



Clark County Master Plan & Development Code Rewrite

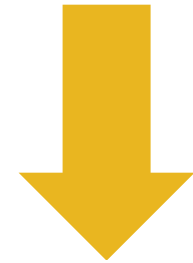
Title 30 Unified Development Code
June 2023



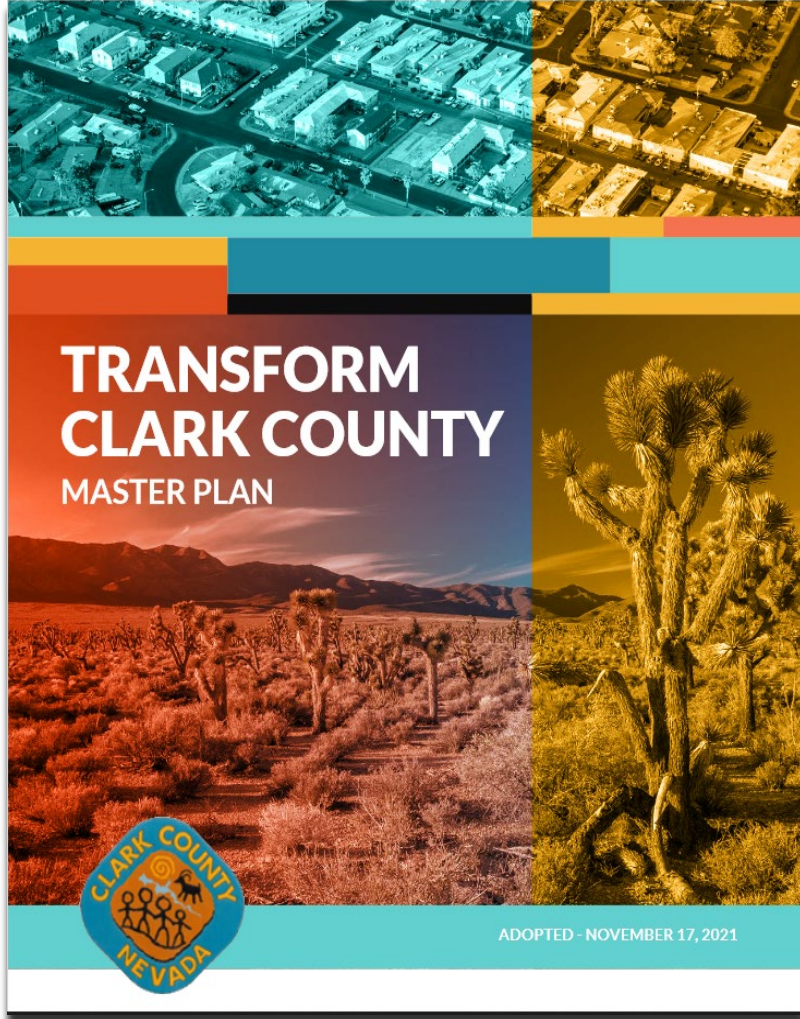
Project Timeline



We are here



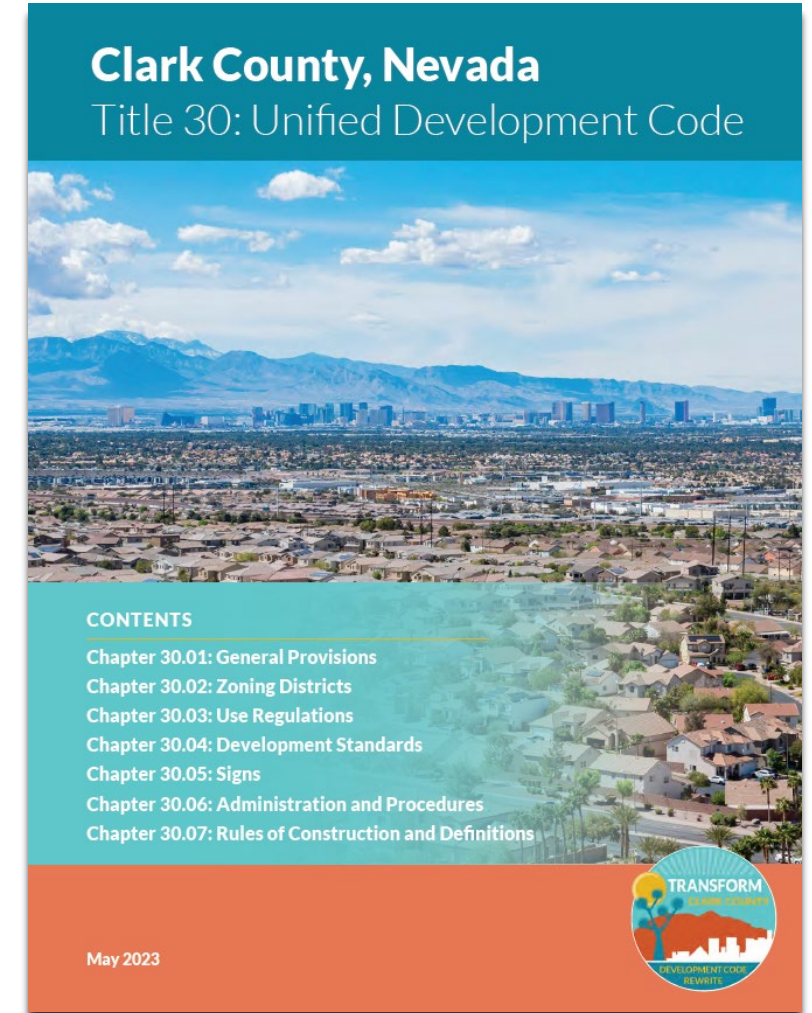
Multi-Year Process



Initiated March 2020

**Master Plan adopted
November 2021**

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



Current Title 30

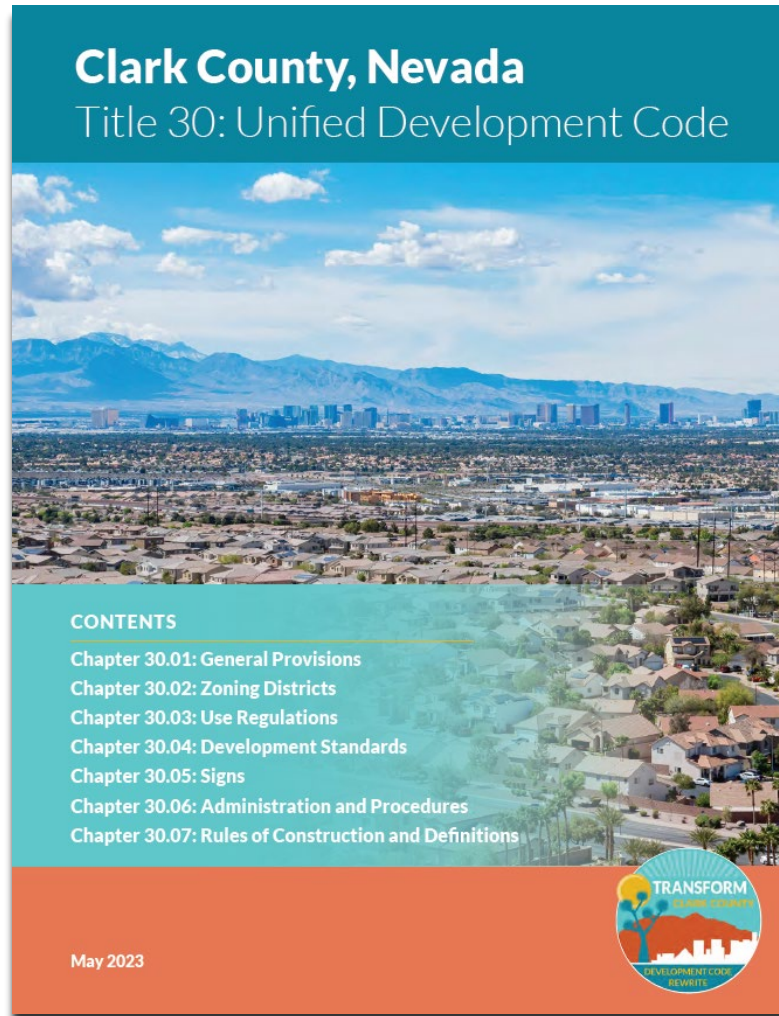


TITLE 30
CLARK COUNTY
UNIFIED DEVELOPMENT CODE

Adopted
June 21, 2000

- **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**

New Title 30 - Chapters



- **30.01 General Provisions**
- **30.02 Zoning Districts**
- **30.03 Use Regulations**
- **30.04 Development Standards**
- **30.05 Signs**
- **30.06 Administration and Procedures**
- **30.07 Rules of Construction & Definitions**

New Title 30 - Chapter 30.01



- **30.01 General Provisions**
 - Applicability and Exceptions
 - Repeal
 - Enforcement
 - Nonconformities



Comments/Feedback?



