. (Ord. 3061 § 7 (part), 5/2004; Ord 3019 § 8 (part) 2/2004; Ord 2981 § 5 (part) 11/2003; Ord. 2907 § 12, 7/2003; Ord. 2852 § 2, 2/2003; Ord. 2851 § 4, 5 & 6, 2/2003; Ord. 2850 § 1 (part), 2/2003; Ord. 2725 § 4, 3/2002)

Table 30.72-2 DELETED – Off-Premise Sign Requirements.
(Ord. 3061 § 7 (part), 5/2004; Ord 2981 § 5 (part), 11/2003; Ord 2851 § 7, 2/2003)

Figure 30.72-2 – DELETED – Off-Premise Setback From Intersection. (Ord. 3061 § 7 (part), 5/2004; Ord 3019 § 9, 2/2004)

Figure 30.72-3 – DELETED – Off-Premise Signs Along I-215 West of Warm Springs Road.
(Ord. 3061 § 7 (part), 5/2004; Ord 2981 § 5 11/2003; Ord. 2851 § 8, 2/2003)

30.72.070 Temporary Signs. Temporary signs may be permitted in any zoning district subject to the provisions provided herein and compliance with Section 30.72.040. Any sign not specifically defined as a temporary sign shall satisfy the requirements for on-premise signs, established in Section 30.72.050 and Table 30.72-1. Permitted temporary signs and their regulations are listed in Table 30.72-3.

1. **Sign Permits.** Sign permits shall be required for all temporary for sale or lease signs, except for non-commercial signs, temporary signs, whose total area is 16 sq. ft. or less, and temporary construction signs painted onto temporary construction fences. An application for a sign permit for the construction, placement or installation of a new sign or modification of an existing sign shall be filed with the Building Official on forms so provided. The permit application shall, at a minimum, be accompanied by the following material:

   A. Three copies of the most recent Assessor's parcel map for the parcel, 3 copies of detailed drawings to show the dimensions, design, advertising copy, structure and location of each particular sign.

   B. Evidence of the property owner's approval of the sign installation, such as a lease or other signed agreement, is required for off-premise for sale signs, except weekend directional signs (3 copies).

C. One application and permit may include multiple signs, provided they are permitted on the same lot or parcel of land, except for weekend directional signs, which need not be on the same lot or parcel.

D. Changing the copy on a sign shall not require the approval of a new permit if the sign still advertises the original subdivision, as shown on the approved tentative map.

2. Sign Permit Fee. An application for a sign permit shall be accompanied by a fee made payable to the County, as required by Chapter 30.80.

3. Requirements Waived.

A. Temporary signs do not require installation of paved parking, landscaping, wall-enclosed trash areas or off-site improvements.

B. Temporary construction signs that are painted onto temporary construction fences allowed by the Building Official are exempt from the size, setback, and right-of-way restrictions otherwise required per Table 30.72-3 and may be located wherever the temporary construction fence is allowed.

4. Violations. Whenever a temporary sign is found to be in violation of the provisions of this Title, the Clark County Code or of any other ordinance or law, the County shall order that such sign be brought in compliance with the provisions of the this Title, the Clark County Code or of any other ordinance or law. The order may require the alteration, repair, reconstruction, demolition, relocation or removal as may be appropriate. Any work required to be done shall, unless a different time is specified, be completed within 10 days of the date of such order.

5. Removal of Temporary Signs. In addition to the criminal penalties, Clark County is authorized to remove temporary signs or other advertising displays in the following manner.

A. Any temporary sign or advertising display unlawfully located in the public right-of-way, or on private or public property without the owner's consent, or which causes the threat of immediate peril or menace to the public may be removed without notice. Within 10 working days, notice shall be sent by United States Mail to the property owner and the beneficial user of the sign, if such user can reasonably be identified, informing them of the action taken and that the sign may be reclaimed upon payment of the prescribed fee and within the time set forth under Subsection (7A) of this Section.

B. Any temporary sign or other advertising display placed on the property with the owner's consent, but not in conformance with the provisions of this Chapter, may also be removed by Clark County, or its agents, provided that the owner of the property and the beneficial user of the sign, if such user can reasonably be identified, have been either served personally or by first-class United States Mail with the written notice 15 days in advance of the pending removal action.

i. Such notice shall be valid for a period of 1 year from the date of the notice. If a sign advertising the same product is placed on the same or any other property within 1 year of the date of the notice, it is subject to immediate removal by virtue of the prior notice.

ii. The written notice must advise the property owner or beneficial user that they may request a hearing pursuant to Subsection (6) of this Section and if the written request for a hearing is received by Clark County within 10 days from the date of the written notice, the County's action toward removal of the sign shall be stayed until a hearing is held and a decision made pursuant to Subsection (6) of this Section.

C. If a hearing on the impounding of the sign is not timely requested, or if the sign is not returned at the owner's request in accordance with the provisions of this Chapter, Clark County may sell or otherwise dispose of the sign and deposit the proceeds, if any, from any such sale or other disposition in the County Treasury.

6. Hearings on Violation and Impoundment.

A. Any owner or beneficial user who has received a notice that a temporary sign is in violation of this Section may within the time set forth in Subsection (6B) of this Section request a hearing before the Hearing Officer.

B. Any owner or beneficial user maintaining a temporary sign which has been impounded pursuant to Subsection (5)(A) or (B) of this Section may at any time within 30 days of the impoundment request a hearing before the Hearing Officer.

C. All requests for hearing shall specify the name and address where the person requesting the hearing may be contacted and shall state in specific detail the reasons for the hearing request.

D. A timely request for a hearing made prior to impounding the sign shall not be impounded until 5 working days after the decision is rendered.

E. A hearing shall be held, unless continued by agreement, within 10 working days of the request for a hearing. At the hearing, any person may present evidence or argument as to whether the sign was in violation of this Chapter or whether the sign should be returned without payment of an impound fee.

F. A written decision shall be rendered within 5 judicial days after the close of the hearing. The Hearing Officer may give oral notice of the decision at the close of the hearing and must also send notice of the decision by first-class mail.

G. The decision of the Hearing Officer shall be considered final and the County may take any action permitted by that decision concerning removal of the temporary sign or other advertising 5 days after written decision is mailed.

