

19.08

Commercial and Industrial Districts – Purpose and Development and Design Standards

Unified
Development
Code

Title 19

Submitted at Planning Commission

Date *11-18-2010* Item *33*

By Staff



City of Las Vegas
Unified Development Code
- DRAFT -

February 15, 2011



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TXT-39750



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APPLICABILITY**19.08.010**

This chapter applies to all commercial and industrial development within the City of Las Vegas and to all commercial and industrial zoning districts.

Except as otherwise provided in this Chapter, the standards set forth herein, are minimum requirements. Any request to deviate from these standards shall require the submittal of an application for an Administrative Deviation, if appropriate, or Variance, which shall be subject to the procedures and standards set forth in LVMC 19.16.120 and 19.16.140, respectively.

INTENT OF COMMERCIAL AND INDUSTRIAL DEVELOPMENT STANDARDS**19.08.020**

The intent of establishing standards for commercial and industrial development is:

- A. To ensure that new commercial and industrial development will not negatively impact the use and enjoyment of adjacent and neighboring properties;
- B. To ensure that new commercial and industrial development will contribute to the overall attractiveness of the City;
- C. To increase design compatibility between abutting properties and land uses;
- D. To reinforce a sense of community and to preserve the integrity of neighborhoods and places of business;
- E. To reduce unsightly views; and
- F. To provide for landscaping and buffering that:
 1. Conserves water and reduces erosion;
 2. Reduces heat and glare generated by development; and
 3. Aids in filtering dust and particulate matter from the air.

GENERAL**19.08.030****A. Access**

All lots or parcels shall have frontage upon a public street; provided however, that lots within a recorded Subdivision or Parcel Map may provide access to a public street by way of a commonly owned private street

or a private access easement. All private access streets must be fully improved in accordance with the Traffic Circulation Improvements Standards contained in the Design Standards Manual.

B. Grading

1. Grading Plan Approval - When Required. When the natural grade of a lot is proposed to be raised more than two feet at any point from existing grade, three copies of a finished lot grading plan and legal description of the property shall be filed with the Department of Public Works and the Department. The plan shall include proposed and existing grades, building locations, and building height information for the development site and for the adjacent properties, and any justification for the proposal. The Director of Public Works may withhold or deny development approval unless the applicant demonstrates to the Director of Public Works' satisfaction that the proposal is necessary in order to develop the site in a manner which conforms to applicable drainage and other development standards. The Director may withhold or deny development approval unless the applicant demonstrates to the Director's satisfaction that the proposal will not be incompatible or out of harmony with the surrounding area.

2. Grading Plan - Appeal of Denial. The applicant may appeal to the City Council any final decision rendered pursuant to Subsection (1) of this Section. In connection with the appeal, the City may require notification of surrounding property owners. The City may charge a fee for the appeal and for any required notification in accordance with the Fee Schedule.

C. Construction

No building, structure or land shall be erected, reconstructed, structurally altered or used for a purpose other than a use allowed in the zoning district in which the building, structure or land use is located.

DEVELOPMENT STANDARDS**19.08.040****A. Tables**

Except as otherwise noted, the minimum lot size, maximum unit density, minimum lot width, minimum building setbacks, maximum lot coverage, minimum building separation and maximum building height for uses in each district shall be governed by the dimensional standards in the tables listed for each district. Explan-



tory notes for provisions in the tables follow the tables as needed.

B. Building Placement

In additions to the dimensional standards and requirements listed for building placement in the tables provided for each district, development on any lot subject to the standards provided in this Chapter shall conform to the following:

1. Architectural Character and Materials. The purpose of these guidelines is not to dictate a particular architectural style for commercial and industrial development in the City, but to provide a set of guidelines and standards by which commercial and industrial development can be compatible with its surroundings and help to further the overall vision of development which has been established by the City. Building designs that incorporate a base tying the building into the ground, a midsection, and a top that terminates the building, are strongly encouraged.

2. Height, Bulk and Scale.

- a. Box-like or single, monolithic forms must be relieved by variations in massing or articulation of facades. The perceived height and bulk of buildings shall be reduced by dividing the building mass into smaller scale components in order to relate to human scale. Buildings shall incorporate jogs, offsets or other architectural features to reduce the visual length of long walls. Variation of roof lines is required to reduce the apparent size of commercial buildings and provide visual interest. Building surfaces over twenty feet high or fifty feet in length shall be relieved with a change of wall plane or by other means that provide strong shadow and visual interest.
- b. Buildings should be compatible with the scale of development allowed by the applicable land uses for the surrounding area as established at the time of application, and should be sited and designed to provide a sensitive transition to nearby, less intensive areas.
- c. Projects on the edges of zoning districts should be developed in a manner that minimizes the adverse impacts resulting from incongruous height, bulk and scale of large buildings. Alternatives to mitigate such impacts include, but are not limited to, siting and design, additional building setbacks or stepping back of upper floors, and the actual physical

reduction of the height, bulk and scale of a project.

3. Exterior Materials and Finishes.

- a. Buildings should be compatible with the scale of development allowed by the applicable land uses for the surrounding area as established at the time of application, and should be sited and designed to provide a sensitive transition to nearby, less intensive areas.
- b. Concrete or clay tile and architectural metal should be used on all sloped roofs. Standard three-tab asphalt shingles, fiberglass shingles, and wood shingles and shakes are prohibited.
- c. Stone, stucco, colored or exposed aggregate or textured finish concrete, decorative block and brick are the preferred materials for building exteriors. Simulated materials and building systems that provide a look that is similar to the preferred materials may also be acceptable.
- d. Highly reflective, shiny or mirror-like materials and unplastered exposed standard concrete, standard concrete masonry units and glazed tile should not be used except as accents. Reflective glass at the pedestrian level is prohibited. Glass on the second floor and above shall not be greater than twenty-two percent reflectivity so as not to reflect light and solar heat on other buildings, streets and sidewalks.
- e. Restraint should be used in the number of different materials and colors selected.

4. Coherent Design.

- a. All sides of a building shall be coherently designed and treated. A consistent level of detailing and finish is required for all sides of a building.
- b. Any building design that utilizes a flat roof shall incorporate a parapet wall and/or cornice element on all sides of the roof.
- c. Preferably, roof access should be from the interior of the building. If not possible, external stairwells and ladders should be incorporated into the overall design of the primary structure or be adequately screened from view.
- d. Service and loading zones shall be located to the rear, side or in an internal location where visibility from public rights-of-way and views



from neighboring buildings and properties will be minimized.

5. Building Façade.

- a. The building design should incorporate patterns and materials that provide visual interest. This should be accomplished through the use of changes in color, materials or relief, such as the inclusion of beltlines, pilasters, recesses, pop outs, etc. Flat, plain building walls are not acceptable. There should be a contrast in the size of solid area to window area. In general, there should be more wall than window. Windows and large areas of glass should be recessed in shadow or otherwise contrast with the building façade. Large glazed areas should be divided into smaller parts by using mullions to express individual windows or groupings of windows. The use of arcades, covered walkways, awnings, and other shade devices is strongly encouraged to provide shade to protect pedestrians from the intense desert sun.
- b. Features such as windows and arcades shall total at least sixty percent of the length of any façade that abuts a public street.
- c. Lightly tinted or "Low-e" glass is acceptable and advisable. Mirrored and metallic tints are prohibited.

6. Building Placement and Orientation.

- a. Buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. Parking and curb cuts shall be located away from corners.
- b. Interconnected walkways and parking drives between buildings on the site and those of adjacent development should be used to provide for the safe and efficient movement of pedestrians, bicycles and vehicles within the site and between the site and adjacent development where feasible.
- c. In order to develop and maintain a strong street edge, buildings for stand alone projects or individual pad developments associated with a larger commercial center should be located at the front of the site at the minimum setback line, with the exception of additional width

landscaping or a single drive-through lane.

7. **Applicability of Standards.** Except as otherwise provided in this Paragraph 3, the standards set forth in this Subsection D are minimum requirements. The Planning Commission or City Council may grant a waiver to any of these standards as part of a Site Development Plan Review if the applicant can show through convincing and substantial evidence that the waiver will not compromise the objective of the City in safeguarding the interests of the City, the proposed project will substantially meet the intent of the standard, and the granting of the waiver will not detrimentally affect the public health, safety or general welfare.

C. Accessory Structures

In additions to the standards listed for accessory structures in the tables provided for each district, accessory structures on any lot subject to the standards provided in this Chapter shall conform to the following:

1. **Timing of Placement.** Accessory structures shall not be established or constructed on a site prior to the start of construction of the principal structure on that site, except that construction trailers may be placed on a site at the same time clearance and grading begins. Construction trailers may remain on the site only for the duration of construction.
2. **Height.** Accessory structures shall not exceed the height of the principal structure and shall be subject to the residential adjacency standards set forth in Section 19.08.060.
3. **Size and Coverage.** Accessory structures shall not exceed the aggregate floor area of the principal structure. In zoning districts in which lot coverage provisions exist, the aggregate total of the ground floor area of all structures (excluding carports and detached trash enclosures) shall not exceed the percentage of lot coverage permitted in that zoning district.
4. **Locational Restrictions.** Detached accessory structures shall not be located within the required perimeter landscaping on a site, or in such a manner as to interfere with required on-site parking or driveways.
5. **Appearance.** Accessory structures shall be designed to be architecturally compatible with the principal structure on the site, utilizing the same colors, materials and style.

D. Building Height

In additions to the standards listed for building height in the tables provided for each district, building heights for development on any lot subject to the standards provided in this Chapter shall conform to the following:

1. Roof-mounted solar panel units that are permitted as a conditional use pursuant to Chapter 19.12 shall not be considered as a part of the building height for purposes of this Chapter.
2. Chimneys, vent stacks and skylights may be erected above the required height limits provided that in no case shall structures above the permitted height limit be constructed for the purpose of providing additional floor space.

E. Urban Design, Screening and Lighting.

1. **Site Geography.** Where feasible, and when geotechnical conditions are favorable, natural features such as washes and existing vegetation should be retained in their natural state and integrated into the design of the site. When geotechnical conditions are favorable, on-site detention of storm water is encouraged as a means of reducing stormwater runoff. Areas such as common areas and existing washes should be explored for this type of use. Buildings should be sited to avoid or lessen the impact of development on sensitive areas such as slopes and drainage washes. The siting of buildings and development of a site should conform to specific site conditions and opportunities such as non-rectangular lots, location on intersections, unusual topography, vegetation, views or other natural features. On sites which contain slopes of five percent or more, the development of the site should reflect, rather than obscure, the natural topography of the site through the use of various techniques such as smooth transition of grades at the property lines, blending of cut and fill slopes, and terracing.

2. Site Grading Design.

- a. Where natural sloping is to be used for topographic transitions at the property edges, slopes should not exceed three to one and should be landscaped with approved materials to achieve minimum ground coverage of sixty percent (not including trees). The sixty percent coverage should be reached within two years after a Certificate of Occupancy is issued by the City.
- b. Cut and fill slopes should be rounded where

they meet natural grade so that they blend with the natural slope.

3. **Site Grading Permit.** No lands shall be graded or the natural ground surface otherwise disturbed so as to create a dust nuisance, except for clearing of weeds and debris, unless the developer:
 - a. In cases where a final map is required, has complied with the provisions of Title 18; or
 - b. Otherwise, has obtained approval of a Site Development Plan and Civil Improvement Plans for the site or area to be graded.
4. **Natural Features.** The area of any channel or wash which is to be retained in its natural state, improved as a non-concrete channel, or improved with a combination of natural materials and other materials such as stamped, patterned concrete, may be counted toward the requirements for open space within the proposed development.
5. **Drainage.** In order to provide a more natural appearance and to provide for the stabilization of natural channels where geotechnical conditions are favorable, drainageways should be lined with natural materials such as grass, soil, gravel, rock or other materials allowed by the Clark County Regional Flood Control District Hydrologic Criteria and Drainage Design Manual (HCDDM) as adopted by the City. The use of plain concrete for lining of drainageways should be permitted only as part of a flood control plan or drainage study approved by the Public Works Department.
 - a. All natural drainage channels on sites of fifteen net acres or greater in size should be identified and shown generally on the site plan at the time of submittal of a Site Development Plan Review application. If it is expected that the Drainage Study will require improvements to existing drainage channels or other on-site drainage facilities, the proposed preliminary design of such channels and of proposed structures such as weirs, drop structures or other appurtenant structures shall be shown on the site plan. Such structures should be built of natural materials unless the applicant can demonstrate, based on a subsequent approved drainage study, that to do so would be infeasible.
 - b. When detention basins are utilized, they should be integrated into the overall landscaping and site development plan of the proposed project. Such areas may be counted toward the open space requirements of the development.



6. Bicycle, Pedestrian and Automobile Linkages and Circulation.

The following standards are designed to reduce dependency on the automobile, reduce the number of daily trips by single occupancy vehicles, and preserve the capacity of existing roadways. Consideration shall be given to alternative transportation modes, such as bicycle and pedestrian ways and paths, and shall be included in site master planning.

a. Integration of Bicycle and Pedestrian Paths.

Provisions shall be made in all developments to integrate bicycle and pedestrian paths (as defined in the Trails Element of the City's Master Plan) that connect to adjacent developments and residential neighborhoods.

b. Bus Turnouts.

Bus turnouts and shelters shall be required where deemed necessary by the City Traffic Engineer. If shelters are provided, they shall be installed behind the sidewalk area. Boarding areas at bus turnouts shall provide adequate handicap access in accordance with applicable ADA requirements. Required turnouts may encroach into the perimeter landscape area and may require the granting of easements for placement and maintenance. Bus turnouts shall comply with the Uniform Standard Drawings, Clark County Area, as adopted by the City.

c. Sidewalks.

Sidewalks shall be provided along any façade featuring a customer entrance that exits into a parking area or travel lane. Sidewalks that abut ninety degree parking spaces shall be a minimum of seven feet in width in instances where vehicle wheel stops are not used between the parking space and the sidewalk curb, and five feet in width when vehicle wheel stops are installed. Sidewalk ramps and curb cuts shall be constructed in accordance with the Uniform Standard Drawings, Clark County Area, as adopted by the City.

d. Internal Site Access.

A continuous internal pedestrian and handicap accessible walkway shall be provided from the perimeter public sidewalk to the principal customer entrance. Additional pedestrian walkways should be distinguished through the use of special pavers, bricks or patterned concrete, and should be raised slightly to enhance pedestrian safety and the attractiveness of the walkway.

e. Path Along Drainage Channels and Washes.

Applicants are strongly encouraged to

incorporate bicycle and pedestrian paths along drainage channels and washes. If maintenance roads for a channel are required, consideration should be given to designing them as multi-use facilities to accommodate maintenance vehicles, bicyclists and pedestrians. The design of such paths must first be approved by the Department of Public Works and the Planning and Development Department.

i. A minimum ten-foot landscape area on each side of the channel shall buffer plain concrete drainage channels which do not incorporate bicycle and pedestrian paths or maintenance roads and which are visible from public view. Maintenance of the landscaping shall be the responsibility of the property owner, the developer, a business association or other similar association, or by such other means as may be approved by the City.

ii. The area of any such paths and landscape areas along drainage channels and washes may be counted toward the open space requirements of the development.

7. Pedestrian Open Spaces and Plazas.

a. Plazas Required.

Outdoor pedestrian open spaces and plazas provide shade, opportunities for rest and relief from traffic and noise as well as areas for additional outdoor activities such as vending and dining. Commercial developments shall provide pedestrian open spaces and plazas in relation to the size of the development and shall include designs for such areas in the site plan. Such areas shall be interspersed throughout the development, and shall be accessible in accordance with applicable ADA requirements.

i. Commercial developments shall provide public open space and plaza areas in accordance with this Paragraph 3.

ii. Developments of five acres in size or greater shall provide a minimum of fifty square feet of plaza space for each one acre of gross land area. Such plaza spaces shall be in addition to any such spaces provided by individual tenants or businesses for the use of their customers.

b. Integration of Open Spaces.

Pedestrian open spaces and plazas shall be integral to the overall design of the proposed commercial



development and shall be located in areas of high pedestrian traffic in such a manner to be convenient and readily accessible. Such spaces shall remain open and accessible during normal hours of operation.

c. Site Amenities. Site amenities, including without limitation benches, pergolas, landscaped arbors, artwork and other appropriate landscape features, shall be incorporated into the design of each pedestrian open space/plaza.

d. Minimum Size. The minimum size for any individual pedestrian open space shall be two hundred fifty square feet.

8. Screening and Lighting. The following uses and equipment shall be screened from public view from all rights-of-way, pedestrian areas, and parking lots: Trash and refuse collection areas; mechanical equipment such as air conditioners, pumps and motors; propane tanks and other storage tanks; electrical equipment such as switching equipment and transformers; emergency generators; valves; vents; utility meters; satellite dishes; grouped mailboxes; and any commercial project which abuts a residential property. Screening includes, without limitation, solid walls and landscaping of a density sufficient to screen the use.

a. Interior Screen Walls.

i. Service and loading areas shall be screened by the use of walls or dense landscaping, or both, that will serve as both a visual barrier and a noise barrier. In no instance shall the screening be less than eight feet in height, and it may be required to be higher depending on the use to be screened. Walls shall be architecturally integrated into the design of the development.

b. Collection Areas and Dumpsters.

i. Refuse collection areas and dumpsters shall be:

- (1.) Provided in sufficient size and numbers to meet the needs of the development;**
- (2.) Located away from the street front and screened from view from rights-of-way, sidewalks, and abutting properties through the use of landscaping and screening; and**
- (3.) Shall have solid metal gates, and a roof or trellis structure; and**

(4.) Are subject to the residential adjacency standards set forth in LVMC 19.08.060.

c. Mechanical and Electrical Equipment. In the initial design stage of a development project, mechanical and electrical equipment should be incorporated into the architectural form and layout of the proposed building to reduce the need for screening.

i. Mechanical and electrical equipment, satellite dishes and any other communications equipment, excluding communications towers and antennas, shall be concealed from view of public rights-of-way and neighboring properties from street level within one hundred feet of the property boundary. Communication antennas shall be of a design, and installed in such a manner, as to blend in with the architecture and design of the building on which they are mounted. Where reasonable height parapet or screen walls are insufficient to provide screening, all equipment shall be painted in a neutral color to blend with roofing materials.

ii. Ground and wall mounted mechanical and electrical service equipment, such as utility boxes, valves, gas and electric meters shall be screened from public view with materials architecturally compatible with the finishes and character of the principal structures within the development or through the use of shrubs and landscaping, and shall be screened to the height of the tallest equipment, integrated with the building design, or both.

d. Mechanical Equipment on Sloped Roofs.

i. Except as otherwise specifically provided in this Title, no mechanical equipment shall be mounted on or attached to any sloped roof.

e. Outside Storage Areas. Outside storage areas shall be screened by solid walls. All such walls shall be similar in design and materials to the main buildings or match other screening walls on the site.

f. Lighting Requirements. Appropriate levels of lighting shall be provided to create adequate visibility and safety at night. (This standard does not apply to public street lighting, which is governed by other standards).

i. Light Intensity. Exterior lighting shall be of low intensity and of a cutoff variety so that light will not spill out onto surrounding properties or



project above the horizontal plane of the light source.

ii. **Lighting Colors.** Warm lighting colors are encouraged. The blue-white colors of fluorescent and mercury vapor lamps are prohibited for exterior lighting.

iii. **Light Levels.** The amount of light produced by exterior light sources shall be reduced to that necessary to maintain a minimum comfort level for safety and security purposes. Light levels shall not exceed an average of:

(1.) 2.0 foot-candles in parking lots; or

(2.) 0.2 foot-candles at a residential property line.

iv. **Location of lighting.** Where utilized, freestanding light pole fixtures shall be integrated into landscape buffer areas. Light fixture locations shall not conflict with required landscape materials.

v. **Height of Fixtures.** The height of light poles shall not exceed thirty feet, including the base; heights no greater than twenty feet are strongly encouraged. Light fixtures of up to forty feet in height, including the base, may be permitted for parking lots of fifteen acres or greater in size.

vi. **Style of Fixtures.** Lighting fixtures, including poles and base, shall be compatible with the architectural character and color of the proposed development.

vii. **Wall Mounted Lights.** Wall mounted lights shall be directed downward. Soffit mounted light fixtures shall be recessed in the soffit or otherwise fully shielded from view from any property line. Ground mounted or other upward directional lighting shall be permissible only where some form of shield or light baffling is provided to create a soft, uniform light quality and minimize light spillage beyond the trees, landscaping, walls or signs being illuminated.

viii. **Pedestrian Lighting.** The design of the fixtures shall be compatible with the overall design of the development, and shatterproof lamp coverings shall be used. The fixtures shall be placed to minimize glare and shall be located as to not present hazards for pedestrians or vehicles. Along walkways, low-level lighting (i.e., below eye level) that directs light downward onto the ground surface is encouraged.

ix. **Maintenance.** All approved lighting shall be continuously maintained in a working manner.

g. **Applicability of Standards.** Except as otherwise provided in this Paragraph (6), the standards set forth in this Subsection (E) are minimum requirements. An exception or modification to any of these standards may be approved upon the request of an applicant if the applicant can show through convincing and substantial evidence that the exception or modification will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of the standard, and the granting of the exception or modification will not detrimentally affect the public health, safety or general welfare. Such an exception or modification may be granted by the Director in connection with the approval of a Site Development Plan Review. In cases where the Director does not approve a requested exception or modification, the request may be acted upon by the Planning Commission or City Council as part of a Site Development Plan Review. In the case of action by the Planning Commission or City Council, the request for exception or modification need not be identified as a separate action item, and disposition of the request may be incorporated into the action on the Site Development Plan Review. Notice of action on the request for exception or modification may be incorporated into the notice of decision regarding the Site Development Plan Review.

