



Clark County Comprehensive Planning Department

Title 30 Commercial and Industrial Checklist

TITLE 30 CODE SECTIONS										Y	N	NA
30.02 ZONING DISTRICTS	CN	CP	CG	CC	CU	CR	IP	IL	IH			
Lot Coverage Max %	60	60	60	75	NA	NA	NA	NA	NA			
Yard Setbacks Front	10	15	10	10	10	10	20	20	20			
Side Street (Corner)	10	10	10	10	10	10	20	20	20			
Height	35	35	50	55	200	--	50	50	75			
Meet Density (if applicable) Check Master Plan												
Architectural Intrusions/Enclosures may intrude into setback up to 3', but no less than 5' to property line (3 IF BLDG)												
30.02.26 OVERLAYS	Check ABO	AAO *	AEO *	HDO *	MPO	NPO	PCO	RRO	SMO			
Check SLUCM for AE restrictions Table 30.02-7												
30.03.03	USES: Confirm any conditions											
30.04.01 LANDSCAPE PLAN												
Existing Trees to Scale See Landscape Installation Guide												
Significant Trees Preserved												
Any Trees Removed (by canopy)												
All Required Landscaping with adequate spatial consideration for anticipated size & spread												
Private Streets – plan not required												
30.04.01 D LANDSCAPE STANDARDS												
Plants on SNWA/SNRPC Regional Plant List/Alternatives – qualified professional (not size swap)												
Turf? ONLY Cemeteries, Parks, and Schools – 1,500 sf minimum												
Sight Zones SEE 30.04.08 G do not count against street frontage and nothing goes in them												
Street LS for Detached SW 15' strip – 1 LG tree 30'+ 3 shrubs / Med/20 Sm/10 (not needed bus/rt turn) OR Alternative												
Street LS for Attached SW 10' strip – 1 LG tree 30'+ 3 shrubs / Med/20 Sm/10 (not needed bus/rt turn) OR Alternative												
Parking LS – Option 1 : 1 L Tree in Island every 6 & end of row/Option 2 – strip every 12 and end of row												
30.04.02 BUFFER STANDARDS												
Buffer REQ NON-RES / RES RM / RS OR PF COM / RES / PF IND / COM, RES OR PF ADJ URBAN FWAY												
8' wall with 15' wide LS strip with 2 rows of evergreen trees planted 20' apart offset												
30.04.03 FENCES AND WALLS												
Fences and Walls FRONT 3' MAX												
Fences and Walls 8' COMM/10'IND SIDE/REAR												
Materials brick, stone, stucco, wrought iron, precast, wood, omega, composite, durable vinyl, alum												
Retaining Walls 3' by right *6' if fence 85% open OR Tiered if 3' height with 3' horizontal landscaped												
Security Fencing Industrial 10' max/wire 8' above ground												
Access Gate 50' lip of gutter												
Egress Gate 20' lip of gutter												
Guard Enclosure 50' ROW line												
Individual Gated Property – open during business hours/setback 18' PL OR IF NOT 50' from PL												
30.04.04 PARKING												
Parking Table 30.04-2 (# Req) / Exceed 15% Max (NOT INC: on street, ada, carpool, EV, fleet, loading, structured)												
Cart Collection Separate												
Drive Thru Residential Adjacency 30.04.06 (below)												
Reduction (%) 20 Total (+Sustainability+10%=30% max) close to transit 10, Maryland Pkwy up to 25 / Aff Hsg 25 / Existing 10												
Demand Study for more / less parking quantities Traffic Engineer												
On Street Parking												
Shared/Offsite max 150' from PL along ped route/no arterial separating/formal agreement between owners/documentated												
Access no backing out Driveways distinct												
Interior Configuration no conflicts												
Paving No waivers to Title 30. Meet DES (not req for seasonal sales, special event, stable)												
Paving and Striping REQ IN Hydrographic Basin 212. NOT REQ OUT (DES)												
Pedestrian Walkways REQ												
Parking Layout 30.04-3 AND Dimensions 30.04-4												