7. Return or Destruction of Impounded Temporary Signs.

A. The owner or beneficial user, after providing sufficient proof of ownership of a temporary sign may, at any time up to and including 30 days after the impounding, or if a hearing pursuant to this Chapter is held concerning the sign, may, at any time up to and including within 10 days after the decision at such hearing becomes final, obtain a return of the sign upon paying an impound fee of $100 for a sign other than a weekend directional sign, or $10 for a weekend directional sign, plus the reasonable additional special itemized costs, if any, of impounding the sign in excess of the required impound fee. In the event sufficient proof of ownership is not provided, the sign(s) will not be returned nor impound fees accepted and the sign(s) will be disposed.

B. The Hearing Officer, after a hearing in accordance with this Chapter, and a determination that the impound was improper, may order the sign returned without payment of any impound fee, or if an impound fee has been paid, may order the return of any such impound fee. (Ord. 3970 § 7 (part), 8/2011; Ord. 3924 § 12 (part), 1/2011; Ord. 3635 § 11 (part), 6/2008; Ord. 3549 § 12, 9/2007; Ord 3209 § 12 (part), 3/2005; Ord 3160 § 15 (part), 11/2004; Ord 3019 § 10 (part), 2/2004; Ord. 2505 § 3, 2000)

Table 30.72-3 Temporary Signs[6]					
Regulation	**Construction or On-Premise For Sale Sign**	**Off-Premise For Sale Sign[1]**	**Non-Commercial**	**Special Attraction/Promotion**	**Weekend Directional[1]**
Where Allowed	On the parcel or within the area included within the approved development plan or tentative map.	On an undeveloped lot within 6 miles of the buildings, units or lots they are advertising.	Any zoning district.	At the same location or within same commercial complex as existing licensed/permitted use conducting the promotion. If not in conjunction with a temporary outdoor commercial event or seasonal sales, shall receive approval in accordance with Table 30.16-5	Same as off-premise "for sale" signs.
Time limit	***Construction sign:*** After land use approval until 15 days after completion of the project. ***On-premise for sale sign:*** After product is offered for sale, rent or lease until 15 days after transaction on last unit, or within 2 years, whichever occurs first. The time limit may be extended for 2 year increments.	After product is offered for sale until 15 days after transaction on last unit, or within 2 years, whichever occurs first. The time limit may be extended for 2 year increments.[2]	No time limit, except for signs advertising candidates or ballot measures maximum 15 days after any election at which the result for the candidate or measure is determined.	***For resort hotels*:** No limit on the number of events, maximum 10 days per event, except for the entire month of December. ***For other commercial, industrial, and special development:*** maximum 1, 10 day event in a calendar month, except for the entire month of December, with no more than 6 total events over 1 calendar year. ***For model homes or apartments in residential developments:*** maximum 1, 3 day event in a calendar month with no more than a total of 6 events per calendar year. ***Special attraction/promotional signs*** must be removed immediately after the sign permit or the administrative temporary use expires.	From 6 p.m. on Friday to 6 a.m. on the next working day.
Area[4]	***Single-family residential districts:*** 16 square feet PLUS 16 sq. ft. for each 20,000 sq. ft. of lot area over the first 20,000 sq. ft. ***Multi-Family, CRT, C-P and P-F Districts:*** 32 sq. ft. PLUS 32 sq. ft. for each 20,000 sq. ft. of lot area over the first 20,000 sq. ft. ***All other districts:*** 80 sq. ft. for first 20,000 sq. ft. of lot area PLUS 40 sq. ft. for each 20,000 sq. ft. of lot area over the first 20,000 sq. ft.	2 - 128 sq. ft. maximum signs PLUS 4 - 96 sq. ft. maximum signs PLUS 2 - 40 sq. ft. maximum signs An embellishment not exceed 20% of the sign area may be added to each sign face.[3]	Within residential development, 16 sq. ft. for each, 80 square feet total. All other areas, 128 sq. ft.	Same as construction PLUS ***For residential, CRT, C-P and P-F,*** 1 - 3 foot by 5 foot flag for each 20,000 sq. ft. All others 64 sq. ft. per each 20,000 sq. ft.	4 sq. ft.

Table 30.72-3 Temporary Signs[6]					
Regulation	**Construction or On-Premise For Sale Sign**	**Off-Premise For Sale Sign[1]**	**Non-Commercial**	**Special Attraction/Promotion**	**Weekend Directional[1]**
Height	***Residential, CRT, C-P and P-F Districts:*** Twenty-two (22) feet. ***All other districts:*** Thirty (30) feet.	20 feet PLUS 3 feet maximum embellishment.	15 feet for residential development. 30 feet for vacant or other development.	Same as construction.	4 feet.
Separation	25 feet from any single family residential development. 50 from all other development.	100 feet from any single-family residential development. 200 feet from any temporary off-premise sign or "for sale" sign oriented toward the same side of the street, or an 80 foot radius, whichever is greater. 100 feet from any sign other than a temporary sign, except for directional signs, on the same side of the street, or an 80 foot radius, whichever is greater. 50 feet from a temporary on-premise "for sale" sign or temporary construction sign.	None.	Same as construction.	None.
Setback	10 feet from right-of-way.	10 feet from a right-of-way.	10 feet from right-of-way.	Same as construction except a 3 foot by 5 foot flag need only be setback 5 feet from property line.	10 feet from right-of-way.

Table 30.72-3 Temporary Signs[6]					
Regulation	**Construction or On-Premise For Sale Sign**	**Off-Premise For Sale Sign[1]**	**Non-Commercial**	**Special Attraction/Promotion**	**Weekend Directional[1]**
Number of Signs [4]	***Residential, CRT, C-P and P-F Districts:*** 1 PLUS 1 for each 5 acres over 5 acres. ***All other districts:*** no limit providing maximum area is not exceeded.	8 per final map. A sign advertising more than one subdivision on the same sign face shall be counted as 1 sign against only 1 of the subdivisions.	No limit.	Same as construction.	Maximum of 5 signs per lot for sale but no more than70 per separately mapped subdivision.

Footnotes to Table 30.72-3

1. Any off-premise for sale sign adjacent to a road or highway included in the National Highway System, including I-15, I-515, US Highway 93, US 95, I-215, Rainbow Boulevard from the intersection of Sahara Avenue south to Tropicana Avenue, and Tropicana Avenue from the intersection of Rainbow Boulevard east to I-515 (US 95), shall submit evidence of approval by the Nevada Department of Transportation prior to the issuance of any permit.

2. A permit for a competing sign, which if constructed would preclude the renewal of the permit for an existing sign, shall not be issued until the Code Enforcement Manager has verified that the existing sign has been removed.

3. Smaller signs may replace larger signs.

4. Signs required for neighborhood casinos shall conform to the use conditions established in Table 30.44-1.

5. Exemptions for temporary construction signs painted onto temporary construction fences are established in Section 30.72.070.

