



# Clark County Master Plan & Development Code Rewrite

**Title 30 Unified Development Code**  
**June 2023**





# Transform Clark County





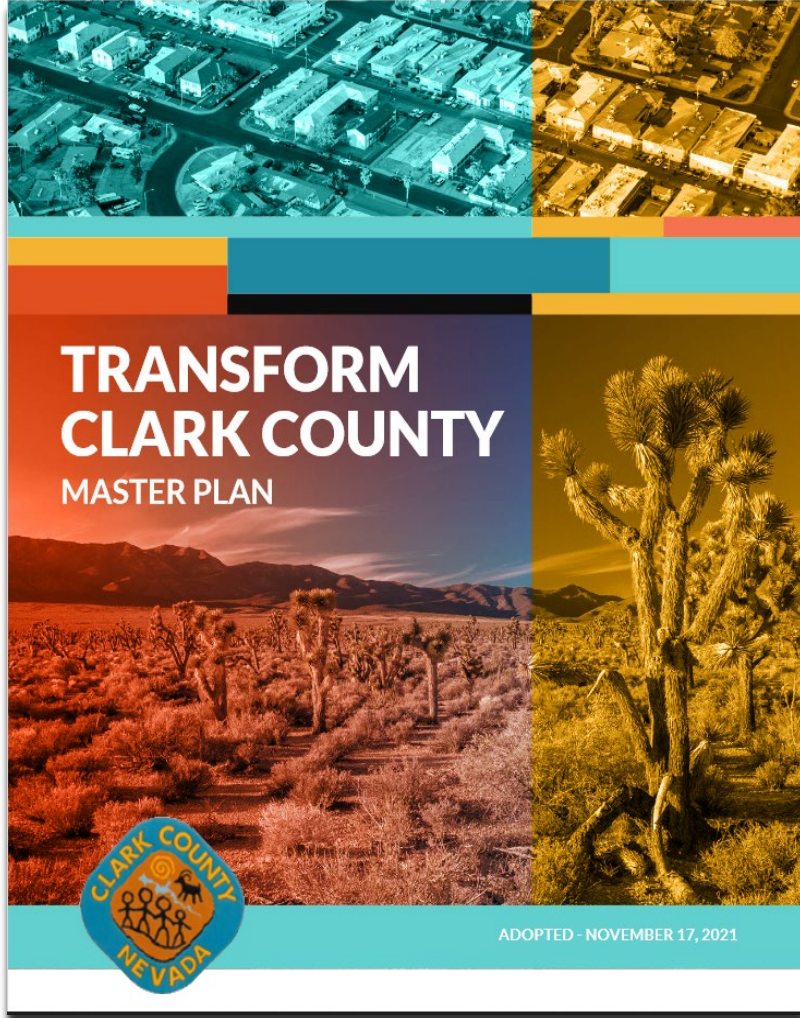
# Project Timeline



**We are here**



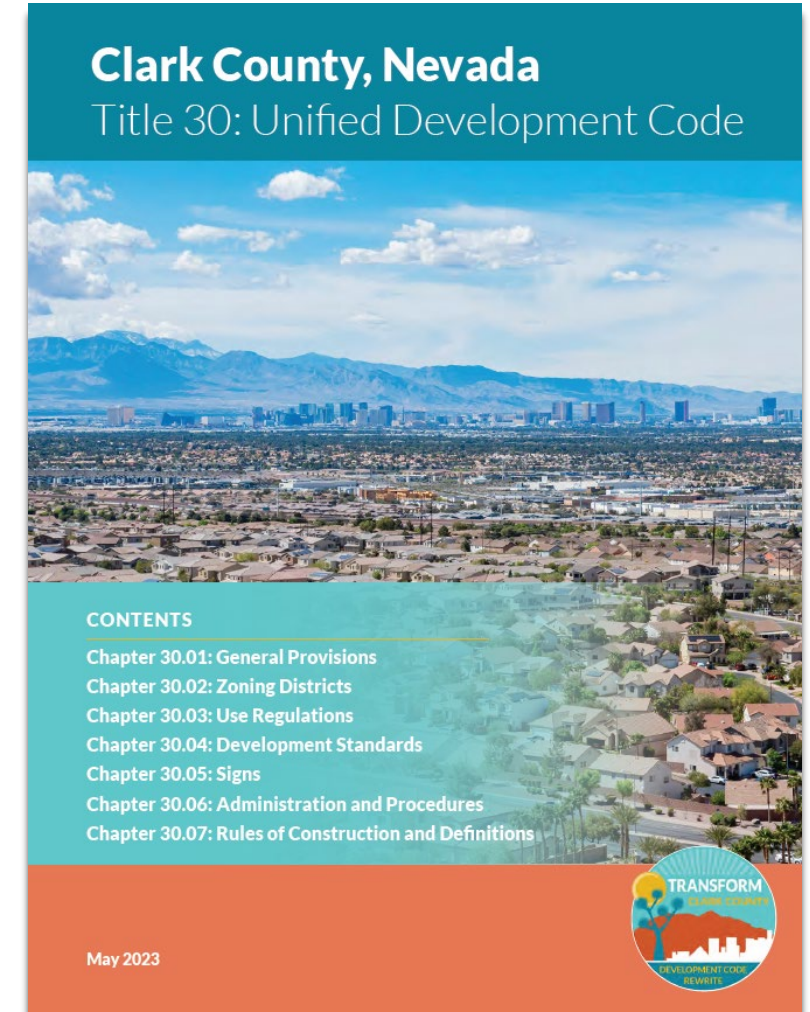
# Multi-Year Process



**Initiated March 2020**

**Master Plan adopted  
November 2021**

**Development Code -  
est. adopted August  
2023; effective  
January 1, 2024**



# Four Years of Public Engagement



**4,700+**

SURVEY RESPONSES



**700+**

MEETING ATTENDEES



**125**

ONLINE & IN-PERSON  
MEETINGS



**3,825**

PROJECT INFORMATION  
EMAILS DISTRIBUTED





# Code Public Engagement



- **Code Kickoff Survey: 500+ responses**
- **Meetings and stakeholder input sessions at each installment**
  - Elected and appointed official updates
  - Virtual Open Houses
  - Meetings with TAB/CAC representatives
- **Staff Availability**
  - Answering questions at counter
  - Responding to emails, phone calls, web site comments, etc.
- **Visits to Transform Clark County website**
  - Last 30 days: 460 visitors