F. Landscape Buffers and Turf Limitations

In additions to the standards listed for landscape buffers and turf limitations in the tables provided for each district, development on any lot subject to the standards provided in this Chapter shall conform to the following:

1. Landscape Required

a. All multifamily development or single family developments with five or more lots adjacent to streets classified as major collectors or larger shall meet or exceed the minimum standards, and shall comply with any restrictions, established in this Title. All landscaping required by this Chapter shall also comply with the provisions of LVMC 13.48.040 and 19.02.190.

b. Except as otherwise permitted by the Director,



all landscape and irrigation plans shall be prepared and stamped by a registered architect, landscape architect, residential designer or civil engineer.

- c. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive. Prior to the issuance of a building permit, the owner, developer or contractor shall post a performance bond or equivalent security to assure the performance of the maintenance obligation for a minimum of two years.
- d. All revisions to an approved landscape plan must first be reviewed and approved by the Department prior to installation of the landscaping.

2. Additional Landscaping May Be Required

Additional landscaping may be required by the Director or reviewing authority in order to respond to special site features, maintain an established landscape pattern created by existing landscaping in the surrounding area, or mitigate the impact of a particular development.

3. Alternative Landscape Designs

The Director or other reviewing authority may approve variations to the standards and designs set out in this Chapter if they respond more appropriately to a particular site and provide equivalent means of achieving the intent of this Chapter.

4. Maintenance

Property owners shall be responsible for:

- a. Maintaining all walls in good structural and finish condition;
- b. Maintaining all landscaping in a healthy and vigorous living condition and in accordance with LVMC 13.48.040 and 19.04.180;
- c. Promptly replacing dead vegetation with healthy, living plants, in accordance with standard seasonal planting practices.

5. Installation of Required Landscaping

- a. All required perimeter landscaping shall be

installed in compliance with an approved landscape plan prior to occupancy.

- b. Prior to the installation of any required landscaping the developer shall demonstrate compliance with the approved landscape plan by providing the Department a complete bill of materials.
- c. When applicable to a phased development plan, a phased landscape installation plan may be approved concurrently with a Site Development Plan Review.

6. Irrigation of Landscaping

- a. All required landscaping shall be installed with an irrigation system designed to eliminate any run-off of water into the public rights-of-way.
- b. In order to minimize damage to buildings and solid walls from soil settling, expansion/contraction (cracked foundation), all overhead spray irrigation systems shall be a minimum of twenty-four (24) inches back from any building and solid walls with no overspray contacting any building or solid walls.
- c. An automatic irrigation system is required for all planting areas, and shall include:
 - i. An electric automatic controller and multiple program capabilities;
 - ii. Multiple repeat cycle capabilities; and
 - ii. A flexible calendar program.
- d. All irrigation water shall be retained on-site. When required, swales shall channel water to larger holding areas, catch basins, other planting areas, gravel sumps, dry-wells, or any combination thereof. Areas that accumulate system water shall be provided with underground drainage systems to carry water to holding or discharge areas. Nuisance flows shall not spill over the sidewalk and into any street.

7. Turf Limitations

- a. The use of turf is subject to and limited by LVMC Chapter 14.11 and the provisions of this Subsection (7), with the provisions that are most restrictive to govern in a particular case. No new turf shall be installed in residential front yard areas except as provided for in



LVMC 14.11.150(B), or in the common areas of residential developments unless the common area is intended as usable open space. Additionally, turf shall be limited in the rear and side yard areas of residential lots as follows:

Table 1 - Turf Limitations

Use	Use of Turf
Commercial or Industrial	Limited to a maximum of 30% of total landscapable area

- b. The turf limitations contained in this Subsection are intended to increase the use of water efficient vegetation. Landscaping shall be designed, and the landscaping materials shall be chosen and installed, so as to ensure that, within three years of normal growth, at least fifty percent of the area covered by non-turf landscaping will consist of water efficient vegetation.
- c. The maximum amount of turf allowable pursuant to Paragraph (a) may be increased proportionally by the percentage of water used for irrigation that comes from a source to which the property owner has secured water rights.

8. Landscape Materials

Landscaping shall include drought-resistant and water efficient plant materials consistent with the Southern Nevada Water Authority xeriscape guidelines and the turf limitations of Subsection (7).

Where perimeter landscape buffers are indicated the following are the requirements for landscape material:

- a. Trees shall be spaced within the required buffer zones in accordance with Table 2 below, with trees to be spaced on center.

Table 2 – Landscape Buffer – Tree Spacing

Use	Standard
Commercial	1-24" box tree per 20 linear feet ¹
Industrial	1-24" box tree per 20 linear feet ¹

Use	Standard
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Footnotes:

1. Where adjacent to any other commercial or industrial lot or right-of-way classified as a freeway, the spacing may be increased to 1-24" box tree per 30 linear feet.

- b. **Shrub Requirements.** Shrubs are required in all buffer areas, with a minimum of four 5-gallon shrubs required for every required tree.

- c. **Ground Cover Requirements.** Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, without limitation, rocks and small stones, crushed rock and bark, installed to a minimum depth of two inches in all areas.

9. Buffer Zone Encroachments

The following encroachments are permitted within required buffer zones:

- a. Driveways (curb cuts) that are located perpendicular or approximately perpendicular to the street right-of-way.
- b. Sidewalks that are located perpendicular or approximately perpendicular to the street right-of-way.

10. Utility Boxes and Installations

- a. Along streets that border a residential subdivision, all utility boxes and above-ground utility installations, other than utility poles, that are in excess of twenty-seven cubic feet in size and that are to be placed outside the right-of-way shall be installed with landscaping on two sides, with one side being available for access by utility companies. The landscaping must include tall grasses and/or shrubbery which, at maturity, will provide adequate screening of the utility structures.
- b. Within proposed trail corridors that are identified in the Master Plan Transportation Trails Element and the Master Plan Recreation Trails Element, no utility box or above-ground utility installation, other than a utility pole, that is in excess of twenty-seven cubic feet in size (excluding pad and concrete collars) shall be allowed. In addition, all utility boxes to be placed immediately adjacent to a trail corridor shall be placed so that the access doors open parallel to the trail corridor and are accessible

without the need to cut down or reduce the effectiveness of the landscaping within the trail area.

11. Deviations

- a. The Planning Commission or City Council may grant a waiver to deviate from the standards set forth in Subsection (1) through (7) as part of a Site Development Plan Review if the applicant can show through convincing and substantial evidence that the waiver will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of the standard, and the granting of the waiver will not detrimentally affect the public health, safety or general welfare.
- b. An exception or modification from the standards set forth in Subsection (8) through (10) may be approved upon the request of an applicant if the applicant can show through convincing and substantial evidence that the exception or modification will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of the standard, and the granting of the exception or modification will not detrimentally affect the public health, safety or general welfare. Such an exception or modification may be granted by the Director in connection with the approval of a Site Development Plan Review. In cases where the Director does not approve a requested exception or modification, the request may be acted upon by the Planning Commission or City Council, the request for exception or modification need not be identified as a separate action item, and disposition of the request may be incorporated into the action on the Site Development Plan Review. Notice of action on the request for exception or modification may be incorporated into the notice of decision regarding the Site Development Plan Review.

G. Parking

In additions to the standards listed for parking in the tables provided for each district, development on any lot subject to the standards provided in this Chapter shall conform to the following:

1. Every building or land use established, every existing building enlarged and every existing use expanded shall provide off-street parking and

loading spaces in accordance with the minimum parking requirements set forth in LVMC 19.12.070 and the any other applicable requirements and standards of this Title. Existing parking and loading spaces shall not be reduced below the minimum required by this Title.

2. All on-site parking shall be provided on the same parcel as the principal use, except as permitted by the off-site parking provisions of this Title. Parking on the public right-of-way may not be counted towards satisfying the requirement for on-site parking.
3. All parking and vehicle storage areas, including recreational vehicle parking in residential land use districts, shall occur on paved areas and conform to the conditions and requirements for "Vehicle Parking, Storage or Repair in Residential Zoning Districts" as outlined in Chapter 19.12, except that:
 - a. Parking surfaces used for temporary real estate sales offices may consist of decomposed granite, chat, reclaimed asphalt paving or other material approved by the Department of Public Works; and
4. Except as otherwise provided in LVMC 19.12.070 or some other provision of this Title, when more than one use is to be conducted on a site, parking shall be calculated and provided for each of the uses separately.
5. Driveways may be used to satisfy minimum on-site parking requirements for single-family dwellings, provided that sufficient space is available to satisfy the minimum design standards and no parking space is located so as to require the moving of any vehicle on the premises in order to enter or leave any other space.
6. Multi-family residential uses shall provide handicapped parking at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped. The number of spaces required for use by a vehicle with a side-loading wheelchair lift shall be in accordance with the requirements of LVMC 19.18.030(D).

H. Fences and Walls

In additions to the standards listed for fences and walls in the tables provided for each district, development on any lot subject to the standards provided in this Chapter shall conform to the following:

1. **Front Yard Screen Wall Prohibition.** No screen



wall shall be built in the front yard of a residential property.

2. Perimeter and Screen Walls

- a. **General.** There is no requirement to construct a wall or fence. However, all perimeter or screen walls and fences must comply with applicable building code requirements. The height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

3. Fences, Walls and Architectural Character

- a. **Perimeter walls.** Perimeter walls, end walls, return walls and common area walls shall be decorative and shall be installed by the developer. Acceptable decorative wall materials include, without limitation, stone, decorative block, slump stone, and wrought iron, and shall have a minimum percentage of contrasting material as indicated for each district. The contrasting material requirement may be fulfilled by contrasting color, or a combination of contrasting material and contrasting color, if approved by the Department in its discretion. All walls shall include such detail variations as may be required by the Department, including pilaster, decorative caps, decorative iron cutouts or fluted blocks. Any decorative materials or ironwork attached to the top of a perimeter wall shall not encroach into public rights-of-way or abutting properties. Pilasters, if used, shall have a maximum spacing of twenty-four feet on center. All perimeter walls shall:
 - i. Match the design of abutting perimeter walls. The established wall design shall be continued until the next street intersection. In cases where the existing wall is considered by the Director to be of unacceptable design, the design shall not be carried beyond the next street intersection unless a transitional wall area designed to soften the differences between the walls is constructed; and
 - ii. Be maintained by the property owner, the developer, a business association or other similar organization, or by such other means as may be approved by the City.
- b. **Retaining Walls.** Retaining walls which are visible from adjacent properties or rights-of-way shall be decorative and shall be installed

by the developer. Acceptable materials for retaining wall construction include split-face block, decorative block, slump stone, stone, caliche rock, colored or exposed aggregate, and textured-finish concrete. All walls shall include detail variations such as pilasters, decorative caps, or fluted blocks. All walls shall be maintained by the property owner, the developer, a business association or other similar organization, or by such other means as may be approved by the City. In cases where the height of a retaining wall exceeds four feet, a minimum of five shrubs of a five-gallon size, and five shrubs of a one-gallon size, for each twenty feet of linear planting area shall be planted in the area at the base of the wall. In cases where there are multiple-stepped retaining walls, a minimum of five shrubs of a five-gallon size, and five shrubs of a one-gallon size, for each twenty feet of linear planting area shall be planted in the area between the walls and at the base of the lowest wall. A minimum planting area of four feet is required between the retaining walls.

- c. **Wall Separation.** Where a screen or perimeter walls abuts another screen or perimeter wall, the separation shall either be:
 - i. A minimum of three feet from face of wall to face of wall, with access provided to the area between the walls for maintenance; or
 - ii. A maximum of eight inches, with the resulting gap between the walls to be filled and capped with a cementitious material that:
 - A) Will not increase the load on the walls; and
 - B) Has been approved by the Department and the Department of Building and Safety.
- 4. **Materials.** Unless otherwise approved as part of an overall development plan, the following materials shall not be acceptable for use as screen or perimeter walls:
 - a. Chainlink or open wire fencing (except as temporary construction fencing);
 - b. Razor wire or barber wire (except as may be approved under the procedures set forth in the City's Building Code);

- c. Corrugated metal;
- d. Bright colored plastic; and
- e. Untextured or unfinished concrete or block (CMU) walls.

I. Residential Adjacency Standards

1. Applicability

- a. All property to be developed for multi-family residential use that is located adjacent to either single-family residential property or property which is designated for such development in the General Plan shall conform to the residential adjacency standards set forth in this Subsection.
- b. For purposes of this Section:
 - i. Property is "adjacent" to other property if the properties share a common property line or are separated only by a street right-of-way or easement.
 - ii. "Property subject to the standards for this Subsection" means the property that is described in Paragraph (a) of this Subsection (1) that must conform to the residential adjacency standards of this Section.
 - iii. "Protected property" means residential property that is developed for sale or designated for such development, and single-family residential property, as those types of property are described in Paragraph (a) of this Subsection (1).

2. Building Height And Setback Requirements

a. Proximity Slope

- i. Except as otherwise provided in this Subsection 2, no building subject to the standards of this Section shall exceed the height of a line drawn from the property line of a protected property at a 3:1 slope directly into the property subject to the standards of this Section. For example, a 100-foot high building must be set back 300 feet from the property line of the protected property, if both the property line of that property and the grade of the building subject to the standards of this

Section are at the same elevation. The Proximity Slope limitation contained in this Paragraph (a) applies to architectural projections above rooflines.

- ii. The Proximity Slope limitation contained in Paragraph (a) does not apply when non-residential buildings, such as schools and churches, are built on the protected property.
- iii. Notwithstanding the Proximity Slope limitation contained in Paragraph (a), a one story building up to 15 feet in height may be constructed to the applicable setback line that is established for the zoning district in which the property subject to the standards of this Subsection is located or which is established by Paragraph (d) of this Subsection (2).

- b. **Changes in Grade.** Notwithstanding the Proximity Slope limitation contained in Paragraph (a) above, if the natural slope of the ground rises or falls from the point of origin of the slope line, the actual building height may be greater or lesser by the difference in grade.

c. Exceptions

- i. The following structures may project a maximum of 12 feet above the Proximity Slope:

- A) Chimney and vent stacks.
- B) Roof structures for the use of solar panel units, elevators, stairs, tanks, ventilation and similar necessary mechanical equipment.
- C) Visual screens which surround mounted mechanical equipment.
- D) Skylights.
- E) Whip and mounted antennas.

- ii. Church steeples, utility transmission lines and towers, wireless communication facilities when attached to a utility transmission line pole or tower, small wind energy systems, and municipal utility facilities such as water towers are exempt from the maximum height provisions.

- d. **Building Setback.** In addition to the required



building setback line, no building setback on property subject to the standards of this Section shall be less than the required building setback for the protected property.

- e. **Waiver.** The requirements of this Subsection (2) may be waived by the City Council for:
 - i. Any multifamily residential project that is intended to meet the affordable housing objectives of the General Plan if the City Council determines that the waiver is critical to the viability of the project and that the intent of this Subsection (2) can be achieved; or
 - ii. Any mixed-use development that contains a significant residential element.

empted from the automatic application of the building height, building setback and lot coverage provisions of this Chapter, including the Residential Adjacency Setback provided, however, that this exemption does not prohibit the City Council from imposing a building height, setback or lot coverage requirement in connection with the approval of a Site Development Plan.

3. Spill-Over Lighting

- a. **Lighting Standard.** No lighting from a property subject to the standards of this Section shall create greater than 0.5 of one foot-candle at the property line of a protected property.
- b. **Redirecting/Screening of Light Sources.** All sources of light, including security lighting, illuminated signs, vehicular headlights and other sources, shall be directed away from protected property or screened so that the light level above is not exceeded.

4. Trash Receptacles

Garbage storage areas for properties subject to the standards of this Subchapter shall be screened and odor controlled, and trash pick up shall be scheduled to minimize any impact on protected properties. In addition, trash receptacles shall be located a minimum of 50 feet from any property line of a protected property.

5. Exclusions

- a. **Higher Ambient Light Levels.** Where existing ambient light levels from multiple sources already exceed the standards, the subject source may not increase the existing light levels, unless approved in connection with the approval of a Site Development Plan.

I. Downtown Centennial Plan Overlay District

Building Height, Setback and Lot Coverage. All structures located in the Downtown Overlay District are ex-





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P-O PROFESSIONAL OFFICE

The P-O District is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. These uses are characterized by a low volume of direct daily client and customer contact. To decrease the impact to adjacent residential uses, single family structures should be retained or new development in the P-O District should be constructed to maintain a residential character. The P-O District is consistent with the Office category of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A. Minimum Lot Width	60 feet	
B. Max. Lot Coverage	50%	
C. Minimum Front Yard Setback	20 feet ¹	
D. Minimum Side Yard Setback	5 feet ¹	
E. Minimum Corner Side Yard Setback	15 feet ¹	
F. Minimum Rear Yard Setback	15 feet ^{1,2}	

Footnotes:

1. A development in the P-R District which is a conversion from an existing residential structure may maintain the existing setbacks. Any additions may also be constructed to the existing established corner setback.
2. Rear yard setbacks and building heights may be affected by the residential adjacency standards set forth in LVMC 19.08.xxx.