6. Temporary signs shall not be placed within right-of-way and must have property owner's permission to place sign on lot.

Temporary signs need not conform to the restrictions under Chapter 30.56. (Ord. 3924 § 12 (part), 1/2011; Ord. 3848 § 11 (part), 2/2010; Ord 3586 § 10, 2/2008; Ord. 3432 § 12 (part), 10/2006; Ord. 3397 § 12 (part), 6/2006; Ord. 3355 § 7, 2/2006; Ord 3209 § 12 (part), 3/2005; Ord 3160 § 15 (part), 11/2004; Ord 3019 § 10 (part), 2/2004)

Table 30.72-3 Temporary Signs[6]					
Regulation	**Construction or On-Premise For Sale Sign**	**Off-Premise For Sale Sign[1]**	**Non-Commercial**	**Special Attraction/Promotion**	**Weekend Directional[1]**
Number of Signs [4]	***Residential, CRT, C-P and P-F Districts:*** 1 PLUS 1 for each 5 acres over 5 acres. ***All other districts:*** no limit providing maximum area is not exceeded.	8 per final map. A sign advertising more than one subdivision on the same sign face shall be counted as 1 sign against only 1 of the subdivisions.	No limit.	Same as construction.	Maximum of 5 signs per lot for sale but no more than70 per separately mapped subdivision.

Footnotes to Table 30.72-3

1. Any off-premise for sale sign adjacent to a road or highway included in the National Highway System, including I-15, I-515, US Highway 93, US 95, I-215, Rainbow Boulevard from the intersection of Sahara Avenue south to Tropicana Avenue, and Tropicana Avenue from the intersection of Rainbow Boulevard east to I-515 (US 95), shall submit evidence of approval by the Nevada Department of Transportation prior to the issuance of any permit.

2. A permit for a competing sign, which if constructed would preclude the renewal of the permit for an existing sign, shall not be issued until the Code Enforcement Manager has verified that the existing sign has been removed.

3. Smaller signs may replace larger signs.

4. Signs required for neighborhood casinos shall conform to the use conditions established in Table 30.44-1.

5. Exemptions for temporary construction signs painted onto temporary construction fences are established in Section 30.72.070.

6. Temporary signs shall not be placed within right-of-way and must have property owner's permission to place sign on lot.

Temporary signs need not conform to the restrictions under Chapter 30.56. (Ord. 3924 § 12 (part), 1/2011; Ord. 3848 § 11 (part), 2/2010; Ord 3586 § 10, 2/2008; Ord. 3432 § 12 (part), 10/2006; Ord. 3397 § 12 (part), 6/2006; Ord. 3355 § 7, 2/2006; Ord 3209 § 12 (part), 3/2005; Ord 3160 § 15 (part), 11/2004; Ord 3019 § 10 (part), 2/2004)

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30.76 Nonconformities

30.76.010 **Purpose.** This Chapter regulates the continued existence of lots, structures, and uses of land that came into existence legally but do not comply with one or more requirements of this Title. It is the intent of this Chapter to permit these nonconformities to continue until they are removed, but not to encourage their survival. It is further the intent of this Chapter that nonconformities shall not be enlarged, expanded or extended, nor be used as grounds for adding other structures or uses prohibited in the same district.

30.76.020 **General Standards of Applicability.** This Chapter applies to nonconformities created by the initial adoption of, or amendments to, this Title. It also applies to non-conformities under previously applicable ordinances, even if the type or extent of the nonconformity is different.

1. The burden of establishing that any nonconformity is a legal nonconformity shall, in all cases, be solely upon the property owner.

2. Illegal uses existing at the time the ordinances codified in this Title were adopted shall remain illegal and not be validated by their adoption.

3. To avoid undue hardship, nothing in this Chapter shall be deemed to require a change in the plans, construction or designated use of any existing building for which a building permit for construction has been issued, providing the permit has not expired prior to the effective date of the ordinance which made the use or structure nonconforming.

4. Incidental repairs and normal maintenance shall be permitted on any nonconforming structure containing a nonconforming use.

5. If the condition of a property constitutes a nuisance, as determined by the Board in accordance with the procedure established in Chapter 11.06 Abatement of Public Nuisances, the Board shall have the authority to require an improvement to the property sufficient to mitigate the nuisance.

6. Any nonconforming structure, or portion of a structure containing a nonconforming use, which is declared by any duly authorized official to be unsafe or unlawful by reason of physical conditions shall be repaired regardless of the nonconforming status.

7. Whenever a permitted use replaces a nonconforming use, the nonconforming use may not be resumed thereafter.

8. The adoption of an ordinance which revises restrictions so that an existing nonconforming use or structure is in compliance with this Title shall have the effect of making the use or structure conforming.

30.76.030 Nonconforming Lots of Record.

a. In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on a lot of record at the effective date of the ordinance codified in this Title, even if it does not conform with lot requirements, if construction otherwise conforms to the setbacks required for the district in which the lot is located.

b. An existing lot from which right-of-way dedication is required which causes a lot to be substandard, or less conforming in the case of an existing nonconforming lot, shall be considered to be a nonconforming lot.

c. Nonconforming lots shall be considered to be any substandard lot created prior to May 5, 1970 if any property adjacent to it with continuous frontage has not been under the same ownership since May 5, 1970 or any substandard lot which was subject to a contract of sale in full force and effect prior to June 20, 1962.

d. With respect to the creation of lots without a subdivision, lots created without a subdivision map prior to July 1, 1973, or created by a court order, shall be considered to be legally created. A contract for the sale of land after June 20, 1962, or a legal description listed on a single recorded deed recorded prior to July 1, 1973 with the legal description of adjacent parcels also listed, does not constitute the division of land. (Ord. 2573 § 16, 2001)

30.76.040 Nonconforming Structures. Any structure legally established which, because of revised regulations on area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, becomes nonconforming as a result of the passage of an ordinance codified in this Title, may be maintained so long as it remains otherwise lawful, subject to the following provisions.

1. Structures within a floodplain for which the finished floor of the lowest floor is below the base flood elevation and have been damaged or is to be remodeled to 50% of the pre-disaster fair market value shall only be repaired or reconstructed in accordance with the Floodplain Management Ordinance.

2. The nonconforming structure may not be enlarged or altered in a way which increases its nonconformity. However, any structure may be enlarged or altered if the construction does not increase the nonconformity.

3. If a nonconforming structure is destroyed to an extent of more than 50% of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Title.

