

~~Strikethrough~~ material is that portion being deleted or amended
Underlined material is that portion being added

BILL NO. 10-8-25-5

SUMMARY - An Ordinance to amend the Unified Development Code to modify setbacks in RS20, measurements for setbacks, fences and walls in the Neighborhood Protection (RNP) Overlay, fences and walls in the Red Rock Overlay, general standards for fences and walls, and make corrections and clarifications as appropriate. (T30-25-900774)

ORDINANCE NO. 5308
(of Clark County, Nevada)

AN ORDINANCE TO AMEND TITLE 30, CHAPTERS 30.02 AND 30.04, SECTIONS 30.02.04, 30.02.24, 30.02.25, 30.02.26, 30.04.03, AND TABLE 30.02-2, TO MODIFY SETBACKS IN RS20, MEASUREMENTS FOR SETBACKS, FENCES AND WALLS IN THE NEIGHBORHOOD PROTECTION (RNP) OVERLAY, FENCES AND WALLS IN THE RED ROCK OVERLAY, GENERAL STANDARDS FOR FENCES AND WALLS, AND MAKE CORRECTIONS AND CLARIFICATIONS AS APPROPRIATE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Title 30, Section 30.02.04 of the Clark County Code is amended to read as follows:

30.02.04 RS20: RESIDENTIAL SINGLE-FAMILY 20

A. Purpose

The RS20 district is established to accommodate low-density, single-family residential development and agricultural uses.

B. Standards

LOT		OTHER STANDARDS	
	Lot area, min.	20,000 sf	Overlay Districts §30.02.26
	Net lot area, min.	18,000 sf	Measurement/Exceptions §30.02.25
	Lot coverage, max.	50%	Use Regulations Chapter 30.03
SETBACK (MIN. FT.)		PRIMARY / ACCESSORY	Development Standards Chapter 30.04
A	Front	40 <u>Public Street</u>	NOTE [1] Accessory structures may be 25 ft. or up to the primary structure height as built, whichever is greater.
		20 <u>Private Street</u>	
B	Side interior	10 / 5	
	Side street	15 / 10	
C	Rear	30 / 5	
	Building separation	6	

HEIGHT (MAX. FT.)		PRIMARY / ACCESSORY
D	Structure height	35 / 25 ⁽¹⁾

SECTION 2. Title 30, Section 30.02.24 of the Clark County Code is amended to read as follows:

30.02.24 SUMMARY TABLES OF DISTRICT STANDARDS

Table 30.02-2: Summary of Residential District Standards

Residential Districts										
District	RS 80	RS 40	RS 20	RS 10	RS 5.2	RS 3.3	RS 2	RM 18	RM 32	RM 50
LOT										
Lot area, min.	80,000 sf	40,000 sf	20,000 sf	10,000 sf	5,200 sf	3,300 sf	2,000 sf	7,000 sf	7,000 sf	7,000 sf
Net lot area, min.	72,000 sf	36,000 sf	18,000 sf	9,000 sf	--	--	--	--	--	--
Lot coverage, max.	15%	25%	50%	50%	--	--	--	--	--	--
Density, max.	--	--	--	--	--	--	--	18 units/ acre	32 units/ acre	50 units/ acre
SETBACK, PRIMARY / ACCESSORY (MIN. FT.)										
Front	40	40	40 <u>Public Street</u> 20 <u>Private Street</u>	30	20	20	20	20	20	20
Side interior	15 / 5	15 / 5	10 / 5	10 / 5	5	5	5	20/5	20/5	20/5
Side street	25 / 10	25 / 10	15 / 10	15 / 10	10	10	10	20	20	20
Rear	50 / 5	50 / 5	30 / 5	25 / 5	20 / 5	15 / 5	15 / 5	20 / 5	20 / 5	20 / 5
Building separation	6	6	6	6	6	6	6	10 / 6	10 / 6	10 / 6
HEIGHT, PRIMARY / ACCESSORY (MAX. FT.)										
Structure height	35 / 25	35 / 25	35 / 25	35 / 14	35 / 14	35 / 14	35 / 14	35	50	75
OPEN SPACE (MIN. SQ. FT.)										
Per unit	--	--	--	--	--	--	200	200	100	100