ACCESSORY STRUCTURES (see Figure 2)		TABLE 2
A. Minimum Front Yard Setback	20 feet	
B. Minimum Corner Side Yard Setback	15 feet	
C. Minimum Rear Yard Setback	8 feet	
D. Minimum Side Yard Setback	5 feet	
E. Size and Coverage	Not to exceed the floor area of the principal dwelling unit ¹	

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P-O 19.08.050

FIGURE 1 - BUILDING PLACEMENT

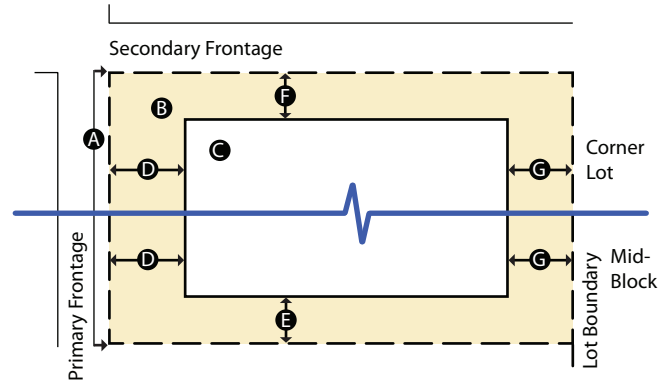
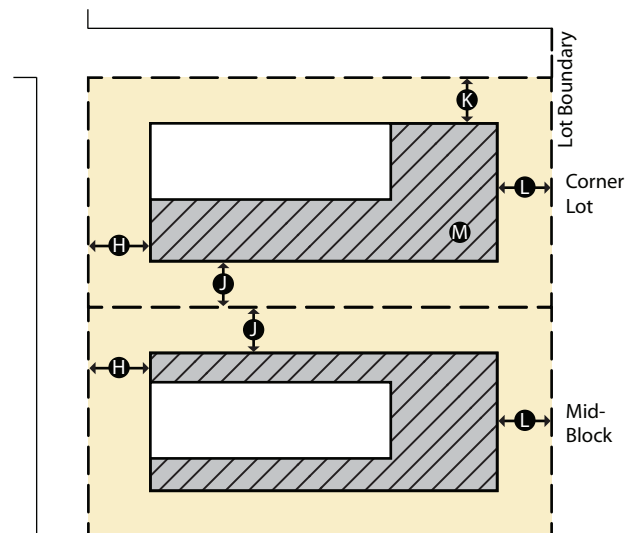


FIGURE 2 - ACCESSORY STRUCTURES



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FIGURE 3 - BUILDING HEIGHT

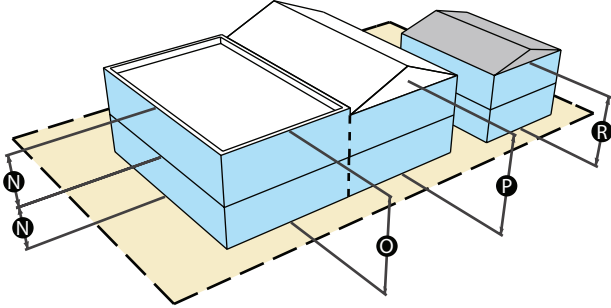
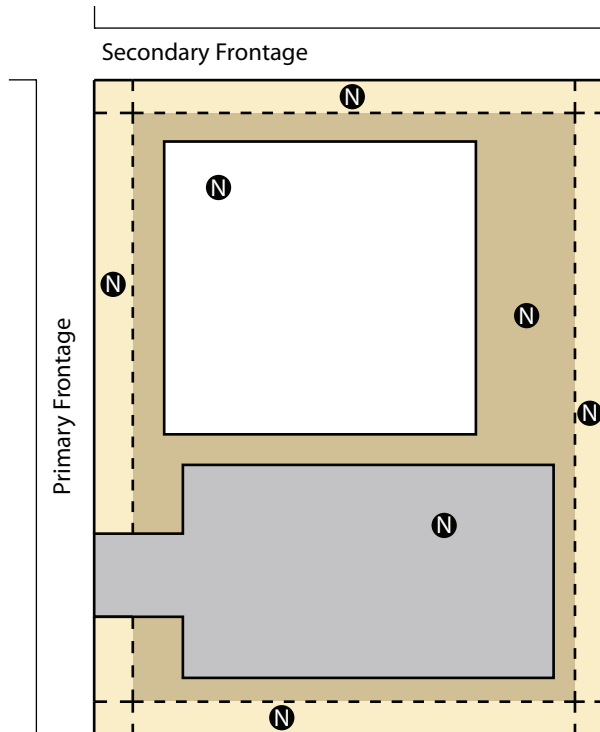


FIGURE 4 - LANDSCAPE BUFFER AND TURF LIMITATIONS



Footnotes:

1. The aggregate total of the ground floor areas of all structures and dwellings, including accessory structures, shall not exceed the percentage of lot coverage permitted.

BUILDING HEIGHT (see Figure 3)		TABLE 3
M. Stories	2	
N. Flat Roof - Max. Height	35 feet measured to the top of the roof coping	
O. Pitched Roof - Max. Height	35 feet measured to the midpoint between the eaves and ridgeline of a pitched roof	
P. Accessory Bldg. - Stories	Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less	

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 4)		TABLE 4
A. Landscape Buffer - Minimum Zone Depths	15 feet - Adjacent to Right-of-Way 8 feet - Interior Lot Lines ¹	
B. Primary Dwelling		
C. Turf Coverage	25% of landscapable area	
D. Impermeable Surfaces	Should be minimized	

Footnotes:

1. When building setbacks are less restrictive, the setbacks shall prevail.

PARKING (see Figure 4)		TABLE 5
E. Minimum On-site Parking Requirement ^{1,2}		

Footnotes:

1. On-site Parking shall be as outlined in LVMC 19.12.160 for that use and shall meet the parking area design standards as outlined in LVMC 19.08.110.
2. Handicapped parking shall be calculated as provided for in LVMC 19.18.030(E).

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 5)	Table 6
A. Maximum primary wall height	5 feet
B. Maximum solid wall base height	2 feet
C. Maximum Pilaster height	18 inches
D. Maximum on-center distance between Pilasters	24 feet
E. Decorative Cap feature	5 feet
Front Yard Wall/Fence with Standard Stepback ¹	
F. Maximum secondary wall height	2 feet
G. Minimum spacing between wall sections - Outside Dimensions	5 feet

Footnotes:

1. Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 5).

Perimeter and Retaining Walls (see Figure 6)	Table 7
Perimeter and Retaining Walls with Slope $\leq$ 2%	
A. Maximum Overall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet
D. Maximum Pilaster Height	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope $>$ 2%	
A. Maximum Overall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	6 feet
D. Maximum Pilaster Height	18 inches
E. Contrasting Material	20%

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FIGURE 5 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

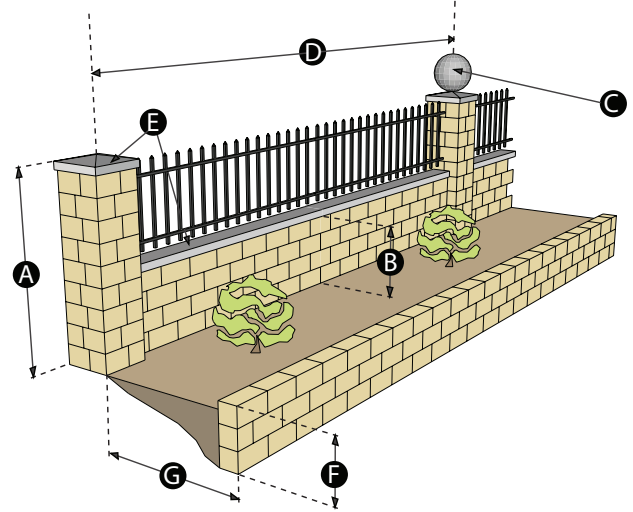
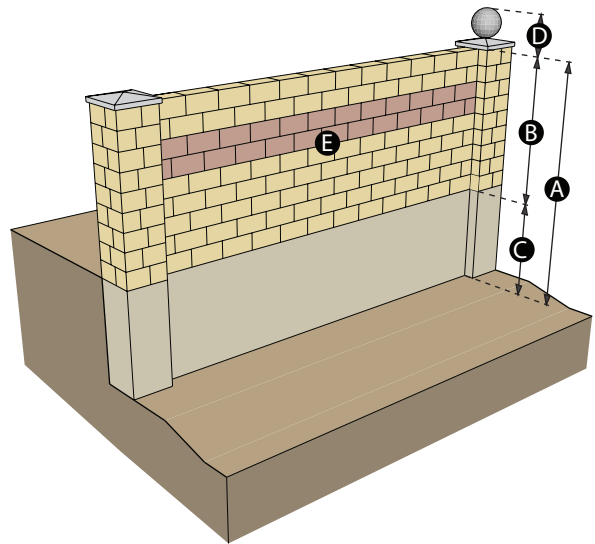


FIGURE 6 - RETAINING AND PERIMETER WALL

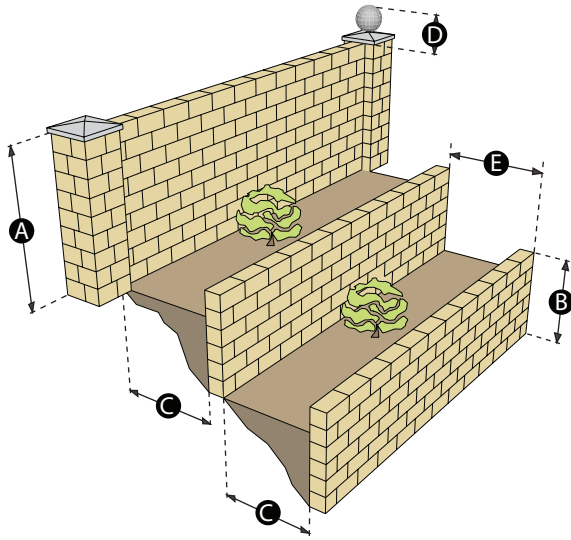


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FIGURE 7 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls Standard Stepback (see Figure 7)	Table 8
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections - Inside Dimensions	4 feet
D. Maximum Pilaster Height	18 inches
E. Minimum spacing between wall sections - Outside Dimensions	5 feet

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O OFFICE DISTRICT

The Office District is designed to provide for the development of office uses, supporting service uses and low intensity commercial uses performing administrative, professional and personal services. These may be small office buildings developed in a cluster with an internal traffic circulation system or one larger office building. This district may be used as a buffer between residential and more intense retail/commercial uses. The O District is consistent with the Office category of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A. Minimum Lot Width	60 feet	
B. Max. Lot Coverage	50%	
C. Minimum Front Yard Setback	20 feet ¹	
D. Minimum Side Yard Setback	5 feet ¹	
E. Minimum Corner Side Yard Setback	15 feet ¹	
F. Minimum Rear Yard Setback	15 feet ^{1,2}	

Footnotes:

1. A development in the P-R District which is a conversion from an existing residential structure may maintain the existing setbacks. Any additions may also be constructed to the existing established corner setback.
2. Rear yard setbacks and building heights may be affected by the residential adjacency standards set forth in LVMC 19.08.xxx.

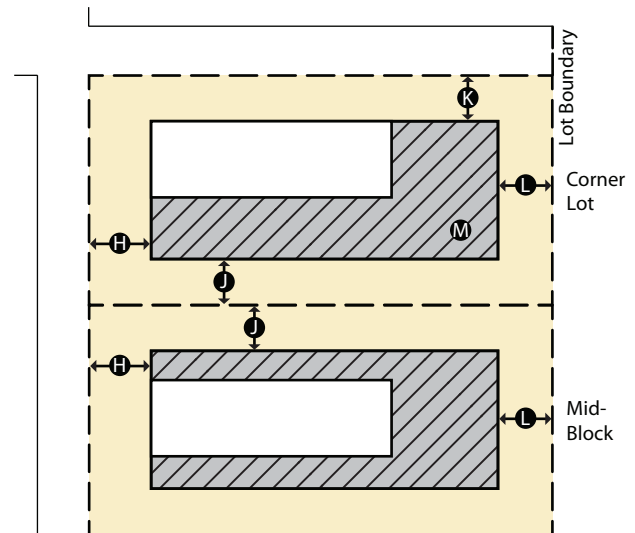
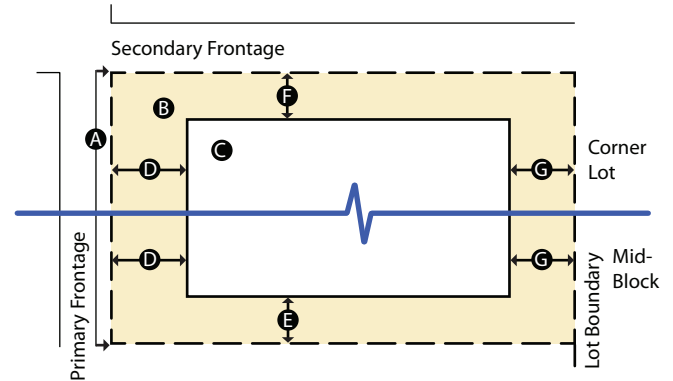
ACCESSORY STRUCTURES (see Figure 2)		TABLE 2
A. Minimum Front Yard Setback	20 feet	
B. Minimum Corner Side Yard Setback	15 feet	
C. Minimum Rear Yard Setback	8 feet	
D. Minimum Side Yard Setback	5 feet	
E. Size and Coverage	Not to exceed the floor area of the principal dwelling unit ¹	

Footnotes:

1. The aggregate total of the ground floor areas of all structures and dwellings, including accessory structures, shall not exceed the percentage of lot coverage permitted.

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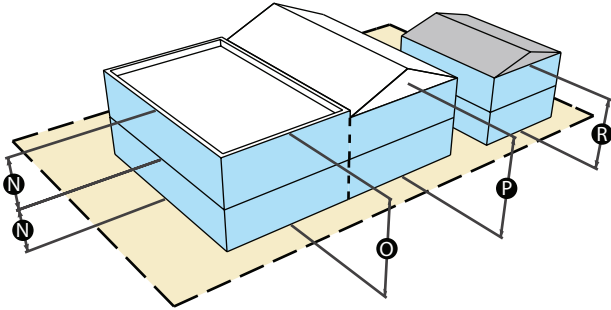
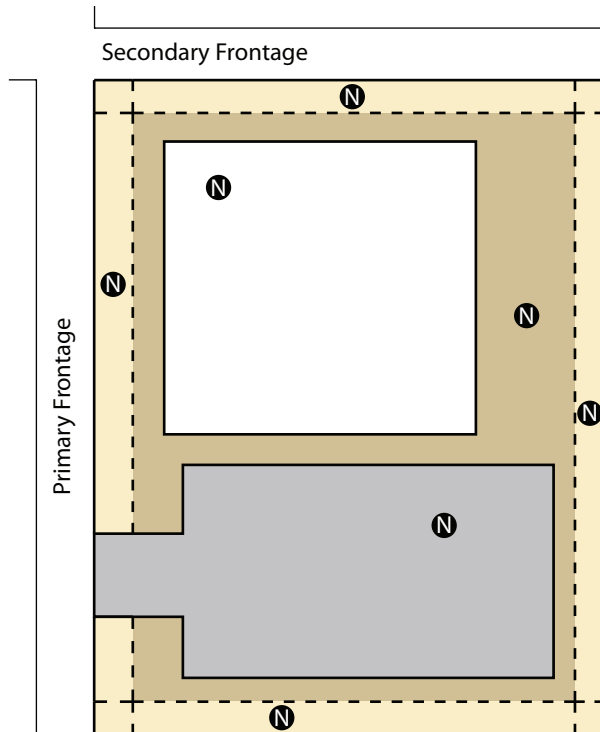


FIGURE 4 - LANDSCAPE BUFFER AND TURF LIMITATIONS



BUILDING HEIGHT (see Figure 3)		TABLE 3
M. Stories	2	
N. Flat Roof - Max. Height	35 feet measured to the top of the roof coping	
O. Pitched Roof - Max. Height	35 feet measured to the midpoint between the eaves and ridgeline of a pitched roof	
P. Accessory Bldg. - Stories	Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less	

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 4)		TABLE 4
A. Landscape Buffer - Minimum Zone Depths	15 feet - Adjacent to Right-of-Way 8 feet - Interior Lot Lines ¹	
B. Primary Dwelling		
C. Turf Coverage	25% of landscapable area	
D. Impermeable Surfaces	Should be minimized	

Footnotes:

1. When building setbacks are less restrictive, the setbacks shall prevail.

PARKING (see Figure 4)		TABLE 5
E. Minimum On-site Parking Requirement ^{1,2}		

Footnotes:

1. On-site Parking shall be as outlined in LVMC 19.12.160 for that use and shall meet the parking area design standards as outlined in LVMC 19.08.110.
2. Handicapped parking shall be calculated as provided for in LVMC 19.18.030(E).

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FENCES AND WALLS

Front Yard Wall/Fence (see Figure 5)	Table 6
A. Maximum primary wall height	5 feet
B. Maximum solid wall base height	2 feet
C. Maximum Pilaster height	18 inches
D. Maximum on-center distance between Pilasters	24 feet
E. Decorative Cap feature	5 feet
Front Yard Wall/Fence with Standard Stepback ¹	
F. Maximum secondary wall height	2 feet
G. Minimum spacing between wall sections - Outside Dimensions	5 feet

Footnotes:

1. Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 5).