4. A nonconforming structure can only be moved if the move results in the structure being in compliance with the requirements of this Title. Any nonconforming structure that is voluntarily removed to be replaced or rebuilt shall conform to the Title 30 regulations in effect when new building permits are issued.

5. The owner of any existing nonconforming structure may be required to install, operate, and maintain thereon such markers and lights as may be deemed necessary by the Director of Aviation to indicate to the operators of aircraft in the vicinity of the airport the presence of an obstruction into the Airport Airspace Overlay District, as required by Part B of Chapter 30.48.

6. Any dwelling not meeting the design standards for single-family dwellings, listed in Chapter 30.56, which is demolished may be reconstructed or replaced provided the original dwelling was constructed prior to January 1, 2000 and shall have the same appearance as the demolished dwelling, or be compatible with the architectural style and building materials of dwellings in the vicinity. An administrative design review shall be approved prior to the issuance of any building permits. (Ord. 3354 § 13, 2/2006)

30.76.050 **Nonconforming Uses.** Where, at the time of passage of any ordinance codified in this Title, a lawful use existed, which has been made nonconforming by this Title, that use may be continued so long as it remains otherwise lawful, subject to the following provisions. No waivers or variances allowed to this section.

1. Nonconforming uses, which were lawfully established before the ordinance codified in this Title was passed or amended, are declared to be compatible with permitted uses in the districts involved. Legal nonconforming uses shall run with the land and shall be considered for the benefit of the property owner.

2. The use shall not be enlarged, increased or extended to occupy a greater area of land or building than was occupied when the use became nonconforming, nor shall a structure in which a nonconforming use is being conducted be expanded unless in conformance with this Title.

3. A nonconforming use may not continue if the structure is removed or destroyed to the extent of 50% of the replacement cost at the time of destruction, nor shall the use be moved to any other portion of the lot or building on the lot.

4. Except for roosters, when animals are permitted as a nonconforming use, the replacement of animals within the time limit, as specified in Subsection 30.76.050(5)(A) or 30.76.050(5)(B), is permitted, providing the number of animals is not increased. Roosters not permitted within the district shall not be replaced, and all unpermitted roosters shall be removed prior to January 1, 2005.

5. Except when government action impedes access to the premises, a nonconforming use may not continue if abandoned for:

A. Six consecutive months for uses in conjunction with structures having a replacement cost of $3,500 or more.

B. Thirty days for uses on land without structures, or structures with a replacement cost of less than $3,500. (Ord. 3549 § 13, 9/2007; Ord. 3106 § 14, 8/2004)

30.76.060 Exceptions.

a. The reconstruction of a lawfully constructed nonconforming structure is permitted if a governmental entity required the structure to be relocated from its previously approved location due to the construction of a public improvement, and then only if the reconstruction occurs on the same or adjacent property under common ownership and the applicant applies for permits within 90 days of receiving notice of completion of the improvement from the County.

b. A nonconforming on-premise sign, display, or structure may not be relocated, replaced, or structurally altered unless the relocation, replacement, or structural alteration results in a minimum 50% reduction of its nonconforming height or area. This provision shall not apply to a relocation, replacement, or structural alteration resulting from a street widening project or other public improvement project within the right-of-way, in which case the nonconforming on-premise sign, display, or structure may be relocated, replaced on the same parcel, or structurally altered without conformity being required. (Also see 30.76.040)

c. A building, or accessory structure permitted by Table 30.44-1, nonconforming to the development standards in effect when destroyed

or damaged to more than 50% of its replacement cost by an act of God, war, natural catastrophe, or criminal act such as terrorism may be reconstructed or repaired in accordance with the development standards in effect when it was originally constructed if approved by the Board through a public hearing design review. The Board may impose reasonable aesthetic conditions, including without limitation landscape buffering, designed to mitigate the impact of the nonconformity on adjacent properties or the community.

d. The maximum height of a legally nonconforming off-premise sign, display, or structure that is oriented toward the roadway and whose nearest edge is within 60 feet of a public roadway improvement constructed at a later date, including but not limited to soundwalls and elevated roadways, may be extended to a maximum height of 30 feet above the grade of the travel lane of the roadway or 25 feet above the tallest surface of a wall located within the public right-of-way if the roadway improvement obstructs or obscures the sign's visibility. In no case shall a sign be constructed which will obscure the view of the street or freeway upon which the motorist is traveling.

e. The owner of an existing legal nonconforming off-premise sign, display or structure may submit an administrative design review to replace the faces of the off-premise sign thereby converting the sign to a digital sign subject to the following conditions for which waivers or variances are prohibited:

1. Permitted only within the following areas, but in no case shall the sign be allowed within the CRT, C-P or any residentially zoned district designated residential in the land use plan:

- MUD-1 overlay subdistrict
- Along a freeway
- Boulder Highway
- On Paradise Road from I-215/CC-215 on the south to Twain Avenue on the north
- On Swenson Street from I-215/CC-215 on the south to Harmon Avenue on the north
- On Tropicana Avenue from Decatur Boulevard on the west to Swenson Street on the east;

2. Must display messages a minimum 6 seconds and messages cannot travel or flash;

3. The digital signs shall adhere to provision within 30.72.040;

4. Consecutive signs facing the same direction of travel shall not display sequential messages;

5. Consecutive signs facing the same direction of travel shall not display messages at the same rate of synchronization;

6. A sign conversion fee of $10,000 shall be paid to Clark County with the administrative design review submittal;

7. Applicant must submit an affidavit verifying off-premise sign has not been converted prior to January 21, 2009. Absence of affidavit will require applicant to comply with 30.76.060 (f) below; and

8. If NDOT approval is required, it must be received prior to permit issuance.

f. The owner of any previously converted existing off-premise sign, display or structure that converted to digital face prior to January 21, 2009 shall pay a sign conversion fee within 60 calendar days of March 2, 2009 and adhere to all conditions listed in Section 30.76.060 (e) above.

(Ord. 3848 § 12, 2/2010; Ord. 3741 § 6, 3/2009; Ord. 3061 § 8, 5/2004; Ord 2825 § 1, 12/2002; Ord. 2787 § 6, 9/2002; Ord. 2725 § 5, 3/2002)

30.76.070 **Nonconforming Manufactured Home Parks.** The provisions of this Section apply only to manufactured home parks which were constructed and occupied prior to August 27, 1976. The requirements of this section supersede requirements of the same type defined in other Chapters of this Title for all manufactured home parks listed in Appendix D.

1. Parks established prior to August 27, 1976 (reference Ordinance 510) are considered to be legally nonconforming regarding all code requirements. New manufactured homes may be placed in conformance with the restrictions in effect upon establishment of the park.