- **Email notification on project milestones**
  - 1,200+ recipients
- **Online document commenting for all installments**
  - Over 200 public comments on Consolidated Draft

# Title 30 Calendar

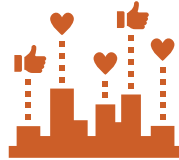


<b>Spring 2021 – Spring 2023</b>	<b>Code Assessment</b> <ul style="list-style-type: none"><li>• Recommended changes and updates to Title 30, June 2021</li></ul> <b>Draft Development Code</b> <ul style="list-style-type: none"><li>• Districts and Uses, May 2022</li><li>• Development Standards, December 2022</li><li>• Consolidated draft (including Administration), March 2023</li></ul>
<b>Spring 2023 – Summer 2023</b>	<b>Code Adoption and Implementation</b> <ul style="list-style-type: none"><li>• Presentation of Updated Title 30, June 2023</li><li>• Public input meetings, July 2023</li><li>• Adoption hearings, August 2023</li></ul>
<b>January 2024</b>	<b>Title 30 effective date</b> <ul style="list-style-type: none"><li>• January 1, 2024</li></ul>

# Code Assessment



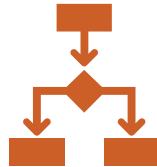
**Create a More  
User-Friendly  
Code**