SECTION 3. Title 30, Section 30.02.25 of the Clark County Code is amended to read as follows:

30.02.25 MEASUREMENTS AND EXCEPTIONS

D. Setbacks

1. Measurement

- i. Setbacks are measured from the front, rear, or side property line, extending inward onto the lot for the minimum depth in feet as specified in the applicable zoning district, unless otherwise specified in this section, and allowing for intrusions as described in Table 30.02-4: *Authorized Intrusions into Required Setbacks*.
- ii. ~~Front s~~Setbacks shall be measured as follows:
 - (a) From the future right-of-way, the edge of any right-of-way or the lot line, whichever is closest to the interior of the lot.
 - (b) When adjacent to detached sidewalks, from a line 5 feet behind the curb.

- iii. For corner/irregular shaped lots, the front lot line shall be along the street frontage used for addressing. If an address has not been assigned, the front lot line shall be the same street frontage as the identifiable entrance to the building.

SECTION 4. Title 30, Section 30.02.26 of the Clark County Code is amended to read as follows:

30.02.26 OVERLAY DISTRICTS

F. Neighborhood Protection Overlay (NPO)

4. Adopted Neighborhood Protection Overlay

i. Rural Neighborhood Preservation NPO

(d) Standards

(1) Density

The maximum density shall be 2 dwelling units per acre, except that subdivisions proposing 10 or fewer lots may exceed the density if the net lot area requirements of the underlying district, and any allowable exceptions, are met.

(2) Lot Layout

- (i) Gated communities are not permissible.
- (ii) Subdivisions proposing 5 or more lots shall be designed with lots fronting residential local streets.

(3) Neighborhood Character

To preserve an open, rural character:

- (i) Setbacks for primary structures shall be maintained in accordance with the applicable district standards, and any allowable exceptions.
- (ii) Walls ~~and non-decorative fences~~ over 3 feet ~~in height~~ in the front ~~yard-setback~~ shall be prohibited. ~~except agricultural fencing in conjunction with a permissible agricultural and livestock use is allowed unless otherwise stated by this Title. Walls and non-decorative fences along a side lot line within the front setback may be increased as follows:~~
 - ~~a) When along a separate lot's shared side or rear lot line, the height may be increased consistent with the zoning requirements for fences and walls of that separate lot; or~~
 - ~~b) A Waiver of Development Standards (WS), as described in §30.06.06F, may be requested.~~
- (iii) Waivers for increased fence and wall height, including retaining walls, are strongly discouraged.
- (iv) Use of walls along the perimeter of a subdivision shall be minimal.
- (v) Developments and uses shall be compatible with a rural lifestyle, including the raising and keeping of animals.
- (vi) Pathways for use by equestrians and pedestrians should be incorporated along perimeter streets.

- (vii) Development and/or uses within a Rural Neighborhood Preservation NPO shall be subject to 30.04.06, *Residential Adjacency*.

H. Red Rock Overlay (RRO)

4. Site Development Standards

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.

SECTION 5. Title 30, Section 30.04.03 of the Clark County Code is amended to read as follows:

30.04.03 FENCES AND WALLS

A. Applicability

The standards of this Section shall apply to any fence or wall, including retaining walls, that are not required but proposed. If a requirement in this §30.04.03 cannot be met, a Waiver of Development Standards, as described in §30.06.06F, may be requested.