2. Parks having a majority of the spaces 1,500 square feet or larger shall be allowed to remove a previously required laundry facility (reference Ordinance 1075).

3. The front setback for a manufactured home may be reduced to 2 feet, where the drawbar, tongue or other attachments to the front are removed.

30.76.080 **Nonconforming Adult Uses.** Adult uses which are classified by the definition of this Title which do not conform to this Title and the regulations or adult uses set forth in this Title shall be allowed to continue until they are removed or discontinued provided:

1. The uses had fully complied with building, fire and licensing codes when the uses commenced; and

2. The uses had fully complied with the Clark County Code, including the acquisition by the land owner of required use permits if applicable, when the uses commenced; or

3. A nonconforming adult use may expand within the parcel boundary as it existed on March 7, 2001 only if:

A. It is within the M-1 District;

B. The development conforms to all applicable development standards, including conformance with the aesthetic standards required for commercial buildings;

C. All required parking is located on the lot;

D. An administrative design review is approved for the expansion of the use;

E. The use complies with all other provisions of 30.76.080.

4. Uses which were not lawful in all respects as provided in this Title shall be considered illegal uses and shall not be allowed to remain.

(Ord 2899 § 6, 5/2003)

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30.80 Fees

30.80.010 **Purpose.** The Director of Public Works, the Director of Comprehensive Planning, and the Zoning Administrator are authorized to collect fees as specified in this Chapter for the implementation and enforcement of this Title. (Ord 3859 § 12 (part), 6/2010; Ord. 3085 § 60, 6/2004; Ord. 2769 § 106, 7/2002)

30.80.020 **General Requirements.**

a. The fees required herein shall be due and payable at the time of filing of any application or prior to the performance of the specified service.

b. Required fees shall not be waived nor refunded, except as specified in this Section. The Board shall consider each refund request and may order a refund of fees as provided in NRS 244.200 through NRS 244.255. All refund requests shall be submitted in writing to the Director of the department (Comprehensive Planning or Public Works) responsible for collecting the fee in question.

1. Applicants may request a refund of 80% only when an application listed in Tables 30.80-1 or 30.80-3 is withdrawn before notices are mailed or application information is distributed to applicable government entities, or before plan review has been performed. The Board shall then consider the circumstances of each withdrawal request and may order a refund of fees as deemed appropriate.

2. Applicants may request a refund of 80% only when an application listed in Tables 30.80-2 or 30.80-5 is withdrawn before plan review has been performed or applicable permits have been issued.

3. A refund of 80% may only be requested for services and products listed in Table 30-80-4 prior to the provision of services or the delivery or mailing of products.

c. Reconsideration, reactivation and re-notification fees, required after the application has been submitted, shall be due and payable not less than 15 days in advance of the meeting at which the matter has been rescheduled to be heard. If not paid, the application shall be held until the required fee is paid, and additional reactivation and re-notification fees may be applicable.

d. Application fees as required under Table 30.80-1, and specified administrative fees required under Table 30.80-4, shall not be required when the applicant is a government agency, a nonprofit organization, or a developer of an affordable housing project (for fees related to such projects) as certified by the Clark County Department of Finance. An applicant or petitioner claiming an exception to the required fee shall be required to demonstrate not-for-profit status.

e. When a court reporter is required to report the results of a hearing, as required by Chapter 463 of the Nevada Revised Statutes, the applicant shall arrange, and pay, for the full cost of the reporter. The applicant shall ensure a copy of the transcript is delivered to the Zoning Administrator within 10 working days of the hearing. Failure to have a court reporter present at the public hearing shall require holding the public hearing until such time as a court reporter can be present and possibly require the payment of reactivation and re-notification fees.
(Ord. 3924 § 13 (part), 1/2011; Ord 3859 § 12 (part), 6/2010; Ord. 3757 § 12 (part), 4/2009; Ord. 3296 § 10(part), 10/2005; Ord. 3160 § 16 (part), 11/2004; Ord. 3085 § 61, 6/2004)

30.80.030 **Application Fees.** The following types of fees shall be required for the petitions and applications listed in Tables 30.80-1 and 30.80-3 below, payable to the Director of Public Works or the Comprehensive Planning Department as assigned. The fees listed are cumulative.

1. **Base Application Fee.** The base fee for each application type, not including additional fees based on type of hearing and size and complexity of the application.

2. **Pre-submittal Conference Fee.** When required by this Title for specific application types, the fee established to process and review preliminary plans and determine compliance with various code requirements.

3. **Notice Fees.** Whenever an application, including an extension of time and a waiver of conditions, is required by this Title, or by Chapter 278 of NRS, to provide a public hearing and/or to post signs on property to notify nearby residents and property owners of the pending hearing, additional fees for each application are required and included in the base application fee, calculated proportionally on the notification radius and signs required. Notice fees required in addition to the base fees per Tables 30.80-1 and 30.80-3, or required as a result of an application being held at the request of the owner or applicant, are required as follows:

   A. When notification is required to be given to abutting property owners, a fee of $75 is required.

   B. When a 100' notification radius is required, a fee $25 is required.

   C. When a 300' notification radius is required, a fee of $75 is required.

   D. When a 500' notification radius is required, a fee of $100 is required.

   E. When a 750' notification radius is required, a fee of $200 is required.

   F. When a 1,000' notification radius is required, a fee of $350 is required for each set of notices required to be mailed.

   G. When a 1,500' notification radius is required, a fee of $500 is required.

   H. When a 2,500' notification radius is required, a fee of $1,000 is required, plus $1 per notice in excess of 1,000 notices. Notice fees in excess of $1,000, if required, shall be paid not less than 15 days prior to the meeting. Failure to pay the additional notice fees as required shall result in the item not being scheduled for a public hearing.

   I. When an extension of time is required to be noticed, in accordance with Section 30.16.230, the same notice fee for the original application is required.

   J. **Sign Fee.** When a sign is required to be posted on the property, an additional fee of $125 is required.

4. **Major Projects Fees.** An additional fee of $200 is required for each application within a major project to recover additional administrative costs. Other supplemental fees include the following:

   A. For a Specific Plan within a major project, $2 for each acre over 300 gross acres. A specific plan or land use plan amendment shall not require the submission of any other supplemental fee.

   B For a Public Facilities Needs Assessment/Plan within a major project, $4 for each acre over 300 gross acres. A Public Facilities Needs Assessment/Plan shall not require the submission of any other supplemental fee.

   C. For a Development Agreement within a major project, $2 dollars per acre. A Development Agreement shall not require the submission of any other supplemental fee.