Perimeter and Retaining Walls (see Figure 6)	Table 7
Perimeter and Retaining Walls with Slope $\leq$ 2%	
A. Maximum Overall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet
D. Maximum Pilaster Height	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope $>$ 2%	
A. Maximum Overall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	6 feet
D. Maximum Pilaster Height	18 inches
E. Contrasting Material	20%

FIGURE 5 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

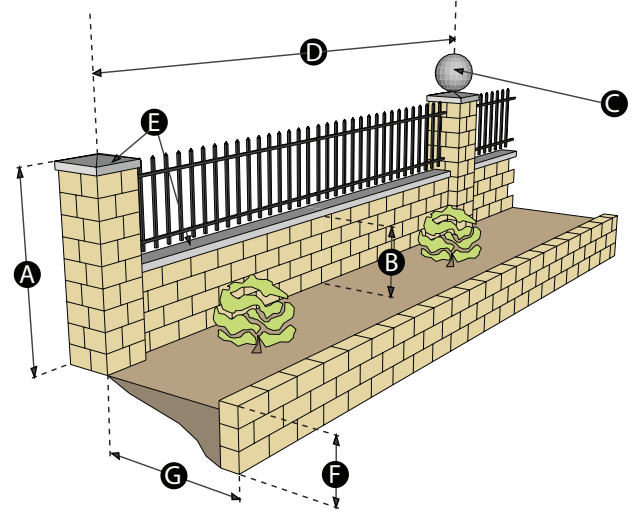
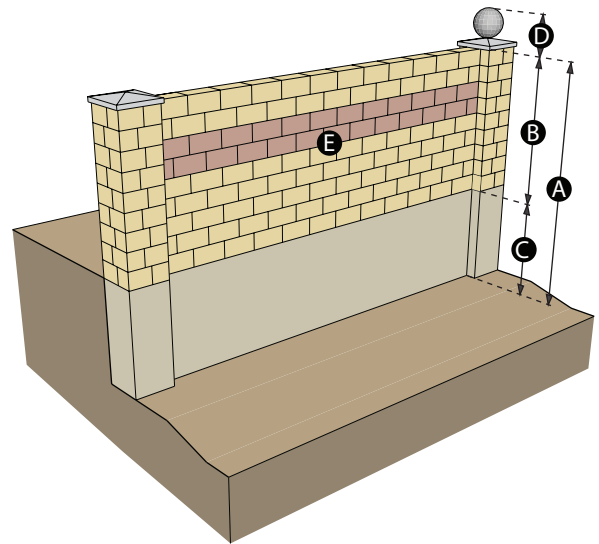


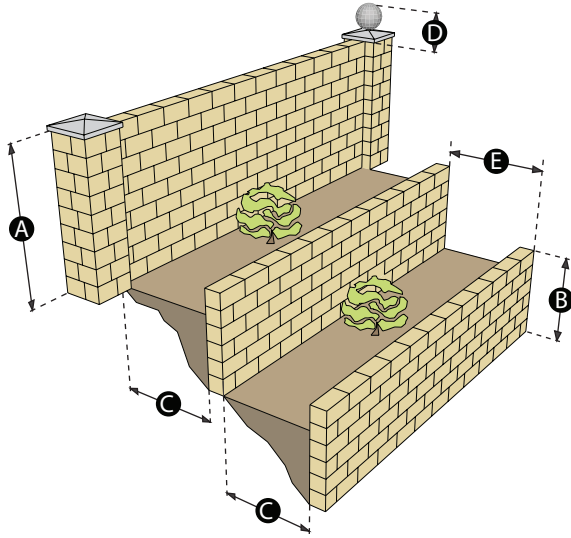
FIGURE 6 - RETAINING AND PERIMETER WALL



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FIGURE 7 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls Standard Stepback (see Figure 7)	Table 8
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections - Inside Dimensions	4 feet
D. Maximum Pilaster Height	18 inches
E. Minimum spacing between wall sections - Outside Dimensions	5 feet

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C-1 LIMITED COMMERCIAL DISTRICT

The C-1 District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A. Minimum Lot Width	100 feet	
B. Lot		
C. Lot Coverage	65%	
D. Minimum Front Yard Setbacks	10 feet	
E. Minimum Side Yard Setback	10 feet	
F. Minimum Corner Side Yard Setback	15 feet	
G. Minimum Rear Yard Setback	20 feet ¹	

Footnotes:

1. Rear yard setbacks may be affected by the residential adjacency standards set forth in LVMC 19.08.060.

ACCESSORY STRUCTURE (see Figure 2)		TABLE 2
H. Minimum Front Yard Setback	20 feet	
J. Minimum Side Yard Setback	8 feet	
K. Minimum Corner Side Yard Setback	15 feet	
L. Minimum Rear Yard Setback	8 feet	
M. Maximum Lot Coverage	50%	

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FIGURE 1 - BUILDING PLACEMENT

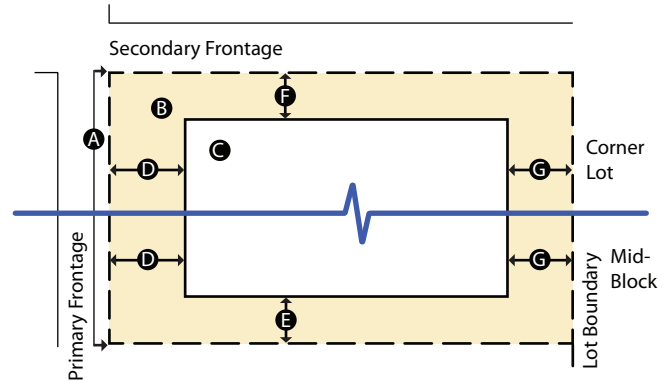
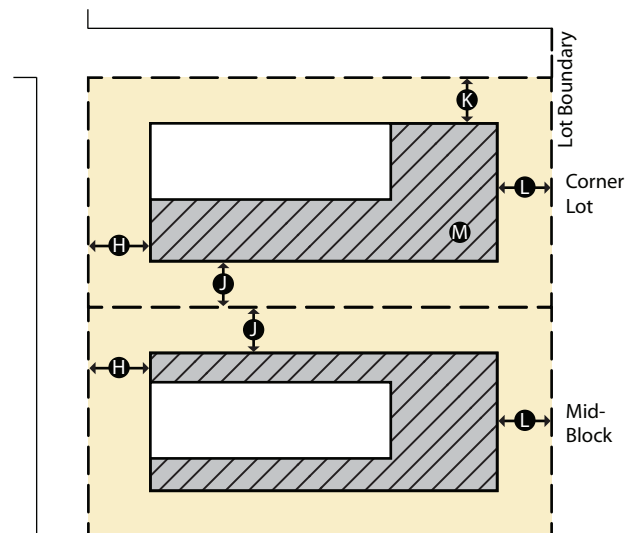


FIGURE 2 - ACCESSORY STRUCTURES



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FIGURE 3 - BUILDING HEIGHT

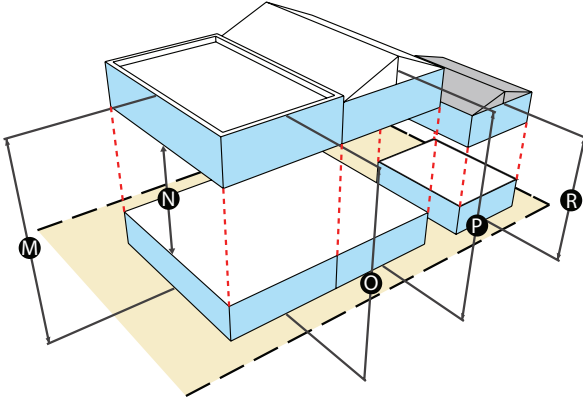
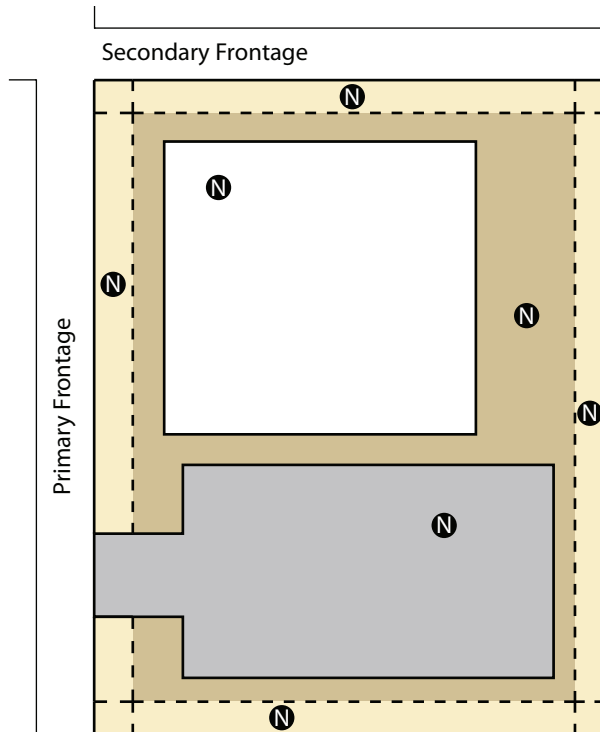


FIGURE 4 - LANDSCAPE BUFFER AND TURF LIMITATIONS



BUILDING HEIGHTS

TABLE 3

N. Maximum Building Height	NA ¹
O. Floors	NA ¹
P. Flat Roof - Max Height	NA ¹
R. Pitched Roof - Max Height	NA ¹
S. Accessory Bldg. - Stories	NA ¹

Footnotes:

1. Building heights may be affected by the residential adjacency standards set forth in LVMC 19.08.060.

LANDSCAPE BUFFERS AND
TURF LIMITATIONS
(see Figure 4)

TABLE 4

A. Landscape Buffer - Minimum Zone Depths	15 feet - Adjacent to Right-of-Way 8 feet - Interior Lot Lines ¹
B. Primary Dwelling	
C. Turf Coverage	25% of landscapable area
D. Impermeable Surfaces	Should be minimized

Footnotes:

1. When building setbacks are less restrictive, the setbacks shall prevail.

PARKING
(see Figure 4)

TABLE 5

E. Minimum On-site Parking Requirement ^{1,2}	
---	--

Footnotes:

1. On-site Parking shall be as outlined in LVMC 19.12.160 for that use and shall meet the parking area design standards as outlined in LVMC 19.08.110.
2. Handicapped parking shall be calculated as provided for in LVMC 19.18.030(E).

FENCES AND WALLS

Front Yard Wall/Fence
(see Figure 5)

Table 6

A. Maximum primary wall height	5 feet
B. Maximum solid wall base height	2 feet

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C-1

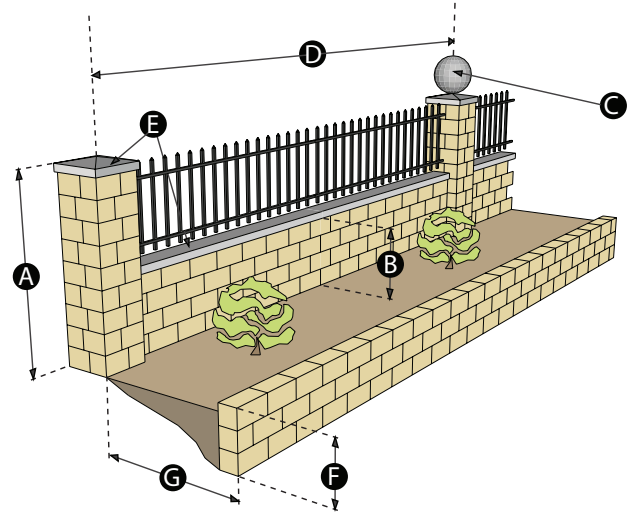
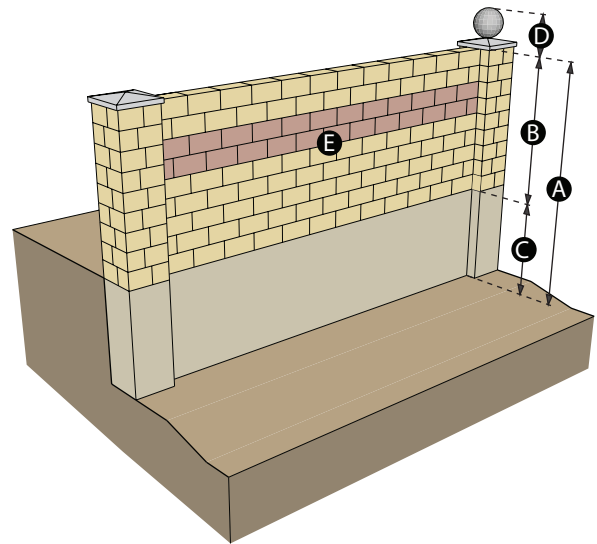
19.08.070

C. Maximum Pilaster height	18 inches
D. Maximum on-center distance between Pilasters	24 feet
E. Decorative Cap feature	5 feet
Front Yard Wall/Fence with Standard Stepback¹	
F. Maximum secondary wall height	2 feet
G. Minimum spacing between wall sections - Outside Dimensions	5 feet

Footnotes:

1. Retaining walls along the front property line may not exceed two feet in height. Where the grade of the front yard slopes at a ratio greater than 2:1, multiple retaining walls may be constructed, provided there is a minimum distance of five feet between retaining walls for landscaping. (See Figure 5).

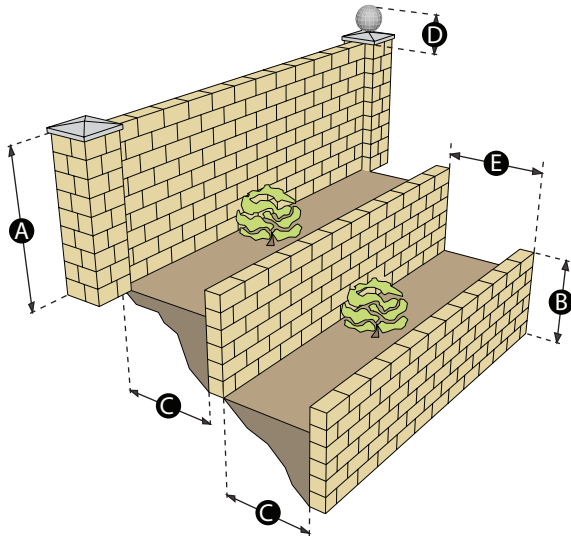
Perimeter and Retaining Walls (see Figure 6)	Table 7
Perimeter and Retaining Walls with Slope $\leq$ 2%	
A. Maximum Overall Height	10 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	4 feet
D. Maximum Pilaster Height	18 inches
E. Contrasting Material	20%
Perimeter and Retaining Walls with Slope $>$ 2%	
A. Maximum Overall Height	12 feet
B. Maximum Perimeter Wall Height	6 - 8 feet
C. Maximum Retaining Wall Height	6 feet
D. Maximum Pilaster Height	18 inches
E. Contrasting Material	20%

FIGURE 5 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

FIGURE 6 - RETAINING AND PERIMETER WALL


Illustrations & Graphics

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FIGURE 7 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls Standard Stepback (see Figure 7)	Table 8
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections - Inside Dimensions	4 feet
D. Maximum Pilaster Height	18 inches
E. Minimum spacing between wall sections - Outside Dimensions	5 feet

19.08.070

C-2 GENERAL COMMERCIAL DISTRICT

The C-2 District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 District is also appropriate along commercial corridors. The C-2 District is consistent with the General Commercial category of the General Plan.

BUILDING PLACEMENT

A. Minimum Lot Width	100 ft.
B. Lot	
C. Building Envelope	Not to Exceed xx% of
D. Minimum Front Yard Setbacks	20 ft.
E. Minimum Side Yard Setback	10 ft.
F. Minimum Corner-Lot Side Yard Setback	15 ft.
G. Minimum Rear Yard Setback	20 ft. ¹

ACCESSORY STRUCTURE

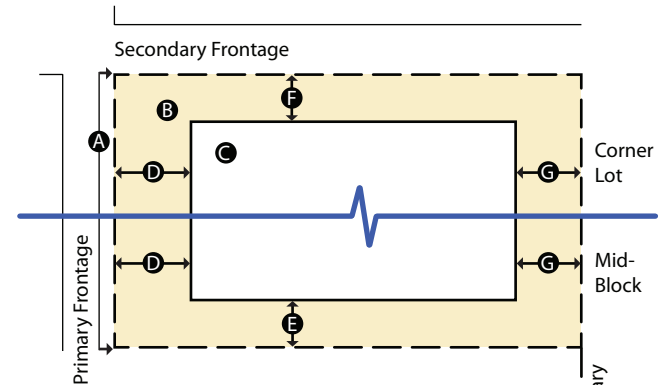
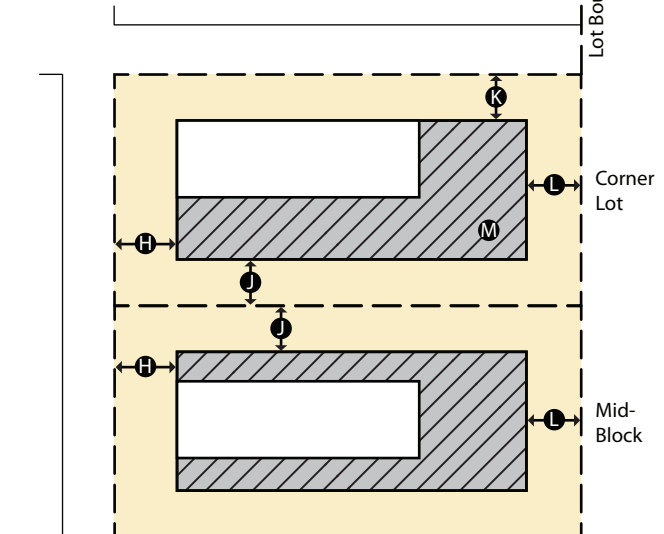
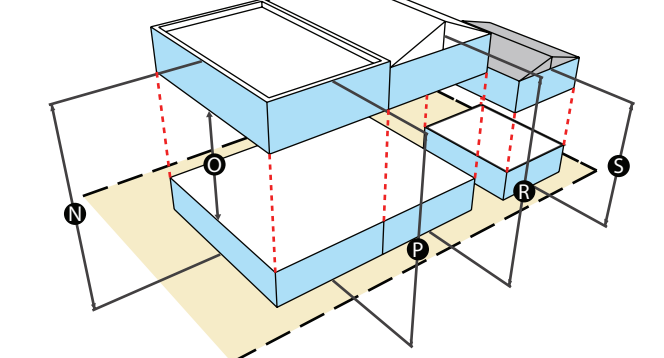
H. Minimum Front Yard Setback	20 ft.
J. Minimum Side Yard Setback	8 ft.
K. Minimum Corner-Lot Side Yard Setback	15 ft.
L. Minimum Rear Yard Setback	8 ft.
M. Maximum Lot Coverage	50%

BUILDING HEIGHTS

N. Maximum Building Height	NA ¹
O. Floors	NA ¹
P. Flat Roof - Max Height	NA ¹
R. Pitched Roof - Max Height	NA ¹
S. Accessory Bldg. - Stories	NA ¹

Footnotes

¹ Rear yard setbacks and building heights may be affected by the residential adjacency standards set forth in LVMC 19.08.060.

Illustrations & Graphics**C-2**
19.08.070**BUILDING PLACEMENT****ACCESSORY STRUCTURES****BUILDING HEIGHT**



19.08.090

C-M COMMERCIAL/INDUSTRIAL DISTRICT

The C-M District is a general commercial and restricted industrial district designed to provide for a variety of compatible business, warehouse, wholesale, office and limited industrial uses. This district is intended to be located away from areas of low and medium density residential development. The C-M District is consistent with the Light Industry/Research category of the General Plan.

BUILDING PLACEMENT	
A. Minimum Lot Width	100 ft.
B. Lot	
C. Building Envelope	Not to Exceed xx% of
D. Minimum Front Yard Setbacks	10 ft.
E. Minimum Side Yard Setback	10 ft.
F. Minimum Corner-Lot Side Yard Setback	10 ft.
G. Minimum Rear Yard Setback	20 ft. ¹
ACCESSORY STRUCTURE	
H. Minimum Front Yard Setback	10 ft.
J. Minimum Side Yard Setback	8 ft.
K. Minimum Corner-Lot Side Yard Setback	10 ft.
L. Minimum Rear Yard Setback	8 ft.
M. Maximum Lot Coverage	NA
BUILDING HEIGHTS	
N. Maximum Building Height	NA ¹
O. Floors	NA ¹
P. Flat Roof - Max Height	NA ¹
R. Pitched Roof - Max Height	NA ¹
S. Accessory Bldg. - Stories	NA ¹

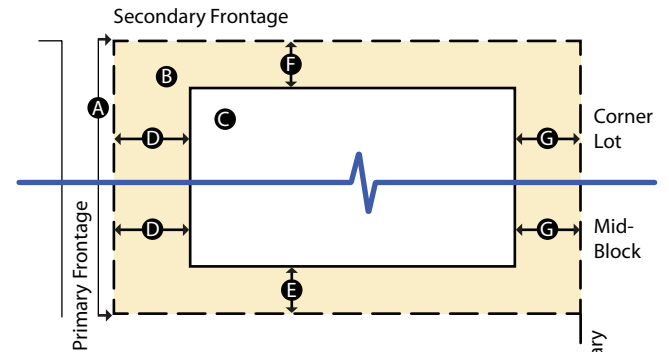
Footnotes

¹ Rear yard setbacks and building heights may be affected by the residential adjacency standards set forth in LVMC 19.08.060.

