

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 Design Overlay Map,” on file with the Department of Comprehensive Planning. No waivers or variances of standards within this §30.02.26H shall be approved.

ii. Exceptions

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 nonresidential zoning district shall be established; and
- (c)** No nonresidential 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

i. Natural Areas

The following standards are intended to minimize development impacts on adjacent existing communities and environmentally sensitive areas, including the town of Blue Diamond, Calico Basin, and the RRCNCA, and shall apply to any lot created after June 18, 2003, and any vacant lot of 2 or more acres in existence on June 18, 2003.

(a) Applicability

Any residential development shall be required to meet the standards of this subsection.

(b) General

Each lot in the RRO shall contain a building envelope surrounded by a natural area, as described below:

- (1) The building envelope is the specified area for any proposed building or structure, including retaining walls, except as permissible in subsection (c), below.
- (2) The building envelope shall be depicted on an approved site plan, generally in the center of the lot, 25 feet from the lot line or right-of-way, whichever is greater.
- (3) The natural area is the land extending from the boundary of the building envelope to the lot line and shall remain in, or be restored to, a condition characteristic of the surrounding native geographical features.

(c) Natural Area Design Requirements

- (1) Retaining walls constructed of man-made materials such as concrete, and solid perimeter walls, fences, and patios are prohibited. A waiver may be accepted if the use of public property is creating a nuisance on adjacent private property.
- (2) Driveway width should be limited to the minimum required width.
- (3) No entrance feature shall exceed 48 inches in height. Entry arches and portals are prohibited.

(d) Natural Area Landscaping

The natural area shall only include endemic low-water species based on the elevation of the parcel or lot, as follows:

- (1) Below 3,500 Feet: Creosote Bush, Desert Globemallow, Gooding Willow, Hopsage, Mormon Tea, Range Ratany, White Bursage, Big Galleta, Bush Muhly, Desert Marigold, Sand Dropseed.
- (2) 3,501 to 6,000 Feet: Banana Yucca, Blackbrush, Buckwheat, Horsebrush, Joshua Tree, Desert Needle Grass, Indian Ricegrass, Purple Three-Awn.
- (3) Both Elevation Ranges: Mojave Yucca, Barrel Cactus, Cottontop, Blue Diamond Cholla, Old Man Cactus, Silver Cactus, Staghorn Cholla, Strawberry Hedgehog, Nevada 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. Turf is not an endemic species within the RRO.

ii. Hillside Development

Blue Diamond Hill forms 2 distinct ridgelines as shown on the Red Rock Overlay Map. One faces the Las Vegas Valley, and the other faces Cottonwood Canyon and the Red Rock Scenic Loop. To preserve the viewsheds from both sides of the hilltop, the following standards shall apply:

- (a) The standards in §30.04.05K, *Hillside Development*, shall apply to all development. Due to the significant amount of hillside topography, development may be clustered at a specific location on the site to preserve open space and minimize impacts to hillsides.
- (b) Development is prohibited on the eastern side of the east ridge or the western side of the west ridge, nor the topmost 600 feet of the opposite side of each ridgeline.
- (c) Any structure should be lower than the elevation of the ridgelines, and structures along either ridgeline visible from the Las Vegas Valley or from Highway 159 are expressly

prohibited. Unobtrusive, unlit overlook facilities such as parking lots, picnic areas, and restrooms may be permissible if approved through a public hearing application process.

- (d) In areas where the land has not been significantly altered through mining and/or where the natural landforms have been preserved, grading shall be limited to flood control protections and may include channels and/or berms necessary to conform with Public Works standards. 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.
- (e) 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.
- (f) Drainage shall utilize natural channels unless flood control standards preclude it.
- (g) Subdivision mapping shall follow the natural contours of the land. In previously disturbed areas, through grading and/or mining activities, subdivisions shall avoid rectilinear designs.

iii. Landscaping, Buffering, and Screening

Landscape improvements should 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. The following standards shall be used:

- (a) Plant materials shall use compatible form, texture, and scale.
- (b) Plant materials shall be used as accent elements at entry ways.
- (c) All nonresidential parking areas shall be screened from all rights-of-way by low walls and/or fences 3 feet in height or less, or by continuous dense vegetation or a combination of these.
- (d) All development shall provide plants similar in form and scale to existing area vegetation. Nonresidential development shall 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 by using varying elevations, low walls, fences, landscaping, lighting, color, and changes in paving texture to create distinctions between different land use areas.
- (e) The building envelope area may use native and naturalized species not exceeding 25 feet in height at maturity.

iv. Fences and Walls

- (a) Fences and walls, including retaining walls, shall be designed to complement the architecture and exterior materials of the primary structure.
- (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. No retaining wall shall be more than 4 feet in height.
- (c) Wildlife-friendly fencing, as identified by existing BLM standards, is required along all conservation area boundaries.
- (d) 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 of the primary structure.