New Title 30 - Chapter 30.02



- **30.02 Zoning Districts**
 - Zoning Districts
 - District Standards (lot size, height, setback, etc.)
 - Measurements and Exceptions
 - Zoning District Overlays

- **30.02 Zoning Districts**

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	30	20	20	20	20	20	20
Side interior	15 / 5	15 / 5	10 / 5	10 / 5	5	5	5	20	20	20
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.)										

New Title 30 - Chapter 30.02



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 ¹	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 Side²						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)³						
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

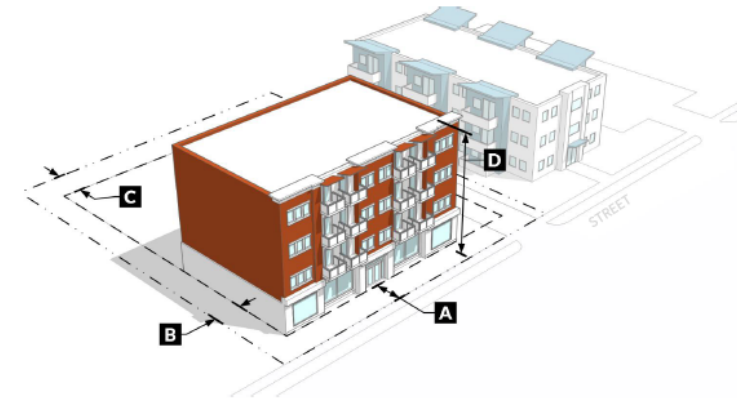
A. Purpose

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



New Title 30 - Chapter 30.02



• 30.02.26 Zoning District Overlays

Retained as-is or with minor edits

Adult Use
Airport Environs
Airport Airspace
Midtown Maryland Parkway
Red Rock Design
Spring Mountain

Retained with edits

Historic Designation
Neighborhood Protection

Not carried forward

Asian Design
Cooperative Management Agreement
Area Design
Transition Corridor
Mixed-Use
Moapa Valley
South of Sahara Design

New

Planned Community

New Title 30 - Chapter 30.02



- **30.02.26 Zoning District Overlays**
 - Neighborhood Protection Overlay
 - First application of NPO is Rural Neighborhood Preservation (RNP)
 - Goal is to preserve areas shown as Ranch Estate Neighborhood (RN) in the Master Plan meeting definition of Rural Preservation Neighborhood in NRS
 - Carries forward maximum density requirement of 2 du/ac; only RNP standard today
 - Establishes a vision for the area and new character/development standards



Comments/Feedback?



New Title 30 - Chapter 30.03



- **30.03 Use Regulations**
 - Modernized the use table
 - Removed antiquated uses and combined other uses
 - Now includes a summary use table
 - Each use is now defined
 - Relocated development standards
 - Simplified administration of uses

New Title 30 - Chapter 30.03



- **30.03 Use Regulations**
 - Organized uses by type (ex: residential, commercial, industrial, and more)
 - Individual table for each use
 - Relocated design standards

E. Lodging

This category includes establishments that provide lodging services for a defined period of time with incidental food, drink, and other sales and services for the convenience of guests. Specific use types include:

1. Bed and Breakfast

Zoning District	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Bed and Breakfast	S	S									S									S		

i. Layout and Design

An establishment shall not feature on-site facilities for parking, waiting, or queuing for buses, limousines, taxis, or rideshare programs.

ii. Location and Access

An establishment must be in the Nonurban Area.

iii. Operation

(a) An establishment shall have no more than 4 guest rooms.

(b) Any property on which the establishment is located shall be occupied by the property owner or a resident manager.

2. Hotel or Motel

Zoning District	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Hotel or Motel											S		P	P	P	P	S					

i. Operation

A mixture of transient and non-transient uses may be requested in accordance with §30.06.05D, *Special Use Permit (UC)*.



Comments/Feedback?