(Ord. 3975 § 19, 8/2011; Ord. 3859 § 12 (part), 6/2010; Ord. 3219 § 9 (part), 5/2005; Ord. 3085 § 62, 6/2004; Ord 3020 § 4, 2/2004; Ord 3008 § 9, 12/2003; Ord. 2970 § 4 (part), 11/2003; Ord. 2769 § 107, 7/2002; Ord. 2664 §11, 2001; Ord. 2510 § 16 (part), 2000)

Table 30.80-1 Fee Schedule for Land Use Applications		
Application	**Fee**	**Additional Fees:** **(if required)** **$500 Pre-submittal Conference Fee required for the following:** • Nonconforming Zone Changes • Uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC • Planned Unit Development • Mixed Use Development • Neighborhood Casinos • High Impact Project • Resort Hotel **Notice Fee:** Abutting property $75 100' - $25 300' - $75 500' - $100 750' - $200 1,000' - $350 1,500' - $500 2,500' – $1,000 Plus $1 per notice over 1,000 notices for any radius VS Certified - $200 **Sign Fee:** $125 **Major Projects** Add $200 For all non-administrative applications (except Administrative Design Review and Administrative Vacation and Abandonment)
Administrative Design Review (ADR)	$300	
Off-Premise Digital Sign Conversion	$10,000	
Administrative Extension of Time (ADET)	$150, or $300 for a Zone Change	
Administrative Minor Deviation	$50	
Administrative Street Naming	No Fee	
Administrative Temporary Use	$100	
Administrative Vacation and Abandonment	$200	
Annexation Request	$1,000	
Design Review (except as noted below)	$300 plus, if applicable: Notice, Sign Fee and $500 Pre-submittal Fee	
Design Review, High Impact Project	$2,000, plus $500 Pre-submittal Fee if applicable	
Design Review, Project of Regional Significance	$500	
Extension of Time	$150 $300 for a Zone Change plus Notice Fees if applicable	
Special Use Permit (except as noted below)	$325 plus, if applicable: Sign Fee and $500 Pre-submittal Fee	
Special Use Permit, Alcohol as a principal use outside a Gaming Enterprise District Special Use Permit, Mixed Use Development	$850, plus $500 Pre-submittal Fee if applicable	
Special Use Permit, Gaming Enterprise District Expansion	$10,000	
Special Use Permit, Hazardous Materials pursuant to NRS 278.147	$1,050, plus $500 Pre-submittal Fee if applicable	
Special Use Permit, High Impact Project	$850, plus $500 Pre-submittal Fee	
Special Use Permit, Project of Regional Significance	$450	
Street Name or Numbering System Change	$300	
Text Amendment	$200, plus, if applicable: Notice, Sign Fees, and $500 Pre-submittal Fee for Mixed Use Development	
Vacation & Abandonment	$300 plus $200 delivery confirmation mail fee	
Variance (except as noted below)	$325, plus, if applicable: Notice Fee	
Variance, Less than 30% deviation	$250	
Variance, High Impact Project or Project of Regional Significance	$450	
Waiver of Conditions	$300, plus Notice Fee if applicable	
Waiver of Standards (except as noted below)	$325, plus, if applicable: Notice Fee	
Waiver of Standards, non public hearing	$225	
Waiver of Standards, Less than 30% deviation	$250	
Waiver of Standards, High Impact Project or Project of Regional Significance	$450	

Table 30.80-1 Fee Schedule for Land Use Applications		
Application	**Fee**	**Additional Fees: (if required)**
Zone Change, Conforming	$900, plus $500 Pre-submittal Fee if applicable	
Zone Change, Nonconforming	$1,150 plus $50/acre plus $500 Pre-submittal Fee	**$500 Pre-submittal Conference Fee required for the following:** • Nonconforming Zone Changes • Uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC • Planned Unit Development • Mixed Use Development • Neighborhood Casinos • High Impact Project • Resort Hotel **Notice Fee:** Abutting property $75 100' - $25 300' - $75 500' - $100 750' - $200 1,000' - $350 1,500' - $500 2,500' – $1,000 Plus $1 per notice over 1,000 notices for any radius VS Certified - $200 **Sign Fee:** $125 **Major Projects** Add $200 For all non-administrative applications (except Administrative Design Review and Administrative Vacation and Abandonment)
Refund Policy: Per 30.80.020(b)		

(Ord. 3924 § 13 (part), 1/2011; Ord. 3848 § 13, 2/2010; Ord. 3757 § 12 (part), 4/2009; Ord. 3741 § 7, 3/2009; Ord 3586 § 11 (part), 2/2008; Ord. 3564 § 2, 12/2007; Ord. 3549 § 14 (part), 9/2007; Ord. 3520 § 5 (part), 6/2007; Ord. 3518 § 16 (part), 5/2007; Ord. 3432 § 13, 10/2006; Ord. 3397 § 13 (part), 6/2006; Ord. 3354 § 14, 2/2006; Ord. 3296 § 10(part), 10/2005; Ord. 3229 § 13, 6/2005; Ord. 3219 § 9 (part), 5/2005; Ord. 3021 § 3, 2/2004; Ord. 2970 § 4 (part), 11/2003; Ord. 2907 § 13 (part), 7/2003; Ord. 2925 § 2, 7/2003;Ord. 2756 § 6, 6/2002; Ord. 2741 § 13 (part), 5/2002; Ord. 2664 § 12, 2001; Ord. 2510 § 16 (part), 2000)

30.80.040 Sign fees. Fees for sign installation permits shall be required, payable to the Building Official, as shown in Table 30.80-2.

Table 30.80-2 Fee Schedule - Signs	
Sign Type	**Required Fee**
Temporary Signs	
Weekend directional sign	$5 per sign
Special attraction or on-premise sign	$25 per sign, including extensions
Off-premise for sale sign, or extension of time	$100 per sign, including extensions
Refund Policy: Per 30.80.020(b)	

(Ord. 3296 § 10(part), 10/2005; Ord. 3061 § 9, 5/2004; Ord. 2725§ 6, 3/2002)

1. The fees listed above shall be twice the amount normally required if work for which a permit is required by this Title has been commenced without first obtaining the permit, or if the sign constructed exceeds the scope of a valid permit.

2. The fees listed above shall be waived for a temporary sign when the beneficial user of the sign is a government agency or nonprofit organization.

