

H. Red Rock Overlay (RRO)

1. Purpose

The Red Rock Overlay (RRO) is established to maintain the rural character of the area, preserve wildlife habitat, and minimize the visual impact of development on the adjacent Red Rock Canyon National Conservation Area (RRCNCA).

2. Applicability

i. General

The RRO is defined as the area referred to as the “Red Rock Overlay Map,” on file with the Department of Comprehensive Planning.

ii. Excluded Area

The RRO shall not apply to Concept/Specific Plans of 700 acres or more on properties outside of the boundaries of the Red Rock Canyon National Conservation Area within the following sections:

- (a) Township 21 South, Range 58 East, MDM; the East half of Section 25 and 36;
- (b) Township 21 South, Range 59 East; MDMs Sections 29, 30, 31, and 32, the South half of Section 20 and West half of Sections 28 and 33; and
- (c) Township 22 South, Range 59 East, MDM Section 5 and the West half of Section 4.

3. Density and Intensity Restrictions

i. General

In the RRO:

- (a) No request shall be accepted to increase the number of residential dwelling units allowed by the zoning regulations in existence on June 18, 2003, 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) No new non-residential zoning district shall be established; and
- (c) No non-residential zoning district in existence on June 18, 2003, shall be expanded.

ii. Exceptions

Density and intensity restrictions shall not apply to the following:

- (a) Public facilities; and
- (b) Properties privately owned as of March 21, 2016, in the following sections within Township 22 South, Range 59 East: Sections 13, 14, 15, 16, 21, 22, 23, and 24 as shown on the Red Rock Overlay Map on file with the Department of Comprehensive Planning.

4. Site Development Standards outside the Exception Area

i. Purpose

The following standards are intended to minimize the impact of development on RRCNCA and promote design that is compatible with the character and environment of the area.

ii. Applicability

Unless otherwise specified, all development outside the Exception Area in the following sections within Township 22 South, Range 59 East: Sections 13, 14, 15, 16, 21, 22, 23, and 24 , as shown on the

Red Rock Overlay Map on file with the Department of Comprehensive Planning shall be required to meet the standards of this Subsection (4). The provisions of this subsection shall serve as a supplement to the underlying zoning district regulations. Unless otherwise specified, minimum lot sizes, yard requirements, lot coverage, and other general development requirements shall be determined by the regulations applicable to the underlying zoning district. If a requirement in this §30.02.26H cannot be met, a Waiver of Development Standards, as described in §30.06.06F, may be requested unless expressly prohibited within this §30.02.26H.

iii. General

- (a) Front and side yards of detached single-family dwellings shall have no more than 20% hardscape.

iv. Landscaping

Landscape improvements shall be integrated with the overall project site requirements with sensitivity to the natural topography and existing or indigenous vegetation. Plant materials shall enhance the existing area, especially when visible from an adjacent right-of-way, and mitigate impact to washes, slopes, and sensitive environmental features.

v. Fences and Walls

- (a) Fences and walls, including retaining walls, shall be designed to complement the architecture and exterior materials of the primary structure. All fencing shall be compatible with the character and color palette of the immediate area.
- (b) No fence or wall shall be more than 6 feet in height, except walls in conjunction with commercial development with frontage on a State Highway as designated in the Transportation Maps of the Master Plan may be up to 8 feet in height. Any fence or wall over 6 feet shall include decorative elements such as columns, pilasters, and varied designs or textures.

vi. Building Design

(a) Purpose

This subsection establishes minimum standards for buildings to promote compatible design and development with the character of the RRO.

(b) Applicability

This subsection shall apply to all new primary buildings in the RRO.

(c) Architecture

(1) Building Materials

- (i) The architectural style, color, and components, shall be compatible with the surrounding natural terrain. Permissible colors shall include shades and tones of the following colors: Brown, Red, Tan, Green, Gray, Blue and Warm Whites.

(2) Exterior Finishes

- (i) Fluorescent or neon colors are prohibited.
- (ii) Reflective or glossy surfaces are prohibited, with the exception of windows.

(3) Building Form

- (i) Franchise architecture is not permissible unless the color palette and texture are consistent with the architectural styles in the immediate area.

- (ii) Non-residential structures shall be limited to 35 feet in height. This provision shall not be interpreted to prohibit communication towers at greater heights as needed for reception or service in compliance with the Federal Telecommunications Act of 1996.

vii. Lighting

(a) Purpose

These guidelines are intended to establish clear, objective, and quantifiable standards for functional and safe lighting while minimizing negative impacts on surrounding properties.