**Tailor the  
Development  
Quality Standards**



**Fine-Tune the  
Zoning Districts**



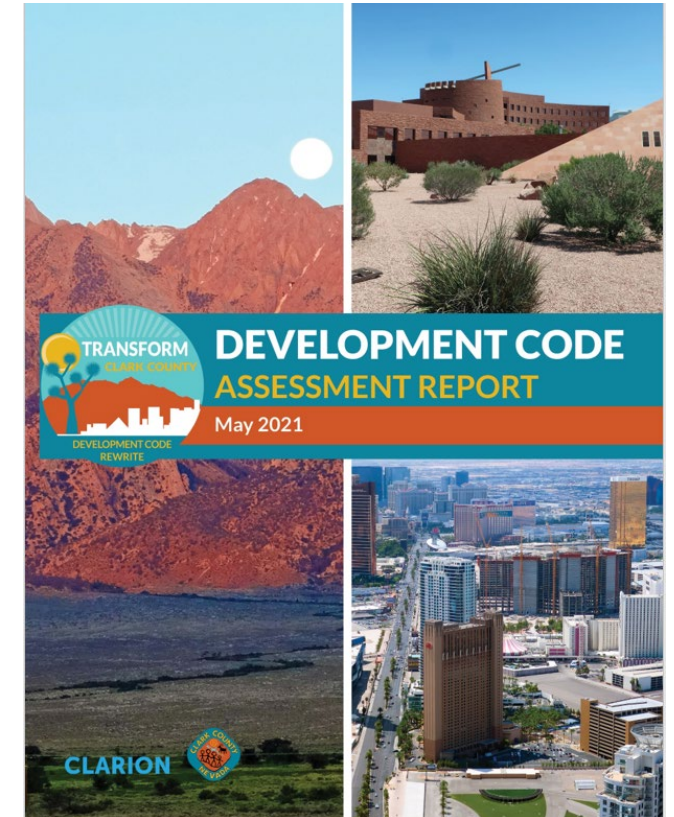
**Ensure Consistent &  
Efficient Procedures**



**Modernize the  
Land Use Tables**



**Achieve More  
Sustainable  
Development**







# Title 30: New Code Improvements



# Current Title 30



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**TITLE 30**  
**CLARK COUNTY**  
**UNIFIED DEVELOPMENT CODE**

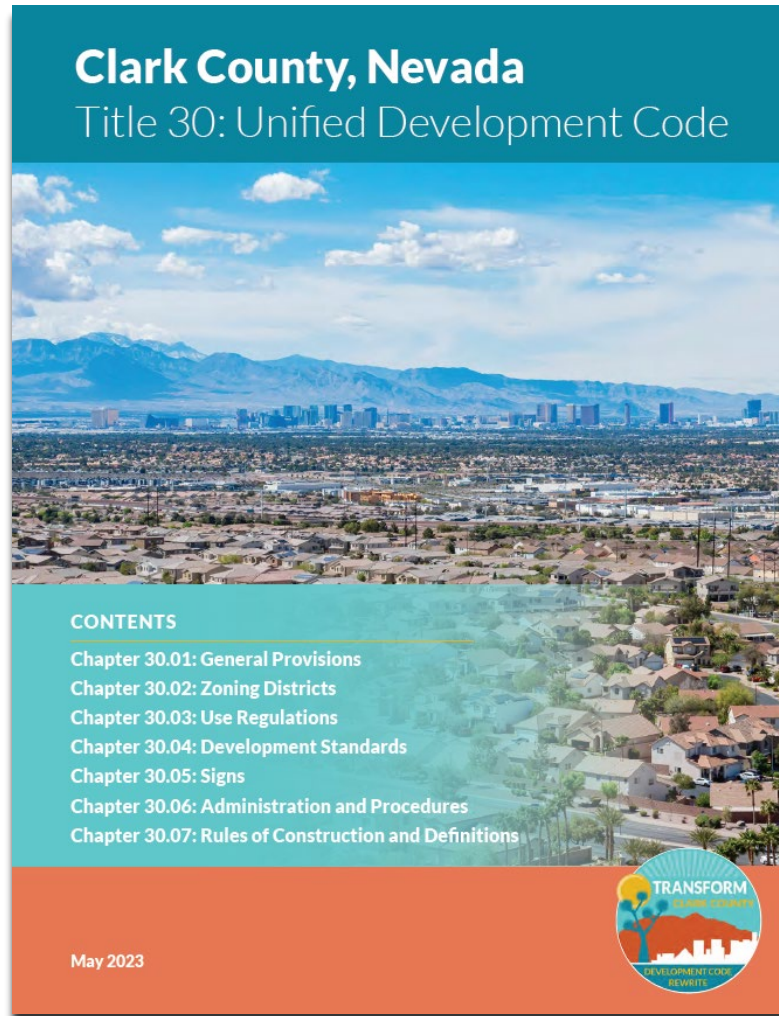
Adopted  
June 21, 2000

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- **Last comprehensive update in 2000**
- **Additions over time added length and complexity**
- **Hard to use, understand, and enforce**
- **Regulations did not keep pace with rapidly growing County, changes in development practices, or recognize different contexts**
- **No standards for key issues: rural neighborhoods, sustainability, etc.**