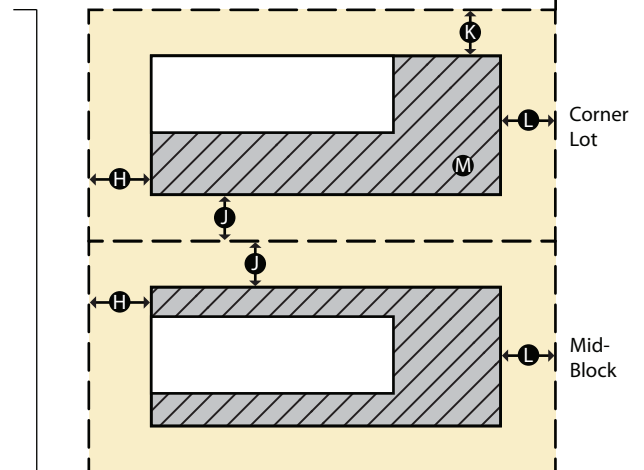
Illustrations & Graphics

C-M
19.08.090

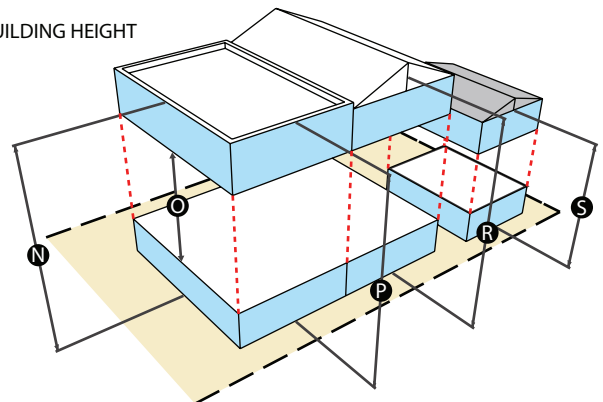
BUILDING PLACEMENT



ACCESSORY STRUCTURES



BUILDING HEIGHT





19.08.100

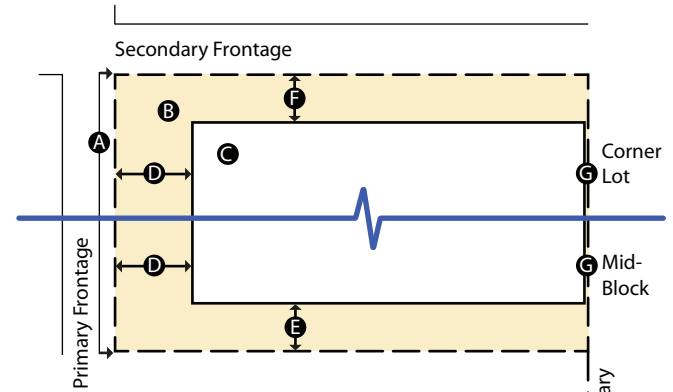
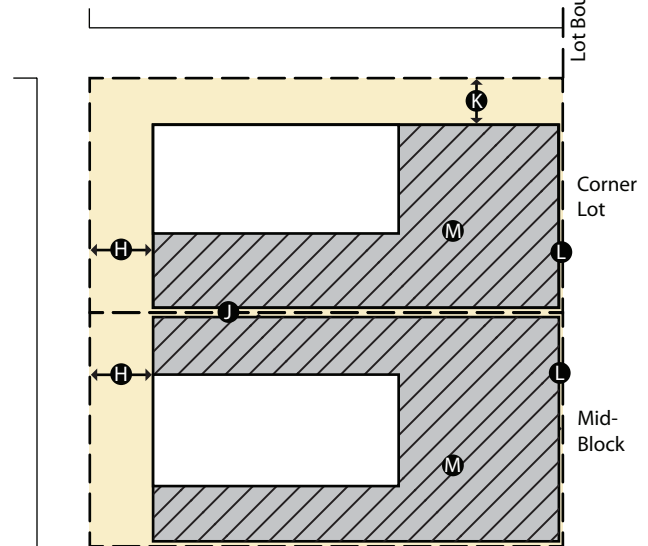
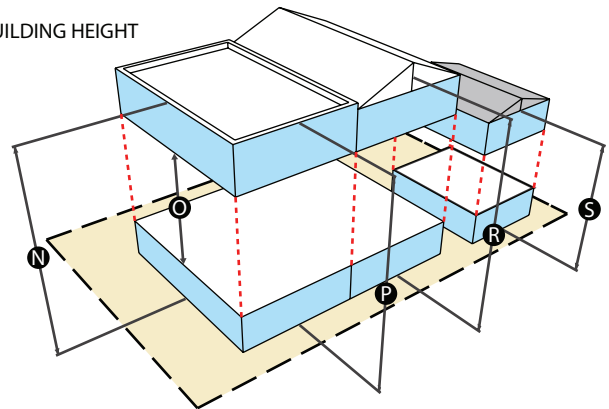
M INDUSTRIAL DISTRICT

The M District is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. This district is intended to be located away from all residential development. The M District is consistent with the Light Industry/Research category of the General Plan.

BUILDING PLACEMENT	
A. Minimum Lot Width	100 ft.
B. Lot	
C. Building Envelope	Not to Exceed xx% of
D. Minimum Front Yard Setbacks	10 ft.
E. Minimum Side Yard Setback	10 ft.
F. Minimum Corner-Lot Side Yard Setback	10 ft.
G. Minimum Rear Yard Setback	0 ft.
ACCESSORY STRUCTURE	
H. Minimum Front Yard Setback	10 ft.
J. Minimum Side Yard Setback	0 ft.
K. Minimum Corner-Lot Side Yard Setback	10 ft.
L. Minimum Rear Yard Setback	0 ft.
M. Maximum Lot Coverage	NA
BUILDING HEIGHTS	
N. Maximum Building Height	NA 1
O. Floors	NA 1
P. Flat Roof - Max Height	NA 1
R. Pitched Roof - Max Height	NA 1
S. Accessory Bldg. - Stories	NA 1

Footnotes

¹. Rear yard setbacks and building heights may be affected by the residential adjacency standards set forth in LVMC 19.08.060.

Illustrations & Graphics**M**
19.08.100**BUILDING PLACEMENT****ACCESSORY STRUCTURES****BUILDING HEIGHT**

ADDITIONAL INFORMATION

Where a property in an M District is adjacent to, or across the street from, a residential district, the minimum setback from the property line or street right-of-way line shall be fifty feet. The setback area shall be maintained free and clear of all buildings or industrial uses, except that this area may be used for parking. Such parking use may include parking for industrial equipment and vehicles if parking areas are completely screened from any residential view.

ACCESSORY STRUCTURES Specialized Standards

19.08.100.D

Accessory structures within any commercial or industrial district shall conform to the following:

1. **Timing of Placement.** Accessory structures shall not be established or constructed on a site prior to the start of construction of the principal structure on that site, except that construction trailers may be placed on a site at the same time clearance and grading begins. Construction trailers may remain on the site only for the duration of construction.

2. **Locational Restrictions.** Detached accessory structures shall not be located within the required perimeter landscaping on a site, or in such a manner as to interfere with required on-site parking or driveways.



**COMMERCIAL PARKING DESIGN
STANDARDS****Parking.**

In addition to the standards listed for parking in the tables provided for each district, development on any lot subject to the standards provided in this Chapter shall conform to the following:

1. Every building or land use established, every existing building enlarged and every existing use expanded shall provide off-street parking and loading spaces in accordance with the minimum parking requirements set forth in LVMC 19.12.070 and the any other applicable requirements and standards of this Title. Existing parking and loading spaces shall not be reduced below the minimum required by this Title.

2. All on-site parking shall be provided on the same parcel as the principal use, except as permitted by the off-site parking provisions of this Title. Parking on the public right-of-way may not be counted towards satisfying the requirement for on-site parking.

3. All parking and vehicle storage areas shall occur on paved areas and conform to the conditions and requirements as outlined in Chapter 19.12, except that:

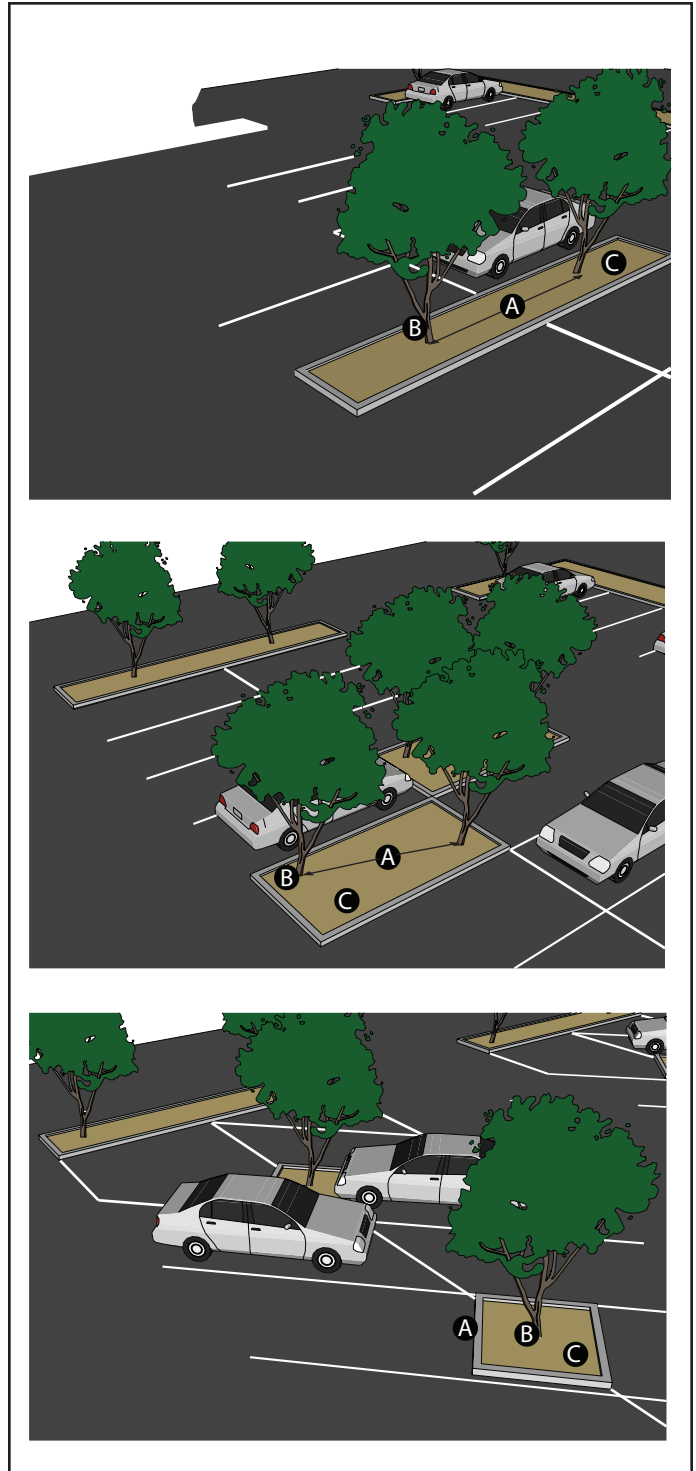
a. Areas within automobile salvage yards used for the storage of wrecked vehicles need only be oiled or otherwise protected so as to prevent a dust nuisance.

4. Except as otherwise provided in LVMC 19.12.070 or some other provision of this Title, when more than one use is to be conducted on a site, parking shall be calculated and provided for each of the uses separately.

5. When buildings are located at the front of a site, all parking shall be located to the side or rear of buildings and away from the street front unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. Parking lots shall not be permitted on street corners unless the applicant can demonstrate by substantial and convincing evidence that to locate them elsewhere would be infeasible.

6. Large parking lots with more than five hundred parking spaces should be divided into well-landscaped, small sub-area parking lots that contain two hundred fifty or fewer parking spaces. Buildings, pedestrian walkways or landscape areas with a minimum width of fifteen feet should be used to delineate the sub-area parking lots.

7. The distribution of parking spaces for any and all individual uses will be required to be arranged on site to





19.08.120

COMMERCIAL AND INDUSTRIAL SIGN STANDARDS

A. Conformance and Purpose

1. Conformance Required

A sign shall be erected, placed, established, relocated, painted, created, or maintained within a residential district in the City only in conformance with the standards, procedures, exemptions and other requirements of this Subchapter.

2. Purpose

The goal of this Subchapter is to achieve a balance among: the use of signs for business advertising; the public's need for signs as aids to way-finding; traffic safety; community appearance, particularly along its major corridors; and the maintenance of the residential character of the City's neighborhoods. In furtherance of that goal, this Subchapter has the following specific purposes:

- a. To improve the quality, visibility, conspicuity and appearance of signs, and the appearance of properties, thoroughfares and neighborhoods within the City in accordance with the Las Vegas 2020 Master Plan;
- b. To establish a set of design criteria to allow a limited variety of signs in residential districts, subject to the standards of this Subchapter and the certification procedures of this Title;
- c. To allow without permit or certification certain signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this Subchapter;
- d. To provide for temporary signs without commercial messages in limited circumstances;
- e. To prohibit all signs within residential districts not expressly permitted by this Subchapter; and

B. General Requirements

1. General

On-premise signs may be allowed on residential property in the City in accordance with this Subchapter.

2. Compliance with City Codes

In addition to the requirements of this Subchapter, all signs shall comply with applicable provisions of the technical codes of the City of Las Vegas. All signs shall be attached in compliance with the City Building Code. Signs allowed under this Subchapter, either with or without a sign certificate, shall be erected or placed in accordance with applicable height, size and setback requirements and shall conform to applicable lighting standards and other standards, restrictions and conditions set forth in this Title.

3. Certificate Required

Prior to the construction, placement, erection or modification of any on-premise sign requiring a certificate under the provisions of this Subchapter, the owner(s) of the lot or the owner's authorized agent shall secure a sign certificate in accordance with the requirements of LVMC 19.16.200. No person shall install a sign that requires a certificate unless the appropriate certificate has been obtained, nor shall any person permit or cause such a sign to be installed without a certificate.

4. General Standards

- a. **Conformance with Sign Standards.** No sign shall be allowed within a residential district unless the size, characteristics and location of the sign conform to the requirements of this Subchapter, and the number of signs on the lot does not exceed the limitations imposed by this Subchapter.
- b. **Signs in public right-of-way.** Except as otherwise provided in LVMC 19.04.310, no sign shall be erected in the public right-of-way.
- c. **Required mounting.** Except as otherwise provided in this Subchapter, all on-premise signs shall be permanently mounted to a building or freestanding permanently secured support structure. Portable on-premise signs shall only be permitted under Section 19.06.140(G). No sign shall be painted onto a wood or masonry perimeter fence.
- d. **Sound.** No sign shall emit any sound as part of the advertising message.
- e. **Odors.** No sign shall emit any odor as part of the advertising message.



f. Street addresses. On-premise freestanding or monument signs identifying a building or complex of structures, located along the street frontage to which the street address applies, shall display the address of the building or the range of addresses within the complex. Any other on-premise sign may incorporate a street address. The area of the street address text shall not be computed as part of the sign face. All street addresses displayed shall be in conformance with the most recently adopted version of the "City of Las Vegas Street Naming and Address Assignment Regulations".

g. Issuance of Certificate. No sign certificate shall be issued for an existing or proposed sign in a residential district unless the sign is consistent with the requirements of this Title (including those protecting existing signs) and is consistent with any Master Sign Plan in effect for the property.

5. Construction Materials and Attachment

- a. All signs, other than temporary signs conforming in all respects with the requirements of Section 19.06.140(G), shall be constructed of durable materials.
- b. All signs shall be permanently attached to the ground, a building or other structure by direct attachment to a rigid wall, frame or structure, except as allowed for certain temporary signs in accordance with Section 19.06.140(G).

6. Licensed Contractor Required

All signs that require a construction permit under applicable codes shall be installed by a qualified contractor licensed by the City of Las Vegas and the State of Nevada.

7. Maintenance

- a. All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Subchapter at all times.
- b. All materials used in sign construction shall be maintained in such a manner as to be free from fading, peeling, chipping and other states of general deterioration.

8. Revocation

A sign certificate is revocable if the sign is

abandoned or allowed to become unsafe or dangerous, or is otherwise condemned. The owner(s) shall maintain the sign in safe condition at all times and shall remove the sign if abandoned.

9. Determination of Visibility or Legibility

Where a determination of "visibility" or "legibility" is required, the standard shall be based on the minimum required eyesight of an adult eligible to receive a Nevada driver's license (wearing any corrective lenses required by such license). Where the height of the person is material to the determination, the person shall be presumed to be more than five feet and less than six feet tall.

10. Sign Certificate Application

Where a sign certificate is required, an application shall be submitted in accordance with LVMC 19.16.200.

C. Residential Protection Standards

1. Illuminated Signs

Any illuminated sign requiring a sign certificate and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use shall be subject to the following additional lighting standards:

- a. If the sign is located within 40 feet of the property planned or zoned for residential use and is or will be visible from such property, it may be internally illuminated or lighted with direct white light;
- b. If the sign is located more than 40 feet from the property planned or zoned for residential use but within 200 feet of such property and the sign is or will be visible from such property, it may be interior-lit or lighted with direct white light, but it shall not contain bare bulbs, exposed neon tube, animation or a electronic message unit; and
- c. Direct lighting fixtures for such signs shall be aimed up and/or away from the property planned or zoned for residential use.

2. Electronic Message Unit, Animated and Flashing Signs

Electronic message units, animated signs and flashing signs are prohibited within 200 feet of



property planned or zoned for residential use unless the design of the sign or its location and orientation ensure that the electronic message unit, animated or flashing portion of the sign, or any other light from the sign will not be visible from the property planned or zoned for residential use.

D. Certain Illegal and Abandoned Signs

1. Action Required

- a. Abandoned sign faces or sign copy shall be removed from public view by covering the sign face, replacing the sign face with a blank sign face, or replacing the sign copy with sign copy that relates to an on-going business, product, service, idea or commercial activity on-site.
- b. Abandoned sign structures and illegal signs shall be removed by the owner(s) of the property, the owner's agent, or the person having the beneficial use of the building, structure or land where such sign is located within 10 days, in the case of illegal signs, and 30 days, in the case of abandoned sign structures, after written notification from the City.
- c. Failure to comply with a notice from the City demanding the removal of an abandoned sign or an illegal sign within the time period specified in the notice shall be considered a violation of this Subchapter. See also LVMC 19.16.200(E).

E. Exempt and Prohibited Signs

1. Substitution of Non-Commercial Messages

Any sign authorized in this Subchapter may contain non-commercial copy in lieu of any other copy.

2. Exempt Signs

The following signs shall be exempt from regulation under this Subchapter:

- a. Any public safety sign, notice or warning required by a valid and applicable federal, state, or local law, regulation or ordinance;
- b. Non-commercial messages unless otherwise regulated by this chapter;
- c. Any sign inside a building that is not legible from a distance of more than three feet beyond the nearest boundary line of the premises on

which the sign is located;

- d. Works of art or decorative architectural graphics that do not include a commercial message and are not symbolic of any commercial business and are not symbolic of commercial activities taking place on the premises on which the graphic is located;
- e. Official notices of any court, public body or officer, or any other sign required by law;
- f. Notices posted by a utility or other quasi-public agent in the performance of a public duty or by any person giving due legal notice; or
- g. Signs not visible from the public right-of-way.