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Tandem Parking	
EV Charging Spaces – 30.04-5	
ADA 30.04-6 medical care mobility 20% / outpatient medical 10% / mf bldg. ADA units 2%	
Loading 30.04-7 to 15k-0/15kto25k-1/over 25k- 1 space + 1 ea addtl fraction of 25k above 1 st 25k +Res Adj (+Alternative)	
Bicycle Parking 30.04-8 (most req 4 spaces min)(Exempt: SFR, dev in nonurban area, LVBS Sah-Russell & Resort Hotel)	
30.04.05 SITE DESIGN	
Offsite Pedestrian Connectivity SW	
Onsite Pedestrian Connectivity on-site/parking lot/building entrances/adjacent transit stops/internal walk to SW	
Walkways/Crosswalk change materials/bollards/raised median walkways w/lis/stamped or stained concrete	
Trails	
Foundation Masking	
Screening Mechanical Equipment – Ground past height by 1': can use fence/wall: arch features integrated	
Roof Mounted – visible within 100' screened to height of equip: integrated into building/similar materials	
Trash Enclosure 30.04-7	
Building Materials Glass, masonry, metal, stucco, and wood.	
Accessory Uses and Structures – zoning district setback/complementary colors materials	
30.04.05 DESIGN STANDARDS	
Four-Sided Arch no blank walls	
ARTICULATION Horizontal Ea 50' at least 2: roofline vary 2'+/ wall/plane change 1'/window	
ARTICULATION Vertical 2 stories ↑ identifiable base, middle, top	
Entrances face street frontage (not multi)/primary entrance articulated pediments, columns, porticos, porches	
Cross Access	
Drive Thru(s) separate from drive aisle or ped/adequate stacking and Res ADJ 30.04.06 AND 200' separation	
Overhead Doors rear of property, internal to development, screened from ROW	
30.04.05 J SUSTAINABILITY 7 POINTS REQUIRED Use Worksheet and Site Plan Example	
30.04.05 K Hillside Development	
30.04.06 RESIDENTIAL ADJACENCY	
Vehicular Access – no res local street/block along arterial, collector, or local is master planned SFR unless sole	
NO primary Public Address Systems or Outside Storage	
Grading: 3 feet of fill minimum 5' from shared PL, 6 feet fill min 20' from shared PL, 9 feet fill min 50' from shared PL	
Res Dev w/in, abut, adj, RNP NPO 10,000k lots	
Res Dev structures w/in, adj, RNP NPO do not exceed RNP	
Side/Rear Setback of the adjacent rnp npo along shared lot lines	
Higher activity areas not adjacent to residential/OR require Buffer 30.04.02	
Adjacent side/rear setbacks match RNP NPO	
Tallest/largest structures multi bldg. dev. sited within core decreased building mass next to res	
Nonresidential uses prohibited adjacent residential if horizontal mixed use.	
Height Step Backs 1' horiz step back ea ft over 35'. No part shall exceed 60' w/in 100' of SFR/D or 100' w/in 200'	
Signs 30.04.06I no illuminated signs rear/side facing adjacent residential	
Illuminated Wall Signs front minimize visibility and internally illuminated not orient toward res	
No illumination within 100' of an area subject to Res Adj	
Electronic Message units reduce by 25%	
Freestanding max 20'/not within 60'/over an acre site	
Exterior lighting 18' max	
Trash Enclosure/Recycling not within 50'	
Parking: along lot lines adjacent to non-res dev/side of corner lot facing primary frontage/behind building/adj res	
Parking Screening w/in 30' & no buffer: 15' buffer double row evergreen 20' offset ctr OR LS, berm/dec wall 8'	
Cut through traffic discouraged	
Roll up doors must be screened by another building to face residential	
Loading Areas 50' away from residential	
Loading Docks screened wing walls, depressed docks, increased landscaping/setback/walls/or combo	



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Loading Spaces for more than 1 space/dock shall set back 150'	
Loading Areas require buffer screen from residential 30.04.02	
Lighting – security motion sensor on no more than 12 minutes	
Lighting Shielded – project downward	
Lighting warm lighting. No white or blue	
Lighting max 25' freestanding luminaries (Rec lighting not included)	
Noise D	
30.04.10 NONESSENTIAL WATER FEATURES	
Swimming Pool – 4% first 10 acres or less & 0.4% additional above 10/Resorts additional 5 sf ea guest room	
Ornamental Water Feature – resort hotel abatement with purveyor	