# New Title 30



- **Simpler to understand and administer**
- **Plain language, clear rules and regulations**
- **Logical organization**
- **Significantly shorter because less repetition**
- **Modern standards that reflect the Master Plan and contemporary County issues**
- **Flexibility to adapt to future changes**



# More User-Friendly



Table 30.40-2 Suburban and Compact Single-Family Residential Districts - Property Development Standards Bulk Matrix

	R-1	R-T		R-2	RUD	Notes/Additional Requirements
		Subdivided Lots	Manufactured Home Parks			
Density	5	5	8	8	14	(Unit Per Gross Acre) R-1 RNP-III Density is no more than 4 du/ac.
Lot Area	5,200 sq. ft.	5,200 sq. ft.	2,880 sq. ft. or 4,000 sq. ft. for doublewide unit	3,300 sq. ft.	2,000 sq. ft.	Southern Nevada Health District may further restrict requirements for water and sewage. Private streets shall not be included in the lot. Landscape and common area lots need not meet minimum area. R-T requires 6,500 sq. ft. minimum lot size if created as mining lot prior to adoption of this Title. RNP-III requires 7,000 sq. ft. minimum lot size.
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 30.52.025 (Sight Zones) & Building Code for additional setbacks). Garage openings require a minimum setback of 20 feet, or 18 feet when accessing a cul-de-sac, except cluster development in RUD may be 10 feet. In no case shall the minimum setback from a street be less than 10 feet. (See 30.56.040).
Front <sup>1</sup>	20 feet	20 feet	5 feet from drive aisle, 10 feet from perimeter street	20 feet	20 feet	Front setback must be open to the sky, void of buildings and courtyards. Alternatives allowed, subject to 2 trees planted adjacent to the street front or 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 in the following districts as follows: 1. R-1, R-T, R-2 – a 10 foot reduction, for a maximum 50% of the overall building width. 2. R-2 – a 4 foot intrusion for a second story architectural enclosure for the full building width, which shall not be combined with Number 1. 3. RUD – a 10 foot reduction for the full building width. 4. Architectural enclosures may not intrude into the above referenced reduced setback.
% of Lot Area in Front Yard	10%	10%	5%	10%	10%	
Interior Side <sup>2</sup>						All accessory structure windows above the first story shall be opaque, otherwise principal structure setbacks apply. An administrative minor deviation may be approved to allow transparent windows above the first story to within a 5 foot minimum setback. No minimum setback for decks. If approved per Table 30.16-4 in R-2 and RUD, when constructing the original dwelling, 1 side yard may be eliminated. This does not apply to additions and/or expansions of the original dwelling.
Principal or Accessory Structure	5 feet	5 feet	5 feet	5 feet	5 feet	
Balcony or Deck or Patio Cover (Principal or Accessory)	3 feet	3 feet	3 feet	3 feet	3 feet	i. No minimum setback for decks. ii. Setback is measured from the property line to the leading edge of the balcony.
Side Street (Corner) <sup>3</sup>						
Principal or Accessory Structure	10 feet	10 feet	5 feet or 10 feet from perimeter street	10 feet	10 feet	
Balcony or Deck or Patio Cover (Principal or Accessory)	7 feet	7 feet	7 feet	7 feet	7 feet	i. No minimum setback for decks. ii. Setback is measured from the property line to the leading edge of the balcony.
Rear						
Principal Structure	20 feet	10 feet	5 feet or 25 feet from perimeter street	15 feet	15 feet	If the lot has only collector or arterial street access, a 10 foot reduction is permitted. Building additions up to 50% of the width of the building (furthest side to the furthest side) may encroach into the setback up to 10 feet from the rear property line.