3. Prohibited Signs

The following signs are prohibited:

- a. All signs not expressly permitted or exempted under this Subchapter;
- b. Any on-premise sign that is associated with a use that no longer occupies the premises on which it is located;
- c. Pole signs placed or erected after August 1, 2002 that do not meet the freestanding sign design standards contained in this Subchapter;
- d. A private sign of any kind located on or over any public street, walkway, parking or other public property except as otherwise provided for in this Subchapter;
- e. Displays that employ white, red or blue rotating lights or any lights that simulate emergency vehicle lights;
- f. Except as lawfully permitted as a temporary special event or civic event sign, beacons, pennants, inflatable signs, tethered balloons, portable signs and similar attention gaining devices;
- g. Signs placed on parked vehicles or trailers, or parked commercial vehicles where the vehicle or trailer is not used by the business advertised for the transportation of persons or goods in the ordinary course of business;
- h. Permanent balloon signs; and
- i. Outdoor, portable electric signs, except as

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19.08.120(F)

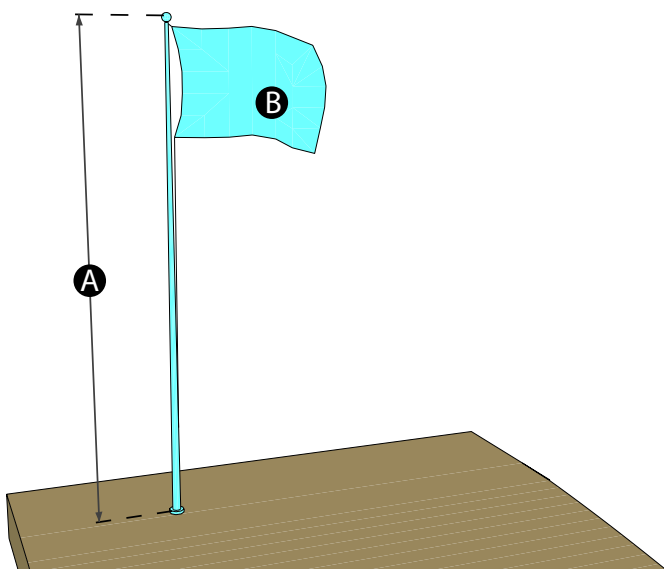
FIGURE 1 - DECORATIONS

FINAL GRAPHIC / ILLUSTRATION / FIGURE
FORTHCOMING

FIGURE 2 - DECORATIONS

FINAL GRAPHIC / ILLUSTRATION / FIGURE
FORTHCOMING

FIGURE 3 - OFFICIAL FLAGS



permitted under the provisions for temporary signs.

F. Signs Permitted in Residential Districts

The following signs and similar devices are permitted in residential districts as indicated, subject to the specified conditions:

1. Decorations (see Figure 1)

Signs in the nature of decorations, clearly incidental and customary and commonly associated with any national, local or religious holiday are permitted without a sign certificate within all residential districts; provided that such signs are not displayed for a period of not more than sixty (60) consecutive days nor more than sixty (60) days in any one (1) calendar year. Such signs are not restricted as to type, number, area, height, location, illumination, or animation.

2. Traffic Control Signs on Private Property (see Figure 2)

Any traffic control sign on private property, such as "Stop," "Yield" and similar signs, the face of which meets Department of Public Works standards and which contains no commercial message of any sort is permitted without a sign certificate within all residential districts.

3. Official Flags of Governments and Governmental Agencies (see Figure 3)

Flags of the United States, state flags, municipal flags, flags of foreign nations and any other flag representing a government or governmental agency are permitted without a sign certificate within all residential districts, provided that:

- a. The flag is not flown from a pole the top of which is more than 40 feet in height (see **A** in Figure 2);
- b. No more than one flag for any one governmental unit or nation is permitted on each parcel of land; and
- c. No more than four flags are permitted on the same parcel of land.

4. Official Flags of Private Entities (see Figure 3)

Official flags of private corporations or other private entities are permitted at the location of the main

headquarters, corporate offices or branch office of the subject entity provided that:

- a. The flags do not exceed 60 square feet in area (see **B** in Figure 3);
- b. The flags are not flown from a pole the top of which is more than 40 feet in height; and
- c. No more than one flag is permitted on each parcel of land.

Illustrations & Graphics

19.08.120(F)



Illustrations & Graphics

Garage or Yard Sale Signs 19.08.120(F)(5)

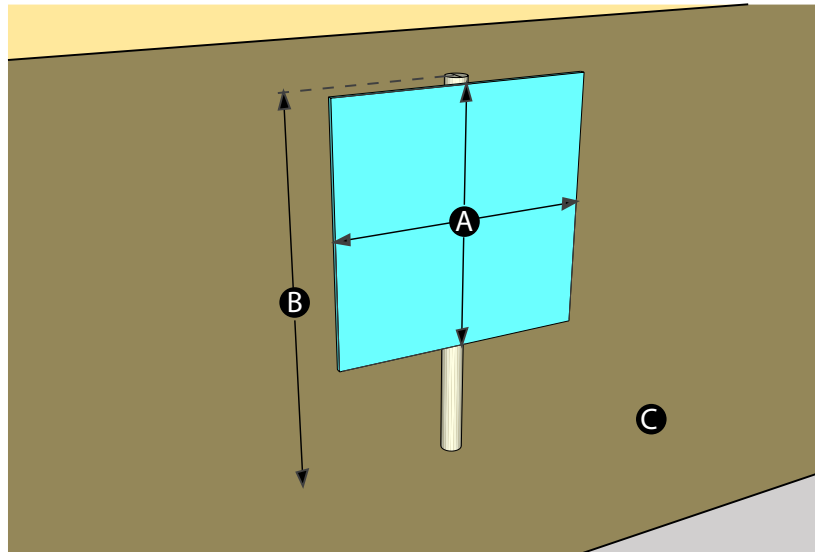


FIGURE 4

Table 1. Garage or Yard Sale Sign Standards in Residential Districts

Standard	U, R-E, R-1, R-CL, R-TH, R-2 R-3, R-4 and R-MH
Maximum Number	1 sign per event
Maximum Area (see A in Figure 3)	16 square feet
Maximum Height (see B in Figure 3)	6 feet
Location (see C in Figure 3)	No such sign shall be placed on private property without the permission of the property owner(s), and no such sign shall be placed on any public land, including rights-of-way, traffic medians, public sidewalks, public trails, bicycle paths on City property, in City rights-of-way, or on fixed structures such as light poles or traffic signals
Additional Standards	1. No such sign may be used more than 24 hours prior to the start of the garage or yard sale event. 2. The property owner(s) shall be responsible for removal of the signs at the end of the garage or yard sale event.
Illumination Permitted	No
Certificate Required	No

Illustrations & Graphics

Incidental Signs (Attached and Freestanding) 19.08.120(F)(6)

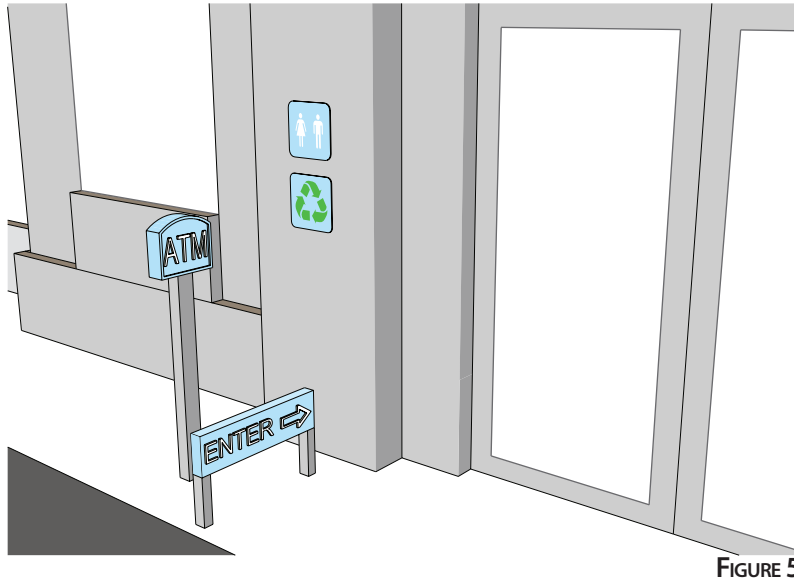


FIGURE 5

Table 2. Incidental Sign Standards (Attached or Freestanding) in Residential Districts

Standard	U, R-E, R-1, R-CL, R-TH, R-2, R-3, R-4 and R-MH
Non-directional Signs	Typical incidental signs include, but are not limited to, "restroom," "telephone," "no parking," "entrance," "exit," and generic directions such as "office," "ATM," or "stores."
Maximum Number	No specific limit
Maximum Area	1. 4 square feet if set back less than 30 feet from the public right-of-way 2. 9 square feet if set back 30 or more feet from the public right-of-way
Maximum Height	5 feet
Minimum Setback	5 feet from all property lines
Additional Standards	No non-directional sign shall carry any commercial message whatsoever
Illumination Permitted	No
Certificate Required	No
Directional Signs	Signs specifically designed to give parking or traffic directions and other directional information commonly associated with and related to the permitted use
Maximum Number	2 per driveway or vehicular access except that any such sign not legible from the public right-of-way shall not be counted in this limitation
Maximum Area	12 square feet. If the sign includes a business name or logo, it shall not comprise more than 50 percent of the permitted sign area
Maximum Height	7 feet
Minimum Setback	5 feet from all property lines
Illumination Permitted	Internal illumination only
Certificate Required	No

Illustrations & Graphics

Open House Signs 19.08.120(F)(7)

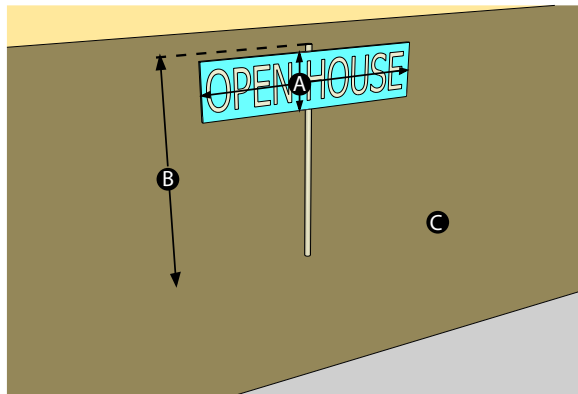


FIGURE 6

Table 3. Open House Sign Standards in Residential Districts (see Figure 6)

Standard	U, R-E, R-1, R-CL, R-TH, R-2, R-3, R-4 and R-MH
Open House Signs	An "open house" realty sign is intended to serve only the short-term customer directing potential homebuyers to an open house of a dwelling unit "For Sale". Such signs are not permanent directional signs.
Maximum Number	6 per event
Maximum Area (see A in Figure 6)	9 square feet per sign
Maximum Height (see B in Figure 6)	6 feet
Sign Placement (see C in Figure 6)	1. Open house signs shall only be placed on private property and shall not be placed on any public land, including rights-of-way, traffic medians, public sidewalks, public trails, bicycle paths on City property, in City right-of-way between the sidewalk and the curb, on signs in the right-of-way, or on fixed structures such as light poles or traffic signals 2. No such sign shall block or overhang any sidewalk or other established pedestrian walkway. 3. In order to place "Open House" signs on the private property, other than the property that is the subject of the open house event, authorization from the property owner(s) or the owner's duly authorized agent is required.
Additional Standards	1. All open house signs shall state "Open House". 2. Such signs shall not be used for the sale of any residence for which there are current signs (either weekend or continuous) unless the residence is a re-sale and is for sale by owner(s) or listed by an agent other than the marketing agent for the development. 3. All such signs shall contain the listing agent's name and telephone number. A business card is permissible as long as it is protected from the elements. 4. No such signs may be displayed more than one hour prior to nor more than one hour after the period a real estate licensee or broker is on duty at the home for sale; and 5. The property owner(s) shall be responsible for removal of the signs at the end of the open house event.
Illumination Permitted	No
Certificate Required	No

Illustrations & Graphics

Project Flags 19.08.120(F)(8)

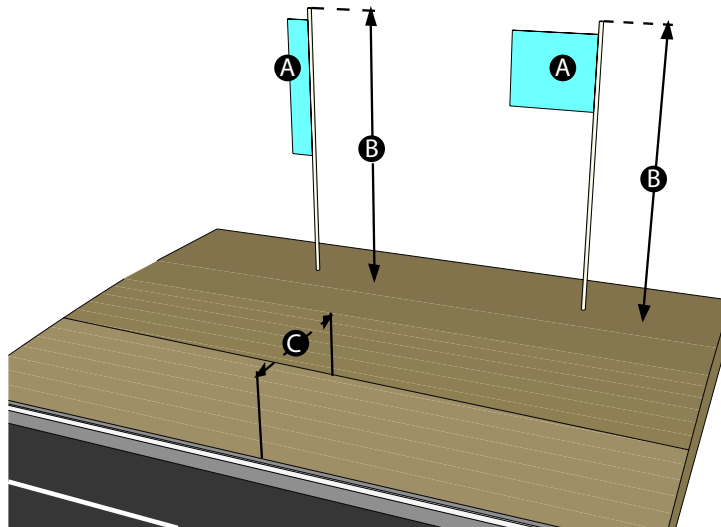


FIGURE 7

Table 4. Project Flag Standards in Residential Districts (see Figure 7)

Standard	U, R-E, R-1, R-CL, R-TH, R-2, R-3, R-4 and R-MH
Maximum Number	Project flags are decorative flags intended to identify a specific development containing a residential use. These flags do not contain any advertising copy other than the name or the logo of the development.
Maximum Area (see A in Figure 7)	25 flags per development that is 10 acres in area or less, plus one additional flag for each additional one-half acre in area
Maximum Height (see B in Figure 7)	24 square feet per flag
Location (see C in Figure 7)	24 feet
Additional Standards	5 feet to all property lines
Illumination Permitted	No
Certificate Required	No

Illustrations & Graphics

House of Worship Directional Signs

19.08.120(F)(9)

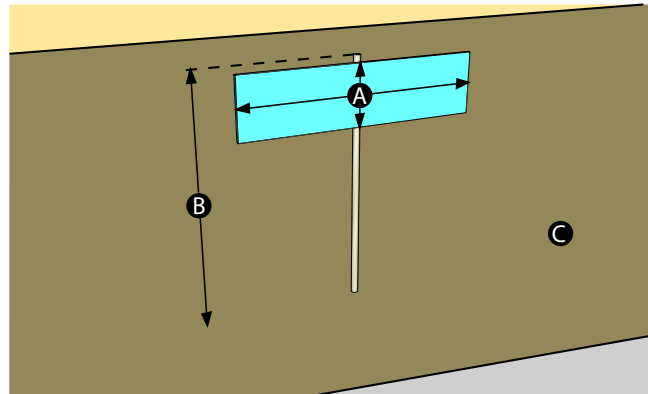


FIGURE 8

Table 5. House of Worship Directional Sign Standards in Residential Districts (see Figure 8)

Standard	U, R-E, R-1, R-CL, R-2, R-3, R-4 and R-MH
House of Worship Directional Signs	House of Worship directional signs are intended to assist the public in finding their way to houses of worship or religious services held in nontraditional locations or facilities. Such signs are not permanent directional signs and may only be used during the periods stated in this Subsection.
Maximum Number	6 signs
Maximum Area (see A in Figure 8)	9 square feet per sign
Maximum Height (see B in Figure 8)	6 feet
Sign Placement (see C in Figure 8)	- Such signs shall only be placed on private property and shall not be placed on any rights-of-way, traffic medians, public sidewalks, public trails, bicycle paths, on signs in the right-of-way, or on fixed structures such as light poles or traffic signals. - No such sign shall block or overhang any sidewalk or other established pedestrian walkway. - In order to place such signs on private property other than the property containing the house of worship or the premises of the religious services, written authorization from the property owner(s) or the owner's duly authorized agent is required.
Additional Standards	- All such signs shall contain the name of the house of worship and its address; - All such signs shall contain the name and telephone number of the official of the house of worship responsible for the signs. A business card is permissible as long as it is protected from the elements; - The house of worship shall be responsible for removal of the signs at the end of the display period; and - No such sign shall be installed before 6 PM on Friday, and all such signs shall be removed by 6 AM on Monday (Tuesday when City offices are closed on Monday due to a holiday).
Illumination Permitted	No
Certificate Required	No

Illustrations & Graphics

Community Interior Directional Signs 19.08.120(F)(10)

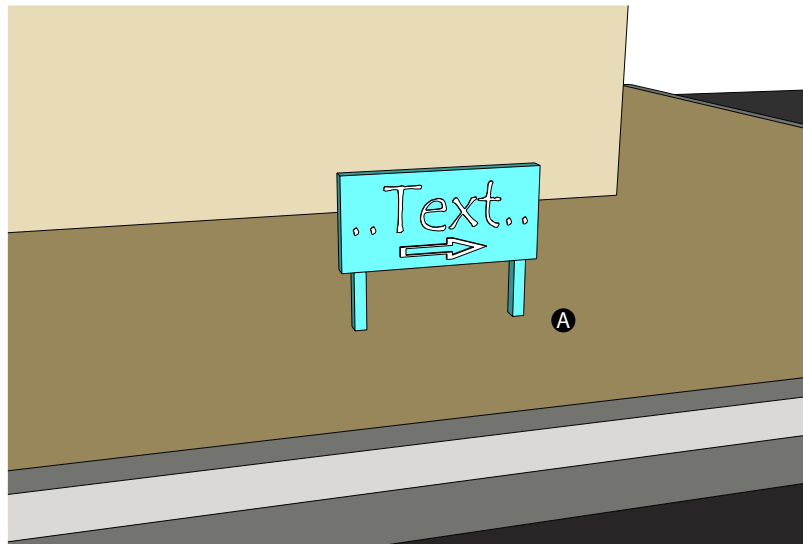


FIGURE 9

Table 6. Community Interior Directional Sign Standards in Residential Districts (see Figure 9)

Standard	U, R-E, R-1, R-CL, R-2, R-3, R-4 and R-MH
Maximum Number	There is no specific limit on the number of signs
Sign Location (see A in Figure 9)	1. On private property or within public right-of-way, including median, subject to approval of an encroachment agreement; and 2. Placement subject to approval of the City of Las Vegas Traffic Engineer.
Illumination Permitted	Direct white light or internal illumination only
Certificate Required	Yes

Illustrations & Graphics

Development Entry Statement Signs 19.08.120(F)(11)

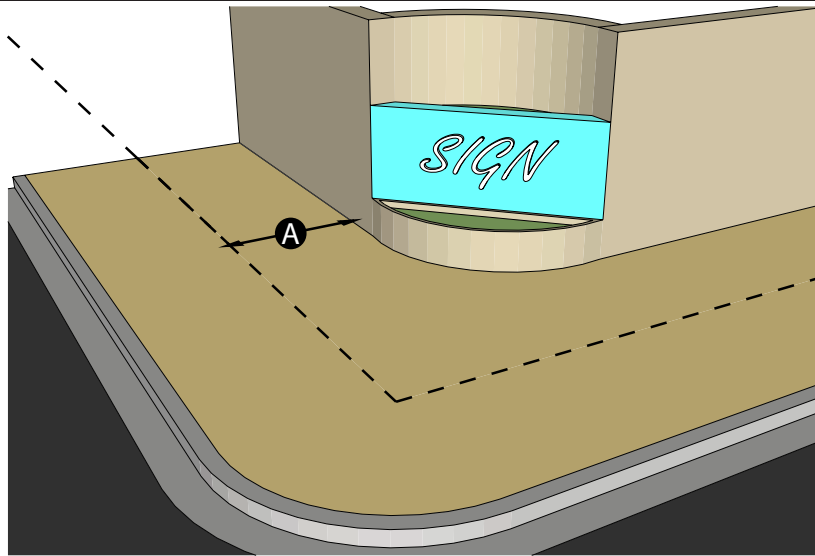


FIGURE 10

Table 7. Development Entry Statement Sign Standards in Residential Districts (see Figure 10)