- (e) Fencing materials may include traditional farm fencing (smooth twisted wire mounted on posts) or alternative fencing like that used for confining domestic animals, if all fencing is compatible with the character of the immediate area.

v. Connectivity

- (a) Within the boundaries of the RRCNCA, including the area between the James Hardie plant and the detention basin on Charleston Boulevard and Highway 159, additional ingress or egress from Highway 159 is prohibited unless required by the County for emergency access, and the property is adjacent to Highway 159 which provides the only means of legal access.
- (b) New vehicular access shall be limited to public areas such as trails and recreational facilities.
- (c) 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.
- (d) Dead-end streets or drives are prohibited.

vi. Building Design

(a) Purpose

This subsection establishes minimum design standards for buildings within the RRO to minimize the development impacts on adjacent communities and environmentally sensitive areas and promote building design compatible with the character of the immediate area.

(b) Applicability

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

(c) Architecture

(1) Building Materials

- (i) Architectural components, including roofing materials, shall complement the texture and color palette found in the existing natural rock mosaic and consist of subtle, low reflectance, neutral hues, and earth tones.
- (ii) The following accent colors, usually lighter in color and hue than the building's exterior walls, are acceptable: blues, greens, reds, and yellows.
- (iii) Fluorescent or neon colors are prohibited.

(2) Building Form

- (i) The side and rear elevations of buildings shall be consistent with the architecture and materials used on front elevations.
- (ii) 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.
- (iii) Franchise architecture is prohibited unless the color palette and texture are consistent with the architectural styles in the immediate area.
- (iv) Any structure shall be limited to 35 feet in height, unless otherwise required by §30.04.05, *Site and Building Design*. 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.

(3) Roofs

- (i) The use of roof lines that reflect the geometries of the nearby hillsides is encouraged.
- (ii) Flat or hipped roofs are preferred. Mansard, steeply pitched, or Dutch hipped roofs are not appropriate.
- (iii) Roofs made of wood are prohibited.

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

- (1) Any proposed development requiring a site plan or subdivision map shall demonstrate conformance with landscape, lighting, and signage requirements. These plans shall address and conform to all provisions set forth under this subsection.
- (2) 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 are excluded.

(c) Standards

- (1) Accent illumination of plant materials, buildings, and signage, and lighting for walkways, driveways, and other security and safety related lighting shall be achieved with hidden lighting including: surface mounted lighting; lamps recessed in building soffits, overhangs, and walls; lamps recessed in the ground; and lamps hidden by plant materials.
- (2) Floodlights, spotlights, or similar lighting shall not be used unless approved as an integral architectural element.
- (3) Exterior lighting should be architecturally integrated with the building style, material, and colors. Exterior lighting shall be mounted no higher than the first story eave, or 14 feet above finished grade, whichever is lower.
- (4) Illuminated roof canopies are prohibited.
- (5) Exterior lighting shall be completely shielded and oriented to focus light downward and inward from the edge of the property.
- (6) Parking lots shall have cut-off lighting fixtures (no cobra head fixtures), designed and positioned to cast adequate light for safety and security but adjusted to eliminate light trespass on neighboring properties, and shall not exceed 35 feet in height.
- (7) Average light levels for the site shall be limited to 2 foot-candles with maximum levels limited to 16 foot-candles, measured from 4 feet above the surface of any point on the site.
- (8) Lighting shall be limited to emit a maximum off-site light level not to exceed ½ foot-candle beyond the property containing the lamp.
- (9) All outdoor lighting fixtures installed and maintained on nonresidential developments shall remain off during nonbusiness hours except for accent illumination, as stated above.

viii. Nonresidential Signs and Community Features**(a) Purpose**

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

(b) Applicability

This subsection applies to nonresidential development.

(c) Sign Standards

- (1) Signs shall conform to the color guidelines of this subsection and complement the architecture of the site.
- (2) Specialty, freestanding, revolving, blinking, and parapet signs shall be prohibited.
- (3) Exposed neon is prohibited.
- (4) All signs shall be integrated with and complement the site plan and architecture.
- (5) One wall sign, no greater than 10% of the building elevation, is permissible per building.

(d) Community Feature Standards

- (1) Landscaping, street furniture, public information signs, utilities, and street lighting shall be grouped together in clusters to eliminate visual clutter and to free sidewalk areas of impediments.
- (2) Public art may be incorporated in the overall design of the site plan.
- (3) Artwork shall be constructed of durable, permanent materials.
- (4) Artwork scale, material, form, and content shall be similar to adjacent buildings and landscape to complement the site and surrounding environment.
- (5) Artwork shall adhere to the architectural and color guidelines set forth in this subsection.