## 30.02.10 RM32: RESIDENTIAL MULTI-FAMILY 32

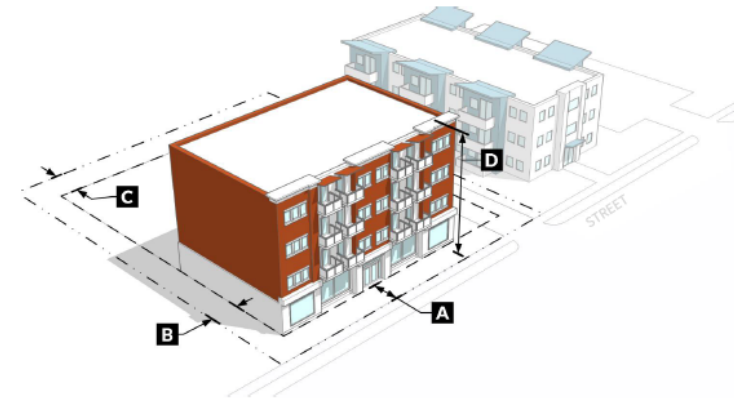
### A. Purpose

The RM32 district is established to accommodate a diverse array of high-density, residential development in multi-family structures. This district is intended to support walkability, transit-use, and serve as a transition between high-density residential areas and commercial, mixed-use, and nonresidential areas.

### B. Standards

LOT		OTHER STANDARDS	
Lot area, min.	7,000 sf	Overlay Districts	§30.02.26
Density, max.	32 units/acre	Measurement/Exceptions	§30.02.25
SETBACK (MIN. FT.)		PRIMARY / ACCESSORY	Use Regulations
A Front	20	Development Standards	Chapter 30.04
B Side interior	20	Residential Adjacency	§30.04.06
Side street	20		
C Rear	20 / 5		
Building separation	10 / 6		
HEIGHT (MAX. FT.)			
D Structure height	50		
OPEN SPACE			
100 sf/unit			

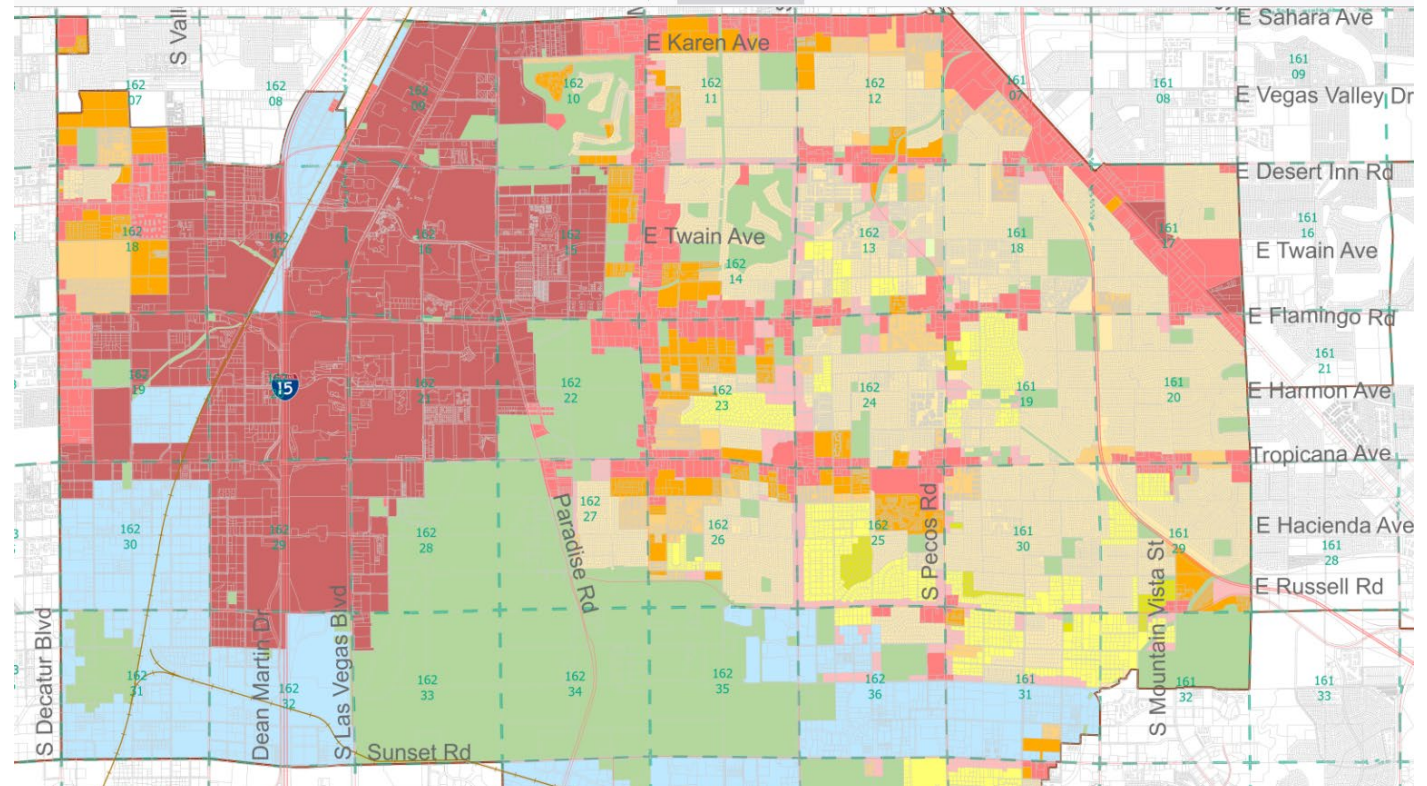
Figure 30.02-10: RM32 District Standards Illustration