Standard	U, R-E, R-1, R-CL, R-2, R-3, R-4 and R-MH
Maximum Number	2 signs at each entry to a subdivision, apartment complex, or identifiable community. The developer may place one sign on each side of the entry street/drive or one sign in the median, subject to approval of an encroachment agreement if applicable
Sign Location (see A in Figure 10)	Setback 5 feet from the property line or a location approved by the City of Las Vegas Traffic Engineer.
Illumination Permitted	Direct white light or internal illumination only
Certificate Required	Yes

Illustrations & Graphics

Building Markers 19.08.120(F)(12)

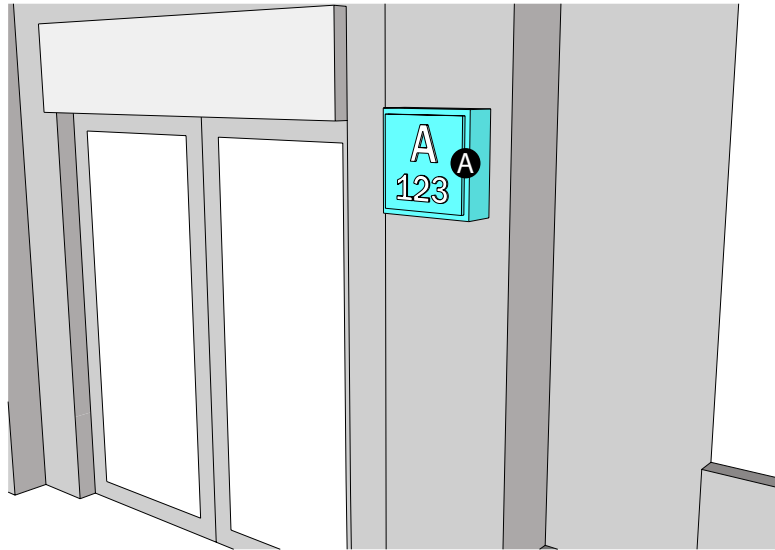


FIGURE 11

Table 8. Building Marker Standards in Residential Districts (see Figure 11)

Standard	U, R-E, R-1, R-CL, R-2, R-3, R-4 and R-MH
Maximum Number	There is no specific limit on the number of signs
Maximum Area (see A in Figure 11)	4 square feet per sign
Maximum Height	NA
Minimum Setback	NA
Illumination Permitted	No
Certificate Required	No

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Directory Signs 19.08.120(F)(13)

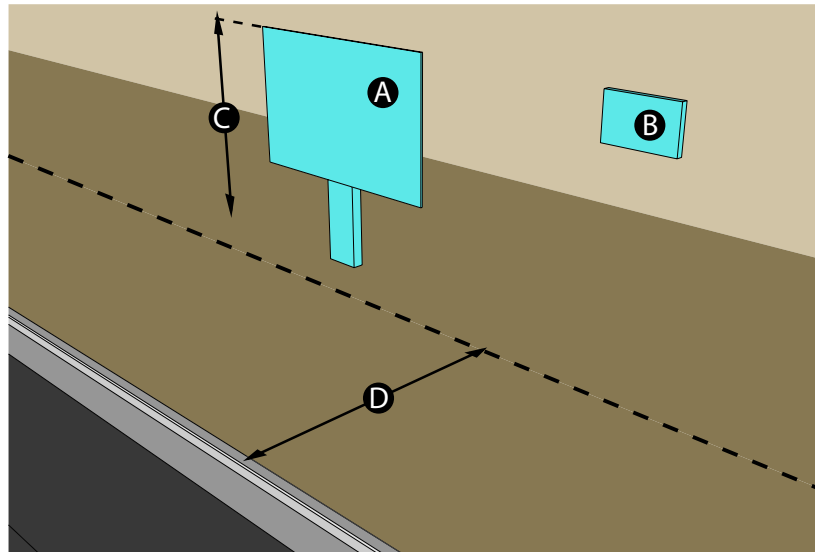


FIGURE 12

Table 9. Directory Sign Standards in Residential Districts (see Figure 12)

Standard	U, R-E and R-1	R-CL, R-TH, R-2, R-3, R-4 and R-MH
Maximum Number	1 freestanding sign per building or per driveway, whichever is greater and 1 attached sign per public entrance	1 freestanding sign per building or per driveway, whichever is greater and 1 attached sign per public entrance
Maximum Area (see A and B in Figure 12)	24 square feet for freestanding 12 square feet or 5% of the building elevation to which it is attached, whichever is less	24 square feet for freestanding 12 square feet or 5% of the building elevation to which it is attached, whichever is less
Maximum Height (see C in Figure 12)	8 feet if freestanding	8 feet if freestanding
Minimum Setback (see D in Figure 12)	25 feet from all property lines, if freestanding	25 feet from all property lines, if freestanding
Additional Standards	- Permitted only if the development utilizes private streets - Only the word "Directory" should be legible from the public right-of-way; the directory sign(s) should be located so that the user can pull out of off-site traffic to read the details of the directory. - Directory signs are permitted in addition to any other allowed attached or freestanding signs.	- Only the word "Directory" should be legible from the public right-of-way; the directory sign(s) should be located so that the user can pull out of off-site traffic to read the details of the directory. - Directory signs are permitted in addition to any other allowed attached or freestanding signs.
Illumination Permitted	Direct white light or internal illumination only	Direct white light or internal illumination only
Certificate Required	No	No

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Institutional Signs (Attached) 19.08.120(F)(14)

FINAL GRAPHIC / ILLUSTRATION / FIGURE
FORTHCOMING

FIGURE 13

Table 10. Attached Institutional Sign Standards in Residential Districts (see Figure 13)

Standard	U, R-E, R-1, R-CL, R-2, R-3, R-4 and R-MH
Maximum Number	1 sign per building elevation that faces directly onto a street frontage or on-site parking area
Maximum Area (see in Figure 13)	10% of the building elevation to which it is attached
Maximum Height	NA
Minimum Setback	NA
Illumination Permitted	Direct white light or internal illumination only
Certificate Required	Yes

Institutional Signs (Freestanding) 19.08.120(F)(15)

Illustrations & Graphics

FINAL GRAPHIC / ILLUSTRATION / FIGURE
FORTHCOMING

FIGURE 14

Table 11. Freestanding Institutional Sign Standards in Residential Districts (see Figure 14)

Standard	U, R-E, R-1, R-CL, R-2, R-3, R-4 and R-MH
Maximum Number	1 sign per street frontage on the site of any house of worship, school, or other institution that is a permitted use in the subject zoning district
Maximum Area (see in Figure 14)	50 square feet
Maximum Height	8 feet
Minimum Setback	5 feet from all property lines
Illumination Permitted	Direct white light or internal illumination only
Certificate Required	Yes



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Freestanding Signs 19.08.120(F)(16)

FINAL GRAPHIC / ILLUSTRATION / FIGURE
FORTHCOMING

FIGURE 15

Table 12. Freestanding Sign Standards in Residential Districts(see Figure 15)

Standard	R-3, R-4 and R-MH
Maximum Number	1 sign per development; however, developments that have street frontage on two or more streets that are 80 feet or more in width may have 1 sign on each such street frontage
Maximum Area	48 square feet
Maximum Height	12 feet
Minimum Setback	5 feet from all property lines
Additional Standards	1. All freestanding and monument signs on the same lot or in the same development shall maintain a minimum separation of 100 feet measured along the street frontage. 2. See also Residential Protection Standards in Section 19.##.###(##)
Illumination Permitted	Internal and external illumination. In addition, signs over 200 feet from property which is designated in the General Plan for future residential development may be animated or contain an electronic message unit
Certificate Required	Yes

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Wall Signs 19.08.120(F)(17)



FIGURE 16

Table 13. Wall Sign Standards in Residential Districts (see Figure 16)

Standard	U, R-E, R-1, R-CL, R-TH and R-2	R-3, R-4 and R-MH
Maximum Number	1 sign	1 sign per street front
Maximum Area	2 square feet	50 square feet
Maximum Height	12 inches above the top of the wall, marquee or parapet to which it is attached	12 inches above the top of the wall, marquee or parapet to which it is attached
Minimum Setback	n/a	n/a
Maximum Projection	A wall sign shall not project more than 24 inches from the building elevation, there shall be no additional message on the additional horizontal surface created by the projection.	A wall sign shall not project more than 24 inches from the structure to which it is attached. There shall be no additional message on the additional horizontal surface created by the projection.
Additional Standards	1. Sign shall be an integral part of or be supported by the wall or wall element (such as awning or marquee) to which they are attached. 2. See also Residential Protection Standards in Section 19.##.###(##)	1. Sign shall be an integral part of or be supported by the wall or wall element (such as awning or marquee) to which they are attached. 2. See also Residential Protection Standards in Section 19.##.###(##)
Illumination Permitted	Direct white light or internal illumination only	Internal and external illumination of wall signs is permitted except on a building elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use
Certificate Required	Yes	Yes

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Monument Signs 19.08.120(F)(18)

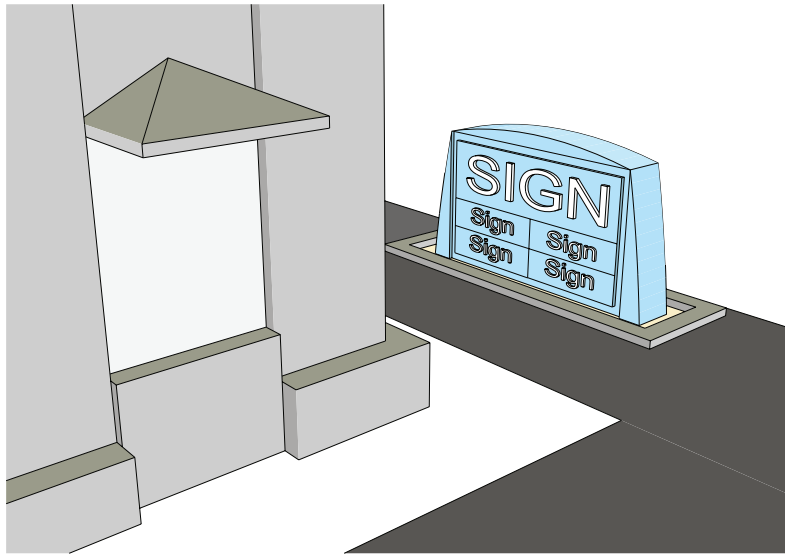


FIGURE 17

Table 14. Monument Sign Standards in Residential Districts(see Figure 17)

Standard	R-3, R-4 and R-MH
Maximum Number	1 sign per street frontage
Maximum Area	60 square feet
Maximum Height	8 feet
Minimum Setback	5 feet from all property lines
Additional Standards	1. All freestanding and monument signs on the same lot or in the same development shall maintain a minimum separation of 100 feet measured along the street frontage. 2. See also Residential Protection Standards in Section 19.##.###(##)
Illumination Permitted	Direct white light or internal illumination only
Certificate Required	Yes





















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19.08.120(G)

FIGURE 18 - POLITICAL SIGNS

FINAL GRAPHIC / ILLUSTRATION / FIGURE
FORTHCOMING

FIGURE 19 - SUBDIVISION DEVELOPMENT SALE SIGNS

FINAL GRAPHIC / ILLUSTRATION / FIGURE
FORTHCOMING

FIGURE 20 - SUBDIVISION DEVELOPMENT CONTINUOUS DIRECTIONAL
SIGNS

FINAL GRAPHIC / ILLUSTRATION / FIGURE
FORTHCOMING

G. Temporary Signs

Temporary signs are not constructed or intended for long term use. A limited number of temporary signs are permitted in residential districts as follows:

1. Political Signs (see Figure 18)

- a. **Maximum area.** 16 square feet per sign; not to exceed a maximum total area of 80 square feet for all such signs located on a lot containing a residential use. For all other uses, the maximum total area shall not exceed 128 square feet.
- b. **Additional standards.**
 - i. Political signs shall be placed only on private property.
 - ii. Political signs shall be designed and located in such a manner so that such signs do not interfere with or will be confused with a traffic control signal or sign, or obstruct the vision of traffic.
 - iii. Political signs shall not be placed on any public property or right-of-way or posted on any utility pole or device.
- c. **Certificate required.** All political signs in excess of 32 square feet require a sign certificate. Other political signs do not require a sign certificate.
- d. **Illumination permitted.** Separate illumination of political signs in residential districts is not permitted. Where a political sign is erected in place of another permitted sign or political copy is placed on an existing, lawful sign in a non-residential district, the illumination standards otherwise applying to the sign shall apply to the political sign or political copy.
- e. **Removal.** All political signs that relate to an election shall be removed within 15 days after the election to which they pertain. Signs supporting a candidate who loses a primary election or wins a nonpartisan race in a primary election with more than 50 percent of the vote shall be removed within 15 days after the primary election.
 - i. The person or persons who are responsible for the erection, placement or distribution of any political sign, including the person whose candidacy the sign supports, are jointly and severally responsible for the



removal of the political sign and the cost thereof.

- ii. If any sign is not removed within the time period set forth above, the City may, upon 5 days written notice to a candidate or other person responsible, remove and dispose of any such sign. The City shall certify the removal and may charge the candidate or other person responsible for the City's cost for the removal. Removal charges shall be paid within 30 days after receipt of a statement of charges.

2. Subdivision Development Sale Signs (see Figure 19)

- a. **Maximum number.** One subdivision development sale sign per residential subdivision per street frontage, with a maximum of two signs per subdivision.
- b. **Maximum area.** 300 square feet per sign.
- c. **Maximum height.** 22 feet, or 12 feet above the nearest property line wall.
- d. **Minimum setbacks and separations.**
 - i. 10 feet from any public right-of-way.
 - ii. 50 feet from any other on-premise, off-premise or subdivision development sale sign.
- e. **Additional standards.** The sign shall be a freestanding sign that is firmly secured in the ground, as approved by the Building Official.
- f. **Illumination permitted.** Direct white light or internal illumination only.
- g. **Certificate required.** Yes. The certificate application shall be accompanied by:
 - i. A site plan that clearly depicts the location of the proposed sign; description, drawing or picture of the proposed sign and description of the means by which it will be secured; and
 - ii. Written authorization for the placement of the sign from the owner(s) of the property or from the owner's duly authorized agent on which the sign is to be located.

- h. **Duration of Certificate.** The certificate shall be valid for 24 months or until the last unit or lot is sold, whichever occurs first. At that time, the sign shall be removed unless a new certificate has been obtained. The property owner(s) and certificate holder shall each be responsible for maintenance and removal of the sign.

3. Subdivision Development Continuous Directional Signs (see Figure 20)

Subdivision development directional signs are not considered "on-premise" signs or "off-premise" signs and are subject to the following:

- a. **Maximum number.** Eight signs per residential subdivision.
 - i. A sign structure advertising two or more different subdivisions may count all the signs on that structure towards the eight sign limit for only one of the subdivisions advertised on such structure, if the owner(s) or lessee(s) of the sign files a plan depicting the location and use and details of how all such signs are allocated.
- b. **Maximum area.**
 - i. Two of the eight permitted signs may be up to 128 square feet in area.
 - ii. Two of the eight permitted signs may be up to 96 square feet in area.
 - iii. The remaining four of the eight permitted signs shall not exceed 40 square feet in area.
 - iv. An embellishment of up to 20 percent of each sign area may be added to the sign.
- c. **Maximum height.** 14 feet, except that any authorized sign that exceeds 40 square feet in size may be up to 22 feet in height.
- d. **Minimum setbacks and separations.**
 - i. 10 feet from any public right-of-way.
 - ii. 100 feet from any other sign or on-premise or off-premise sign.
 - iii. 660 feet from the nearest travel lane of Summerlin Parkway from Station 499 + 78 to Station 601 + 30.

e. Additional standards.

- i. These signs are allowed only on vacant developable lots;
- ii. For any sign that is proposed within 660 feet of any highway classified by the State of Nevada as part of the interstate and primary highway system, a State of Nevada sign permit is required;
- iii. Such signs shall not be located more than four miles from the subdivision to which it is providing direction; and
- iv. Each sign shall be a freestanding sign that is firmly secured in the ground, as approved by the City of Las Vegas Building Official.

f. Illumination permitted. No.

g. Certificate required. Yes. The certificate application shall be accompanied by:

- i. A site plan that shows where the sign will be placed on property; and
- ii. A master location plan that indicates where all other subdivision development directional signs (not including weekend directional signs) for the subdivision will be placed.

h. Duration of certificate. The sign certificate shall be valid for 24 months or until the last unit or lot is sold, whichever occurs first. At that time, the sign shall be removed unless a new certificate has been obtained. The property owner(s) and the certificate holder shall each be responsible for maintenance and removal of the sign.

i. Landowner(s) consent. Any person placing a directional sign shall obtain the permission of the owner(s) of the property on which the sign is placed. Nothing in this ordinance shall be construed to authorize the placement of any sign without the permission of the landowner(s).

4. Subdivision Development Weekend Directional Signs (see Figure 21)

Weekend directional signs shall be used to direct traffic to residential projects only and shall not be employed for non-residential purposes of any kind.

a. Maximum number. 70 weekend directional signs per residential subdivision.

b. Maximum area. Four square feet per sign.

c. Maximum height.

- i. Four feet above nearest street curb.
- ii. 32 inches above nearest street curb when within 50 feet of any street intersection or driveway opening. Where no curb exists, height shall be measured from edge of adjacent public right-of-way.

d. Sign placement.

- i. Maximum placement distance of any weekend directional sign from its respective residential subdivision project shall be four miles as measured along a radial line whose axis is located at any point on the subject property.
- ii. Minimum spacing between signs relating to the same project is 300 feet, provided however, two signs may be placed within 10 feet of each other at locations where the path of travel turns direction.
- iii. Signs shall be placed at least 25 feet from any street intersection or driveway and not block or overhang any sidewalk or other established pedestrian way.

e. Additional standards.

- i. Changes in copy and graphics may be made without re-issuance of certificates; if, the name of the subdivision changes, the developer shall apply for a new certificate.
- ii. Signs may only be installed after 6 PM on Friday or on the day before any Federal, State, or City holiday that may occur throughout the week, and all signs shall be removed by 6 AM on Monday or by the same time on the day after such holiday.
- iii. Signs shall be made of plastic, or some other weather resistant material approved by the Director, and shall be attached to a single metal stake. Signs mounted on wooden stakes are prohibited.

f. Illumination permitted. No.