30.80.050 Map Fees. Payable to the Director of Public Works.

1. Fees for subdivision maps shall be required as shown in Table 30.80-3.

2. Prior to recording a map, additional fees shall paid to the County Recorder sufficient to cover the cost of making the negative and duplicate cloth transparency print and the 2 paper prints required, together with a recording fee of $0.25 per lot, plus $0.50 for indexing.

Table 30.80-3 Fee Schedule – Subdivision Maps				
Map Type	**Required Fees - Non Major Projects**		**Required Fees - Major Projects**	
	Original Map	**Extension of Time**	**Original Map**	**Extension of Time**
Tentative Map	$400 + $2 per lot	$200	$800 + $4 per lot	$400
Major Subdivision Maps				
Technical Review (including amended map)	$600 + $6 per lot	$200	$700 + $6 per lot	$400
Final Map	$100		$200	
Extension of Time	$200		$400	
Reversionary Map	$500		$900	
Minor Subdivision Maps				
Review (including amended map or review)	$150	$100	$300	$200
Exception to Review	$150	$100	$300	$200
Technical Review	$200	$100	$300 + $2 per lot	$200
Final Parcel Map	$100		No Fee	
Extension of Time	$200			
Reversionary Map	$350		$600	
Reversion of a Certificate of Land Division	$350 + $2 per lot for survey submittal		$600+ $2 per lot for survey submittal	
Boundary Line Adjustment	$300		$200	
Separate Documents	$75 with $50 incomplete package fee			
Refund Policy: Per 30.80.020(b)				

(Ord 3859 § 12 (part), 6/2010; Ord. 3768 § 3 (part), 6/2009; Ord. 3397 § 13 (part), 6/2006; Ord. 3297 § 6, 10/2005; Ord. 3296 § 10(part), 10/2005; Ord. 3020 § 5, 2/2004; Ord. 2769 § 108, 7/2002; Ord. 2741 § 13 (part), 5/2002; Ord. 2573 § 17, 2001; Ord. 2510 § 16 (part), 2000)

30.80.060 Administrative Fees. Table 30.80-4 shows administrative fees that are required related to the administration and implementation of the requirements of this Title, and adopted land use guides, payable to the Director of Public Works or the Current Planning Division as assigned.

Table 30.80-4 Fee Schedule - Administrative Fees	
Administrative Service	**Required Fee**
Agenda Subscriptions	
***Notice of final action**	$65 per fiscal year
***Agenda only (front sheets)**	$65 per fiscal year
Full agenda packet with backup information	$ 800 per fiscal year, plus $140 if mailed
Audio or Video recording of any public hearing record	$10 for each tape, plus $3 if mailed
Copies	
Up to 8.5" X 14"	Up to 10 pages, $1 per page Additional pages over 10, $0.50 per page
11" X 17"	$2 per page
Larger than 11" X 17"	$4 per page, plus $3 if mailed
CD/DVD (data) of any public hearing record	$50 for each CD/DVD, plus $1 per hit for each document type, plus $20 per hour staff time for any time in excess of one hour, plus $3 if mailed
Full Comprehensive Plan	$25, plus $5.50 if mailed
Comprehensive Plan Reports	$10, plus $2 if mailed
Design Standards for West Village Streetscapes	$10
Land Use Plan (1998 and after)	$25, plus $4 if mailed
Land Use Guide (before 1998)	$25, plus $4 if mailed
Maps (Geographic Information System)	
11" X 17" or smaller	$10, plus $6 if mailed
Larger than 11"X 17" up to 24" X 36"	$20, plus $6 if mailed
Larger than 24" X 36"	$30, plus $6 if mailed
Mailing List Request	
Email or CD List	$30
Labels Printed	$30, plus copy fees
Document Preparation, Research and Reports	$45 per hour; minimum of $45
Records Certification	$2 per page
Unified Development Code (Paper Copy) **Subscription for Code Updates (Paper Copy)**	$20 each, plus $5.50 if mailed $65 per fiscal year, includes 4 mailings (1 every 3 months)
Zoning Confirmation Letter[1, 3]	
For delivery within ten working days of receipt	$45, plus $5 per acre for each net acre over ten acres[2], but not to exceed $5,000
For delivery within three working days of receipt	$75, plus $5 per acre for each net acre over ten acres[2], but not to exceed $5,000
***Available on the internet (at no cost) at http://www.ClarkCountyNv.Gov** **Additional Requirements:** 1. Does not include information relative to past land use applications, including expired or superseded zone boundary amendments, use permits, and/or variances unrelated to the current district classification or uses currently permitted on the subject property. 2. To be rounded up to the nearest acre. 3. Fee may be waived pursuant to Section 30.80.020. **Refund Policy:** Per 30.80.020(b)	

(Ord. 3970 § 8, 8/2011; Ord. 3924 § 13 (part), 1/2011; Ord 3859 §12 (part), 6/2010; Ord. 3668 § 14, 10/2008; Ord 3586 § 11 (part), 2/2008; Ord. 3549 § 14 (part), 9/2007; Ord. 3472 § 14, 1/2007; Ord. 3296 § 10(part), 10/2005; Ord 3209 § 13, 3/2005; Ord. 3160 § 16 (part), 11/2004; Ord. 3085 § 63, 6/2004; Ord. 2970 § 4 (part), 11/2003; Ord. 2769 § 109, 7/2002; Ord. 2741 § 13 (part), 5/2002; Ord. 2510 § 16 (part), 2000)

30.80.070 Off-Site Improvement Fees. Off-site improvement fees payable to the Director of Public Works shall be required as shown in Table 30.80-5.

Table 30.80-5 Fee Schedule - Off-Site Improvement Fees		
Administrative Service	**Required Fee**	
Soil/Asphalt Review		
Original Application[2]	**Initial Submittal & 1 Review**	**Every Review Over 2 Reviews**
Up to 5 Acres	$750	$400
Over 5 Acres & up to 40 Acres	$2,000	$400
Over 40 Acres & up to 320 Acres	$4,000	$400
Over 320 Acres	$6,000	$400
Improvement Plan Review		
Original Application[2]	$300, or 1.20 percent of the estimated construction cost[1], whichever is greater	
Revision of an Approved Plan	$50/sheet	
Off-site Plan Rejection	Additional 50% of plan check fee	
Impact Analysis Review – Traffic Study		
Original Application[2]	**Initial Submittal & 1 Review**	**Every Review Over 2 Reviews**
Up to 5 Acres	$750	$400
Over 5 Acres & up to 40 Acres	$2,000	$400
Over 40 Acres & up to 320 Acres	$4,000	$400
Over 320 Acres	$6,000	$400
Optional Traffic Mitigation	$750, plus $150 per trip[3], prior to building permits or approval of improvement plans	
Impact Analysis Review – Drainage Study		
Original Application[2]	**Initial Submittal & 1 Review**	**Every Review Over 2 Reviews**
Up to 5 Acres	$750	$400
Over 5 Acres & up to 40 Acres	$2,000	$400
Over 40 Acres & up to 320 Acres	$4,000	$400
Over 320 Acres	$6,000	$400
Inspection Fees[4]		
Offsite Permit		
First $30,000	$300 minimum, or 2.75 percent, whichever is greater	
Next $90,000	1.75 percent	
Over $120,000	1.00 percent	
Encroachment Permit	Appropriate plancheck and inspection fees[1] or $300 minimum whichever is grater[5]	
Re-inspection Fee	Hourly rate for each re-inspection	
Re-test	Hourly rate	
Bond Replacement	$500 prior to release of the existing bond	
Bond Reduction	$500	
Improvement Agreement	$50	
Traffic Control Plan[2]	$50	
Work Without A Permit	3x permit fee	
Structural Review	$750 per 660 feet	
Right-of-Way Permit Violation	$300	