# Master Plan & Title 30 Aligned



- Districts & uses support planned land uses throughout the county
- Development standards implement plan goals related to sustainability, connectivity, and more



Winchester / Paradise - Planned Land Use

#### Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

#### Employment

- Business Employment (BE)
- Industrial Employment (IE)

#### Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

#### Other

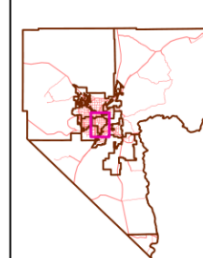
- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas

#### Street Types

- Interstates & Highways
- Major Streets
- Parcels
- Assessors Book Section Index

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.

November 17, 2021



0 1/2 1 2  
Miles

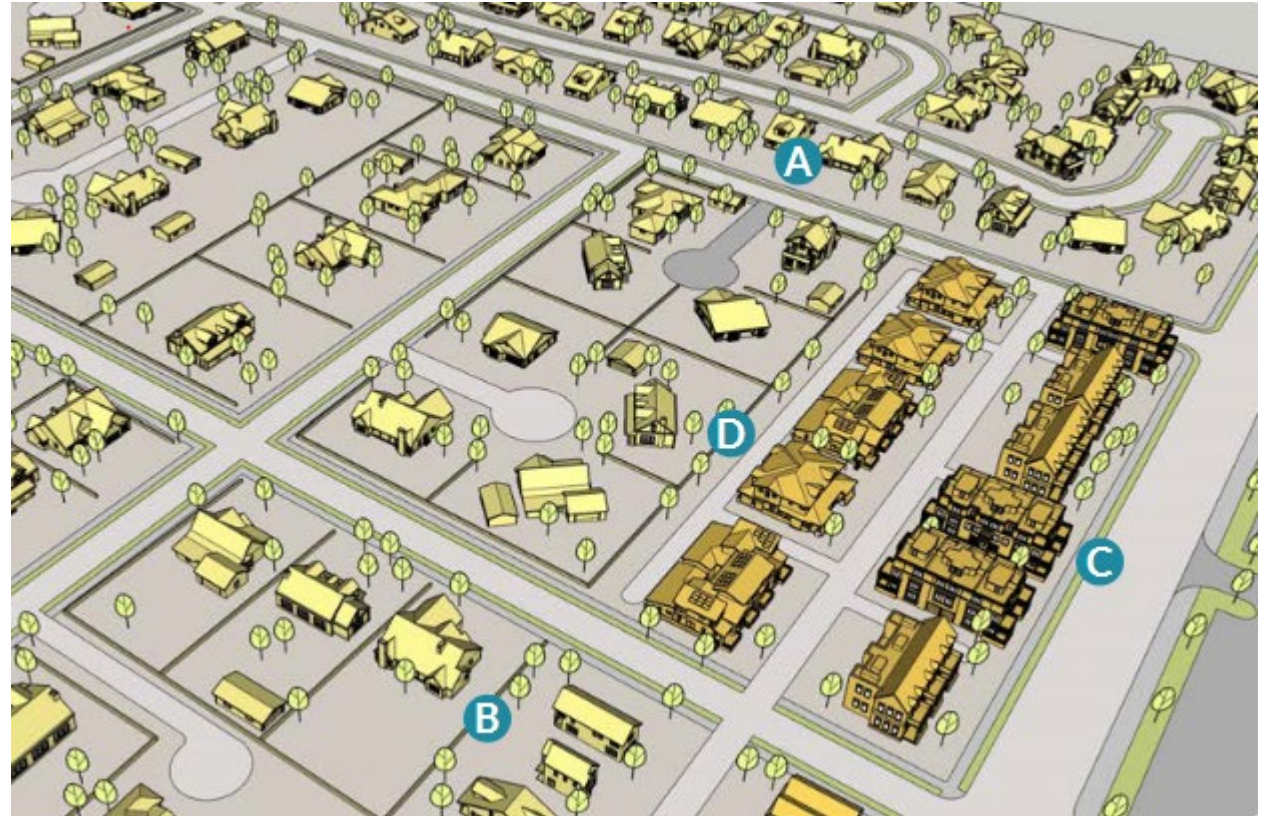
**CLARK COUNTY**  
COMPREHENSIVE PLANNING