(b) Applicability

Any proposed development shall demonstrate conformance with lighting requirements set forth under this subsection and Chapter 30.04.07B, Operational Standards - Exterior Lighting. The exemptions in §30.04.07B apply and seasonal lighting that is part of customary holiday decorations or annual civic events are also exempted.

(c) Standards

(1) General Lighting Standards

- (i) Exterior lights, including floodlights and spotlights, shall be completely shielded, oriented to focus light downward and inward from the edge of the property, or directed towards a building or landscaping. This shall not be waived or varied.
- (ii) Exterior lighting shall be architecturally integrated with the building style, material, and colors.
- (iii) Exterior lighting shall be mounted no higher than the first story eave, or 14 feet above finished grade, whichever is lower.

(2) Illumination and Operation

- (i) Illuminated roof canopies shall not be permissible.
- (ii) All outdoor lighting fixtures installed and maintained on nonresidential developments shall remain off during non-business hours except for accent illumination.

viii. Signs

(a) Purpose

This subsection is intended to provide for a cohesive and unified sign program for the RRO.

(b) Applicability

This subsection applies to non-single-family residential development.

(c) Sign Standards

- (1) Signs shall be consistent with the colors of the building(s) and complement the architecture of the site.
- (2) Revolving, blinking, flashing, parapet signs, electronic signs, and exposed neon signs are prohibited, unless otherwise regulated by state or federal law, such as NRS 590.
- (3) Freestanding signs are not permissible, unless otherwise regulated by state or federal law, such as NRS 590.

- (4) One wall sign, no greater than 10% of the building elevation, is permissible per building.

5. Site Development Standards within the Exception Area

i. Purpose

The following standards are intended to maintain the rural character of the area, promote compatible development, and minimize the impacts of development on adjacent properties and environmentally sensitive areas.

ii. Applicability

Unless otherwise specified, all development within the Exception Area in the following sections within Township 22 South, Range 59 East: Sections 13, 14, 15, 16, 21, 22, 23 and 24 as shown on the Red Rock Overlay Map on file with the Department of Comprehensive Planning shall be required to meet the standards of this Subsection (5). The provisions of this subsection shall serve as a supplement to the underlying zoning district regulations. Unless otherwise specified, minimum lot sizes, yard requirements, lot coverage, and other general development requirements shall be determined by the regulations applicable to the underlying zoning district. If a requirement in this §30.02.26H cannot be met, a Waiver of Development Standards, as described in §30.06.06F, may be requested unless expressly prohibited within this §30.02.26H.

iii. General

- (a) Front and side yards of detached single-family dwellings shall have no more than 20% hardscape.

iv. Building Design

(a) Purpose

This subsection establishes minimum standards for buildings to promote compatible design and development with the character of the RRO.

(b) Applicability

This subsection shall apply to all new primary buildings in the RRO.

(c) Architecture

(1) Exterior Finishes

- (i) Fluorescent or neon colors are prohibited.
- (ii) Reflective or glossy surfaces are prohibited, with the exception of windows.

v. Lighting and Sign Standards

(a) Purpose

These guidelines are intended to establish clear, objective, and quantifiable standards for functional and safe lighting while minimizing negative impacts on surrounding properties. This subsection is also intended to provide for a cohesive and unified sign program for the RRO.

(b) Applicability

Any proposed development shall demonstrate conformance with lighting requirements set forth under this subsection and Chapter 30.04.07B, Operational Standards - Exterior Lighting. The exemptions in §30.04.07B apply and seasonal lighting that is part of customary holiday decorations or annual civic events are also exempted.

(c) Standards

(1) General Lighting Standards

- (i)** Exterior lights, including floodlights and spotlights, shall be completely shielded, oriented to focus light downward and inward from the edge of the property, or directed towards a building or landscaping. This shall not be waived or varied.
- (ii)** Exterior lighting shall be architecturally integrated with the building style, material, and colors.
- (iii)** Exterior lighting shall be mounted no higher than the first story eave, or 14 feet above finished grade, whichever is lower.

(2) General Sign Standards

- (i)** Revolving, blinking, flashing, parapet signs, electronic signs, and exposed neon signs are prohibited, unless otherwise regulated by state or federal law, such as NRS 590.
- (ii)** Freestanding signs are not permissible, unless otherwise regulated by state or federal law, such as NRS 590