Table 30.80-5 Fee Schedule - Off-Site Improvement Fees	
Administrative Service	**Required Fee**
Per Hour Rate	$120
Investigative Fees	Hourly rate – minimum 3 hours
Overtime Rate[5]	1.5 hourly rate
Flood Plain Determination	$20 for each request for information as to whether or not a property is located within a Federal Emergency Management Agency defined special flood hazard area
Clark County Supplement to Uniform Standard Drawings and Specifications	$10

Additional Requirements:

1. As determined on the construction bond estimate form, and as approved by the Director of Public Works.
2. Resubmittal shall be required if plans do not contain sufficient information for a complete review, have been substantially redesigned, or if required corrections are not submitted within one year of notification.
3. As defined in Chapter 30.52.055(b).
4. Based on the estimated construction costs as determined by the Director of Public Works.
5. Additional fees may be required to provide for overtime or night work and must be paid prior to final acceptance of the work.

Refund Policy: Per 30.80.020(b)

(Ord 3859 §12 (part), 6/2010; Ord. 3767 § 3 (part), 6/2009; Ord. 3518 § 16 (part), 5/2007; Ord. 3296 § 10(part), 10/2005; Ord. 2849 § 1, 7/2003; Ord. 2769 § 110 & 111, 7/2002)

30.80.080 MSHCP Mitigation Fee.

a. When required by the provisions of Chapter 30.32 of this Code, and except as otherwise provided in Subsections (b) and (d) hereof, all applicants for Land Disturbance Permits shall pay a mitigation fee of five hundred fifty dollars ($550) per gross acre or any portion thereof located within the parcel to be developed, including both areas which are disturbed and areas which are left undisturbed, as well as the area disturbed by related offsite improvements.

b. Applicants for the following types of development shall not be required to pay a MSHCP Mitigation Fee:

1. Reconstruction of any structure damaged or destroyed by fire or other natural causes.

2. Rehabilitation or remodeling of existing structures or existing off-site improvements.

3. Land disturbance on any parcel by the County for strictly governmental uses. This exemption shall not apply to commercial uses, such as, but not limited to airports and golf courses. All fees shall be reimbursed to the respective County department (i.e. Parks and Recreation or Public Works.)

4. Disturbance of any lands, including lands conveyed from federal to private ownership, within the County, which are covered by and are subject to the terms and conditions of a project-specific habitat conservation plan or project-specific multi-species habitat conservation plan approved by the United States Fish & Wildlife Service.

c. Applicants for development of property for which fees have been paid as required by a Section 7 Consultation issued pursuant to the Federal Endangered Species Act shall be allowed to credit MSHCP Mitigation Fees actually paid against the total amount of the fees required by this Chapter for the parcel involved in the Section 7 Consultation.

d. Applicants for development of single family residential and manufactured housing on lots two (2) gross acres in size or greater, and applicants for development of free standing off-premise signs, communication towers and similar structures, where less than ten thousand (10,000) square feet is graded or otherwise disturbed, with the balance of the property left in its natural condition shall pay a MSHCP Mitigation Fee of one hundred thirty seven dollars and fifty cents ($137.50). Where more than ten thousand (10,000) square feet, but less than twenty thousand (20,000) square feet is graded or otherwise disturbed and the balance of the property is left in its natural condition, the MSHCP Mitigation Fee shall be two hundred seventy five dollars ($275).

e. Where any Land Disturbance Permit has been previously issued after payment of a MSHCP Mitigation Fee mandated by this Chapter or any previous ordinance which imposed a MSHCP Mitigation Fee to implement the Desert Conservation Plan and has expired, the applicant for a new Land Development Permit on the same property shall pay the fee pursuant to the current provisions of this Chapter less the amount previously paid.

f. All applicants for Land Disturbance Permits that are required to submit a Land Disturbance Report shall pay processing fees of twenty-five dollars ($25) per residential Land Disturbance Permit and fifty dollars ($50) per commercial Land Disturbance Permit to the Clark County department which issues the Land Disturbance Permit.

g. All MSHCP Mitigation Fees collected pursuant to the provisions of this Section and Chapter 30.32 of this Code shall be deposited into the Special Reserve Fund. The Fund, including interest and other income which accrues thereto, shall be expended solely for the development and implementation of the terms of the Multiple Species Habitat Conservation Plan, the Implementing Agreement, the Section 10(a) Permits issued pursuant to that Plan, and any amendments thereto.

h. After approval by the United States Fish and Wildlife Service and the Board of County Commissioners and after compliance with the provisions of NRS 244.275, the administrators of the Multiple Species Habitat Conservation Plan may accept real property or interests therein in lieu of payment of MSHCP mitigation fees. The fair market value of such real property shall be equal to or greater than the MSHCP mitigation fees which would otherwise be required to be paid.

i. Required fees shall not be waived nor refunded except as specified in this Section. The Board shall consider each refund request and may order a refund of fees as provided in NRS 244.200 through NRS 244.255. All refund requests shall be submitted in writing to the Director of the department responsible for collecting the fee in question.

1. Applicants may request a refund of eighty percent (80%) of the mitigation fees required by this Section when an application for a Land Disturbance Permit is withdrawn before the permit has been issued.

(Ord 4008 § 35, 3/2012; Ord. 3296 § 10 (part), 10/2005; Ord. 3085 § 64, 6/2004; Ord. 2907 § 13 (part), 7/2003; Ord. 2602 § 3, 2001; Ord. 2677 § 1, 2001)