# Residential Neighborhood Protection



- **New Residential Adjacency section**
- **Applies to non-residential districts and lots adjacent to residential districts/lots**
- **Requires separation, buffering, & other protective measures**
- **Better protection for RNP areas (previous protection limited to lot size requirements)**





# Parking



- Reductions in minimum base parking requirements
- New maximum parking limits for nonresidential uses
- Numerous options for flexibility in providing parking
- New standards for EV parking

**Table 30.04-5: EV Charging Requirements by Land Use**

Use	Number <sup>[1]</sup>	Applicability
Single-Family Dwelling	1 Level 2 outlet (240 volt)	N/A
Multi-Family Dwelling	25% EV-Capable, 3% EV-Installed	25 parking spaces or more
Nonresidential – Retail and Services	10% EV-Capable, 3% EV-Installed	100 parking spaces or more
Nonresidential – Resort Hotel, Hotel or Motel, School, Convention Facility, Group Assembly <sup>[2]</sup> , and Recreational or Entertainment Facilities	25% EV-Capable, 3% EV-Installed	50 parking spaces or more
Nonresidential – Warehouse and Distribution, and Manufacturing	5% EV-Capable, 3% EV-Installed	100 parking spaces or more

[1] Based on the required parking spaces for the use, as specified in Table 30.04-2.

[2] Does not include Cemetery, Crematory, or Funeral Home.

# Building Design



- **Clearer, more objective standards:**
  - No more “compatible” or “similar in style”
  - Applicability is clearly defined
- **Architectural features required**
  - Applicant has flexibility to choose which ones best fit project
  - Flexibility provided through menus of options



# Open Space



- **Title 30 specifies when open space must be provided and how much is required**
- **Offers flexibility in allowing choice among different types that can be provided**
  - Plazas, gardens, amenity zones, and more





# Sustainability



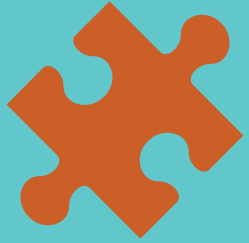
- **New section on sustainability**
- **Minimum points required**
- **Flexibility provided through menu of options**
- **Other sustainability measures throughout Title 30**
  - Limitations on use of water for decorative/private recreational uses
  - More targeted landscaping standards
  - Less parking



- 

[illegible]





# What's Next?





# What's Next?



## Future projects:

- **Underway/state law**
  - Stadium district
  - Tiny homes
  - Details on administration of tree fund
  - Any necessary updates based on legislative action
- **If directed by Board**
  - Dark skies in nonurban areas
  - Agricultural animal regulations
  - Creation of new NPO districts



# Post-Adoption



- **Effective date of January 1, 2024**
  - Applications can be submitted using new code standards prior to effective date; no decision taken until after new code is effective
  - Applications will still be processed under existing code until end of year (unless applicant elects to be reviewed under new code)
- **Educational workshops following adoption**
  - Will provide orientation to use of new code, explain differences from current regulations
  - Open to industry professionals, Town Board, the public – anyone who wants to learn about the new Title 30



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**June 2023**