B. General Standards

1. Fences and Walls

The maximum height of a fence or wall shall be limited as follows, unless otherwise stated by this Title. In the Urban Area, fences and walls along a street shall be decorative. Fences and walls within the Nonurban Area need not be decorative.

i. ~~Front Setback~~

~~Fences or walls proposed within the front setback shall be limited in height as follows:~~

- ~~(a) Residential districts: 3-foot maximum. Within the first 15 feet, a fence may be increased to up to 6 feet if decorative. In the RS80, RS40, RS20, and RS10 districts, a 6-foot high wall is permissible along collector and arterial streets.~~
- ~~(b) Commercial and industrial districts: 3-foot maximum.~~

ii. ~~Side/Rear Setback~~

~~(a) Fences or walls proposed within the side or rear setback shall be limited in height as follows:~~

- ~~(1) Residential zoning districts: 6-foot maximum.~~
- ~~(2) Commercial zoning districts: 8-foot maximum.~~
- ~~(3) Industrial zoning districts: 10-foot maximum.~~
- ~~(4) Special zoning districts: 8-foot maximum.~~

- ~~(b) When adjacent to a more intense zoning district, fence and wall height along a common lot line may be permitted to the maximum height of the more intense zoning district.~~

i. Residential Districts

- (a) 3-foot maximum within the first 15 feet of the front setback. A fence may be increased to up to 6 feet if decorative. In the RS80, RS40, RS20 and RS10 districts, a 6 foot high wall is permissible along collector and arterial streets.
- (b) 6-foot maximum in all setbacks or on the property line, except when located in i(a) above.
- (c) When adjacent to a more intense zoning district, fence and wall height along a common lot line may be permitted to the maximum height of the more intense zoning district.

ii. Commercial and Special Districts

- (a) 3-foot maximum when located within a setback and where along a street.
- (b) 8-foot maximum in all setbacks or on the property line, except when located in ii(a) above.
- (c) When adjacent to a more intense zoning district, fence and wall height along a common lot line may be permitted to the maximum height of the more intense zoning district.

iii. Industrial Districts

- (a) 3-foot maximum when located in the front setback.
- (b) 10-foot maximum when located in all other setbacks or on the property line.

~~iii.~~ iv. Fence and Wall Height Measurement

Fence and wall height shall be measured from the high side of the finished grade to the highest point of the fence, wall, or hedge. Where the finished grade of a lot is above or below the finished grade 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 the curb.

~~iv.~~ v. Outside Setback Area

Fences or walls proposed outside of a setback area shall be limited to primary structure or accessory structure height, whichever is less.

~~v.~~ vi. Lighting and/or Decorative Features

The height of a fence or wall may exceed the maximum allowable height by no more than 1 foot to accommodate lamps, lighting and/or decorative features on top of columns or fence posts.

SECTION 6. If any section of this ordinance or portion of thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 7. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 8. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks and shall be effective on and from November 17, 2025. A land use application approved prior to the effective date of this ordinance may be developed per the plans approved with the application.

PROPOSED on the 8th day of October, 2025

INTRODUCED By : Commissioner Tick Segerblom

PASSED on the 22nd day of October, 2025

VOTE:

AYES: Tick Segerblom
William McCurdy II
April Becker
James B. Gibson
Justin Jones
Marilyn K. Kirkpatrick
Michael Naft

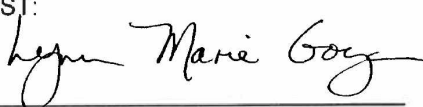
NAYS: None

ABSTAINING:
None

ABSENT:
None

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By 
Tick Segerblom (Oct 29, 2025 11:30:02 PDT)
TICK SEGERBLOM Chair

ATTEST:

LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the 17th day of November, 2025.

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

CC CLERK
ATTN: COMMISSION CLERK
RM 6037
500 S GRAND CENTRAL PKWY
LAS VEGAS NV 89155

Account #
Order ID

104095
344106

IMAGE ON NEXT PAGE(S)

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 2 edition(s) of said newspaper issued from 10/29/2025 to 11/05/2025, on the following day(s):

10/29/2025, 11/05/2025

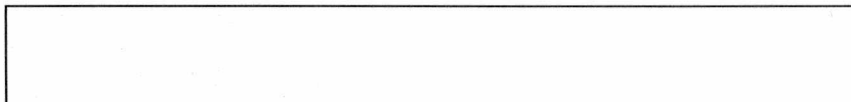
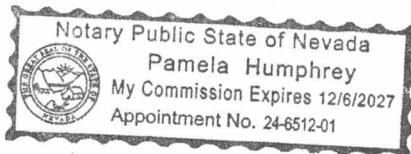
Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this November 5, 2025