New Title 30 - Chapter 30.04



- **30.04 Development Standards**

- Landscaping
- Buffering and Screening
- Fences and Walls
- Parking
- Site and Building Design
- Residential Adjacency
- Operational Standards
- Public Works Standards
- Subdivision Design
- Non-Essential Water Features

New Title 30 - Chapter 30.04



- **30.04 Development Standards**

- Landscaping
- Buffering and Screening
- Fences and Walls
- Parking
- Site and Building Design
- Aligned with SNWA Regional Plant List
- Require landscaping in areas where it is most beneficial
- Sets clearer standards for plant characteristics (e.g., how to measure tree size)
- Aligns with the Master Plan and County's Sustainability and Climate Action Plan

New Title 30 - Chapter 30.04



- **30.04 Development Standards**

- Landscaping
- Buffering and Screening
- Fences and Walls
- Parking
- Site and Building Design
- Simplified regulations
- Focus on buffering and screening on specific locations with simplified standards
- Allowing less intense zoning districts to take advantage of fence/wall height of more intense zoning districts

New Title 30 - Chapter 30.04



- **30.04 Development Standards**

- Landscaping
- Buffering and Screening
- Fences and Walls
- Parking
- Site and Building Design
- Establishes minimum standards
- Parking ratios for each use
- Modest ratio reductions
- Uses organized consistent with use table
- New EV charging requirement
- Allowance for permissible reductions

New Title 30 - Chapter 30.04



- **30.04 Development Standards**

- Landscaping
- Buffering and Screening
- Fences and Walls
- Parking
- Site and Building Design
- Pedestrian connectivity
- New residential and nonresidential design standards for windows, varied rooflines, defined entries, and more
- Provides a menu of options
- Clear standards for open space areas
- New Sustainability section

New Title 30 - Chapter 30.04



- **30.04 Development Standards**

- Residential Adjacency
- Operational Standards
- Public Works Standards
- Subdivision Design
- Non-Essential Water Features
- Consolidation of regulations
- New standards to protect residential uses from more intense uses
- Standards apply to uses, structures, signs, parking/loading areas, and more
- Addresses grading, setbacks, height, lighting, and more

New Title 30 - Chapter 30.04



- **30.04 Development Standards**
 - Residential Adjacency
 - Operational Standards
 - Public Works Standards
 - Subdivision Design
 - Non-Essential Water Features
 - Consolidated standards
 - Minor revisions to current standards



Comments/Feedback?



- **30.05 Signs**
 - Modernized sign types and added definitions for each sign type
 - Individual tables for each sign type with all applicable standards

- ### M. Monument

[illegible]



Comments/Feedback?



New Title 30 - Chapter 30.06



- **30.06 Administration and Procedures**
 - Summary table of procedures
 - Description of common review procedures
 - Standardized processes
 - New application types



Table 30.06-1: Summary Table of Review Procedures

KEY: R= Review and Recommendation D= Review and Decision [brackets]= Public Hearing ✓= required										
Procedure	Reference	Pre-Submittal Conf.	Notice ^[1]				Review and Decision-Making Bodies			
			Newspaper	Mailed	Posted	Sign	Dept. and/or Agency Staff	Town Boards	Commission ^[2]	Board
PLAN AND ORDINANCE AMENDMENTS										
Master Plan Amendment	§30.06.04A	✓ ^[B]	✓	✓	✓		R	R	[D]	[D]
Rezone (Zone Change)	§30.06.04B	✓ ^[B]	✓	✓	✓	✓	R	R	[R]	[D]
Title 30 Text Amendment	§30.06.04C				✓		R	R	[R]	[D]
APPLICATION TYPES										
Admin. Design Review	§30.06.05A						D			
Design Review	§30.06.05B	✓ ^[B]		✓	✓		R	R	[R]/[D]	[D]
Planned Unit Development (PUD)	§30.06.05C	✓ ^[B]		✓	✓		R	R	[R]	[D]
Special Use Permit	§30.06.05D	✓ ^[B]	✓ ^[B]	✓	✓	✓ ^[B]	R	R	[R]/[D]	[D]



Comments/Feedback?



New Title 30 - Chapter 30.07



- **30.07 Rules of Construction and Definitions**
 - Updated definitions



Comments/Feedback?





What's Next?



Adoption and Post-Adoption



- **Adoption scheduled for August 2, 2023**
- **Effective date of January 1, 2024**
 - Applications will be processed under existing code until end of year, unless...
 - Applicant may elect to be processed under new code; no decision taken until after new code is effective
- **Following adoption and/or effective date**
 - Educational workshops to provide orientation of new code
 - Focused code amendments to create new NPO districts, modify agricultural animal regulations, and more.

Comments/Feedback



- **Website**
 - [Transformclarkcounty.com](https://transformclarkcounty.com)
- **Email**
 - transformclarkcounty@clarkcountynv.gov