Notary

Pamela Humphrey



ORDINANCE NO. 5308

AN ORDINANCE TO AMEND
TITLE 30, CHAPTERS 30.02 AND
30.04, SECTIONS 30.02.04,
30.02.24, 30.02.25, 30.02.26,
30.04.03, AND TABLE 30.02-2, TO
MODIFY SETBACKS IN RS20,
MEASUREMENTS FOR
SETBACKS, FENCES AND WALLS
IN THE NEIGHBORHOOD
PROTECTION (RNP)
OVERLAY, FENCES AND WALLS
IN THE RED ROCK OVERLAY,
GENERAL STANDARDS FOR
FENCES AND WALLS, AND MAKE
CORRECTIONS AND
CLARIFICATIONS AS
APPROPRIATE; AND PROVIDING
FOR OTHER MATTERS PROPERLY
RELATED THERETO.

NOTICE IS HEREBY GIVEN that
typewritten copies of the above
numbered and entitled
Ordinance are available for
inspection by all interested
parties at the Office of the
County Clerk of Clark County,
Nevada, at her Commission
Division Office on the first floor
of the Clark County
Government Center, 500 South
Grand Central Parkway, Las
Vegas, Nevada, and that said
Ordinance was proposed by
Commissioner Tick Segerblom
on the 8th day of October 2025
and passed on the 22nd day of
October 2025, by the following
vote of the Board of County
Commissioners:

Aye:

Tick Segerblom
William McCurdy II
April Becker
James B. Gibson
Justin Jones
Marilyn K. Kirkpatrick
Michael Naft

Nay: None

Abstaining: None

Absent: None

This Ordinance shall be in full
force and effect on the 17th day
of November 2025.

(SEAL) LYNN MARIE GOYA,
COUNTY CLERK

and Ex-Officio Clerk of the
Board of County
Commissioners

Dated this 22nd day of October
2025.

PUB: Oct. 29, Nov. 5, 2025
LV Review-Journal











Zoning 10/22/2025 Approved Item #33

Final Audit Report

2025-10-28

Created:	2025-10-23 (Pacific Daylight Time)
By:	Asano Taylor (TaylorA@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAC6rNlrgZiVBRU6HAvhK68oQZfs_trKqm

"Zoning 10/22/2025 Approved Item #33" History

-  Document created by Asano Taylor (TaylorA@ClarkCountyNV.gov)
2025-10-23 - 10:52:36 AM PDT- IP address: 198.200.132.41
-  Document emailed to tsegerblom@clarkcountynv.gov for signature
2025-10-23 - 11:16:36 AM PDT
-  Email viewed by tsegerblom@clarkcountynv.gov
2025-10-28 - 11:29:26 AM PDT- IP address: 198.200.132.41
-  Agreement viewed by tsegerblom@clarkcountynv.gov
2025-10-28 - 11:29:26 AM PDT- IP address: 198.200.132.41
-  Signer tsegerblom@clarkcountynv.gov entered name at signing as Tick Segerblom
2025-10-28 - 11:30:00 AM PDT- IP address: 198.200.132.41
-  Document e-signed by Tick Segerblom (tsegerblom@clarkcountynv.gov)
Signature Date: 2025-10-28 - 11:30:02 AM PDT - Time Source: server- IP address: 198.200.132.41
-  Document emailed to Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) for signature
2025-10-28 - 11:30:03 AM PDT
-  Agreement viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
2025-10-28 - 6:41:15 PM PDT- IP address: 198.200.132.69
-  Document e-signed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
Signature Date: 2025-10-28 - 6:41:25 PM PDT - Time Source: server- IP address: 198.200.132.69
-  Agreement completed.
2025-10-28 - 6:41:25 PM PDT