- g. Master sign plan required.** Weekend directional signs shall not be installed unless such signs are approved as a part of a master weekend directional sign plan. A certificate application and sign map shall be presented for each development for which weekend directional signs are to be employed. The application and map shall be in a form and include exhibits as specified by the Department. The map shall indicate the approximate location on each street of each sign to be installed and shall include a statement that at the time of installation no sign is to be installed in violation of the spacing requirements of this Subchapter or to cause any already-in-place weekend directional sign to be in violation of the spacing requirements. The certificate application shall state the name and mailing address of the party to be notified in the event of any violations of this Subchapter. A master weekend directional sign certificate may be issued to cover all weekend directional signs that have been approved as part of a master weekend directional sign plan.
- h. Insurance required.** Applicants for weekend directional sign certificates shall provide proof of and maintain comprehensive liability insurance in the minimum amount of \$4,000,000 per occurrence in a form acceptable to the Director. If any sign is placed in any unimproved public right-of-way, the certificate holder shall assume full responsibility for any damages or injuries to persons or property resulting either wholly or in part from the placement of the sign and shall agree to defend and indemnify the City and hold the City harmless from all liability for damages or injuries.
- i. Landowner(s) consent.** Any person placing a directional sign shall obtain the permission of the owner(s) of the property on which the sign is placed. Nothing in this ordinance shall be construed to authorize the placement of any sign without the permission of the landowner(s).
- j. Violations.** Weekend directional signs that are without proper certification; that are placed within 25 feet of a street intersection or driveway; that block or overhang sidewalks and other public pedestrian walkways; or that are left remaining after the time limitations set forth in this Section may be impounded immediately. Violations and the recovery of

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19.08.120(G)

FIGURE 21 - SUBDIVISION DEVELOPMENT WEEKEND DIRECTIONAL SIGNS

FINAL GRAPHIC / ILLUSTRATION / FIGURE
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19.08.120(G)

FIGURE 22 - CONSTRUCTION SIGNS

FINAL GRAPHIC / ILLUSTRATION / FIGURE
FORTHCOMING

FIGURE 23 - REAL ESTATE SIGNS ADVERTISING COMMERCIAL
PROPERTY

FINAL GRAPHIC / ILLUSTRATION / FIGURE
FORTHCOMING

FIGURE 24 - REAL ESTATE SIGNS ADVERTISING RESIDENTIAL PROPERTY

FINAL GRAPHIC / ILLUSTRATION / FIGURE
FORTHCOMING

signs are subject to the charges and remedies provided in Table 15 below.

Table 15 – Penalties

Violation	Penalty
1st	\$10 per sign if without proper certification. Fee shall be waived if owner(s) obtains proper sign certificate. If properly certified, warning only.
2nd	\$10 per sign.
3rd	\$15 per sign and misdemeanor citation.
4th	Revocation of weekend directional sign certificate.

5. Construction Signs (see Figure 22)

- a. **Maximum number.** One construction sign per development per street frontage.
 - i. Where two construction signs are located on a corner lot, such signs shall be separated by not less than 50 feet.
- b. **Maximum area.** 300 square feet in sign area.
- c. **Maximum height.** 18 feet.
- d. **Minimum clearance from bottom of the sign to ground.** Eight feet.
- e. **Minimum setback.** 10 feet from any public right-of-way.
- f. **Additional standards.**
 - i. Construction signs shall be freestanding signs and firmly secured in the ground, as approved by the Building Official.
 - ii. Construction signs are not permitted on residentially zoned property.
- g. **Illumination permitted.** No.
- h. **Certificate required.**
 - i. A temporary sign certificate is required. The certificate application shall be



accompanied by a site or location plan which clearly depicts the location of the proposed sign; a description, drawing or picture of the proposed sign and a description of the means by which it will be secured; and

- ii. The certificate is valid for up to 12 months or until the construction is complete, whichever occurs first. At that time, the sign shall be removed unless a new certificate has been obtained. The property owner(s) and the certificate holder, if the latter is not the property owner(s), shall each be responsible for the maintenance and removal of the sign.

6. Real Estate Signs Advertising Commercial Property (see Figure 23)

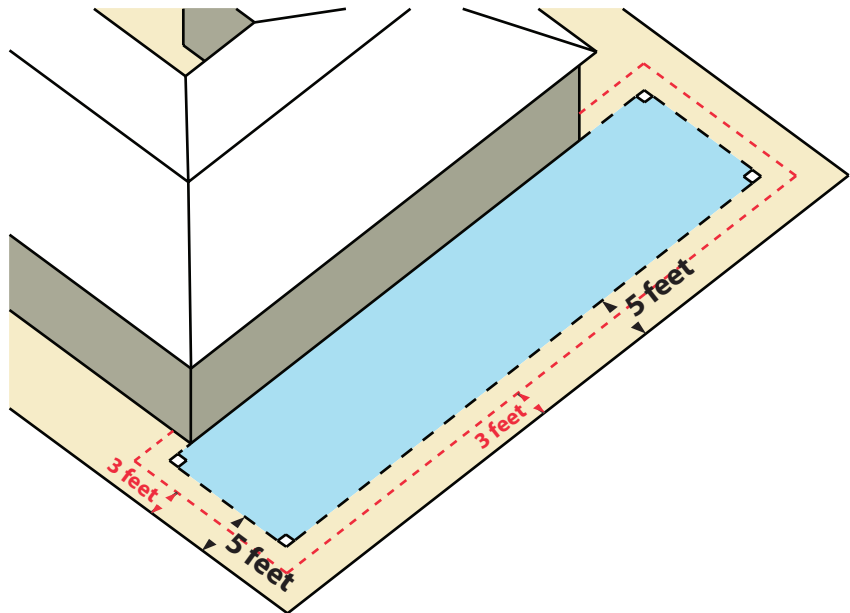
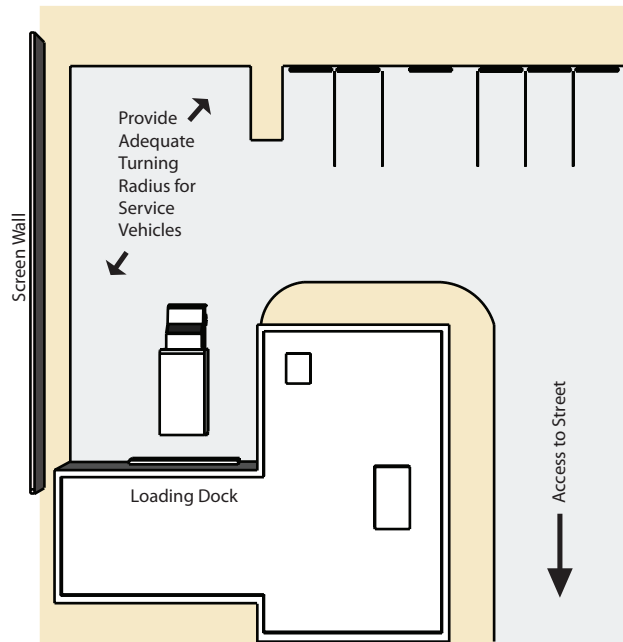
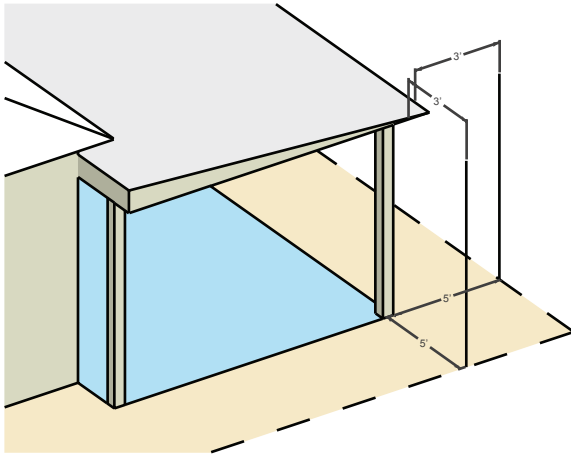
- a. **Maximum number.** One real estate sign per development or property for sale or lease per street frontage for parcels five acres or less in area, plus one additional sign for each additional five acres of parcel area.
- b. **Maximum area.**
 - i. **Unimproved lots.** 32 square feet per sign, or with an approved temporary sign certificate, such sign(s) may be up to 80 square feet in area for lots 20,000 square feet or less in area, plus an additional 40 square feet of sign area for each 20,000 additional square feet of lot area. In no case shall the aggregate sign area of all such permitted signs or the area of a single sign exceed 300 square feet.
 - ii. **Improved lots.** 64 square feet.
- c. **Maximum height.** 18 feet.
- d. **Minimum setback.** 10 feet from any public right-of-way.
- e. **Illumination permitted.** No.
- f. **Additional standards.**
 - i. Real estate signs shall be subject to the provisions of Section 19.06.170(C).
 - ii. The sign shall be a freestanding sign that is firmly secured in the ground, as approved by the Building Official.

g. Certificate required.

- i. A temporary certificate is required for signs in excess of 32 square feet.
- ii. The certificate is valid until the property or the last unit is sold or leased. At that time, the sign shall be removed. The property owner(s) and certificate holder, if the latter is not the property owner(s), shall each be responsible for the maintenance and removal of the sign.

7. Real Estate Signs Advertising Residential Property (see Figure 24)

- a. **Maximum number.** One per street frontage.
- b. **Maximum area.**
 - i. Six square feet for single and two family dwellings.
 - ii. 32 square feet for all other allowed uses. Real estate signs exceeding 32 square feet, up to a maximum of 64 square feet may be approved by the Director by means of a temporary sign certificate.
- c. **Maximum height.** Six feet for single and two family dwellings, 18 feet for all other allowed uses.
- d. **Minimum setback.** Five feet from all property lines.
- e. **Certificate required.** No.



19.08.050(H) ILLUSTRATIONS

Figure 4 Three Part Construction

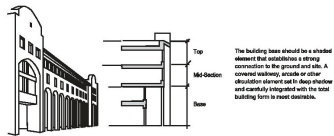
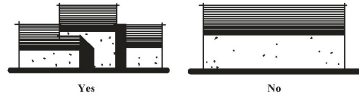


Figure 5 Building Mass

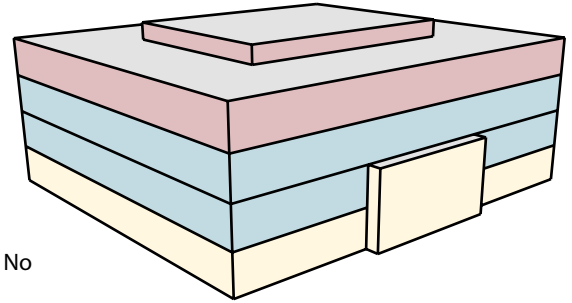


Perceived height and bulk can be reduced by dividing building mass into smaller scale components.

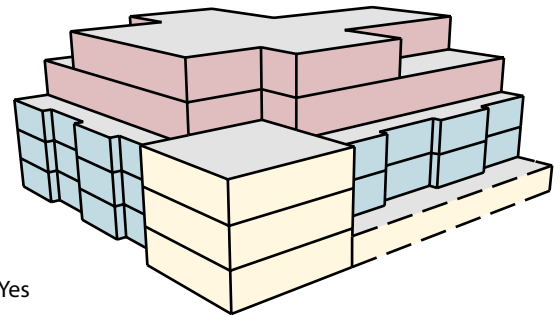
Figure 6 Dividing Building Mass



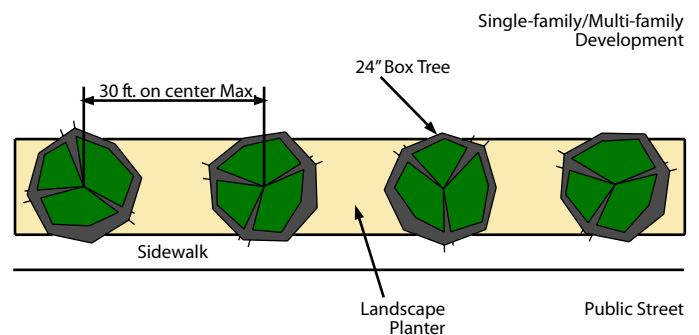
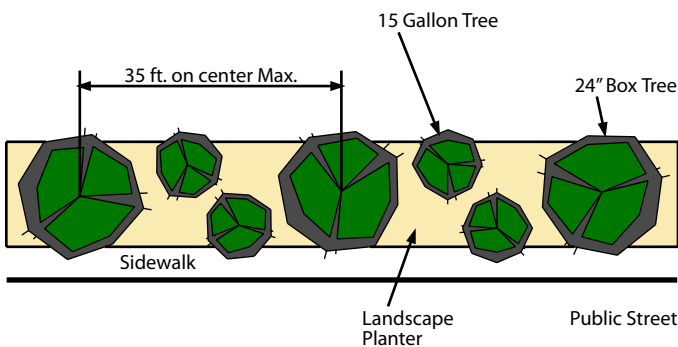
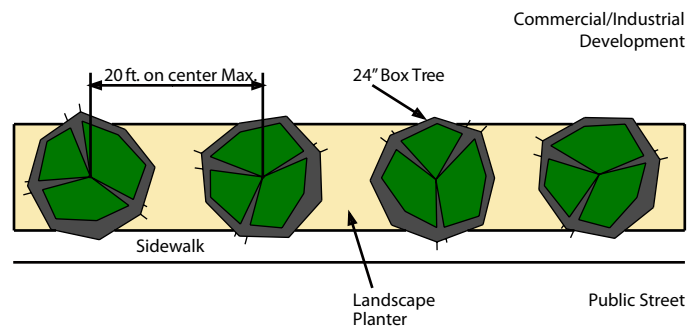
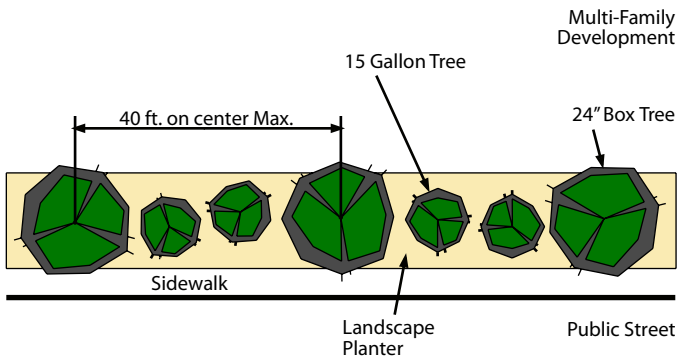
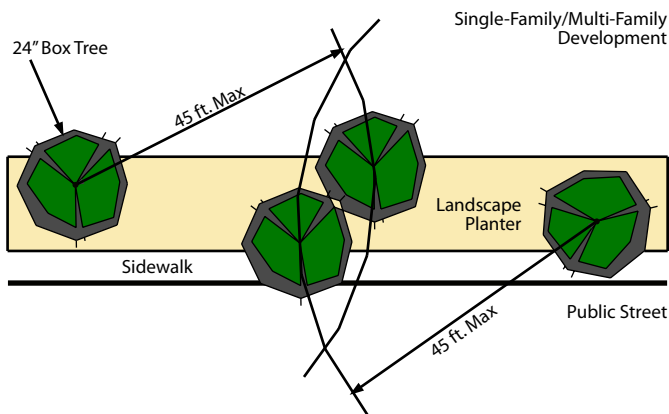
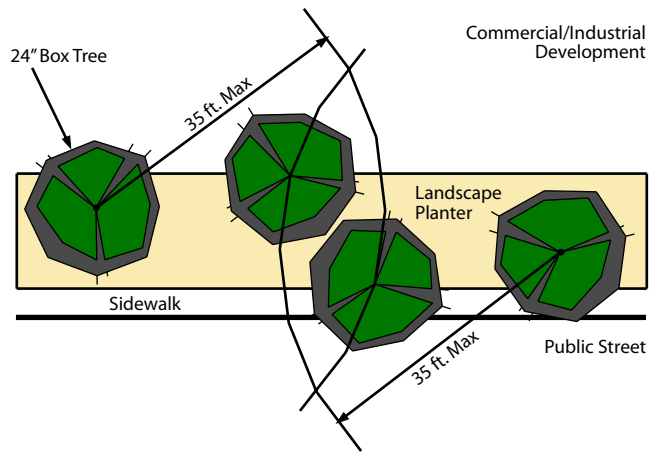
A recessed courtyard is an effective way of dividing building mass into smaller parts.



No



Yes

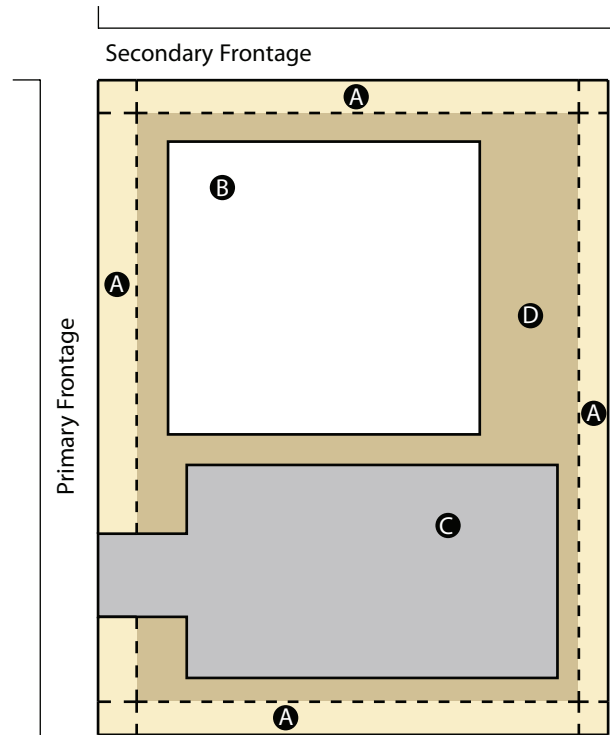




LANDSCAPE BUFFERS & TURF LIMITATIONS

A. Landscape Buffer - Minimum Zone Depths	Adjacent to Right-of-Way - 15 feet Interior Lot Lines - 8 feet
B. Primary Structure	
C. Impermeable Surfaces	May not count towards Landscapable Area
D. Landscapable Area - Turf Coverage	No more than 25% of Landscapable Area

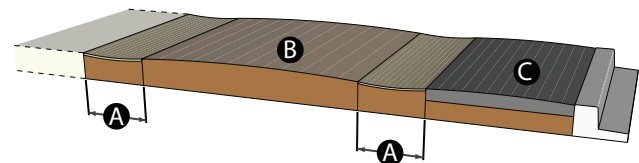
COMMERCIAL/INDUSTRIAL - LANDSCAPE BUFFERS & TURF



LANDSCAPE AREA SWALE

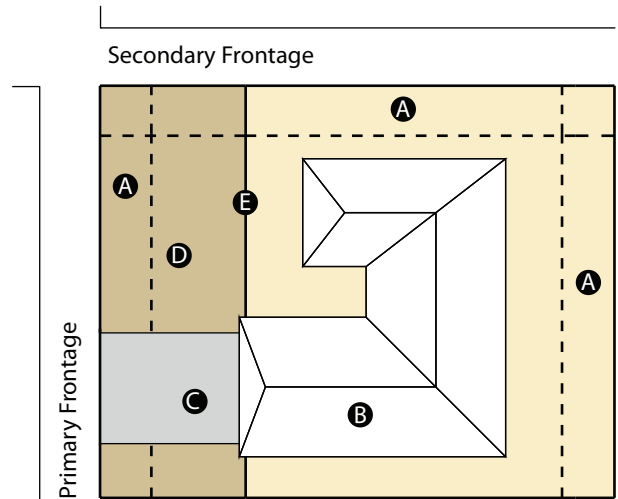
A. Drainage Swale	A minimum of 2 feet wide with a 2 inch depth of Mulch
B. Turf or Landscaped Area	
C. Sidewalk	May not count towards Landscapable Area

LANDSCAPE AREA SWALE



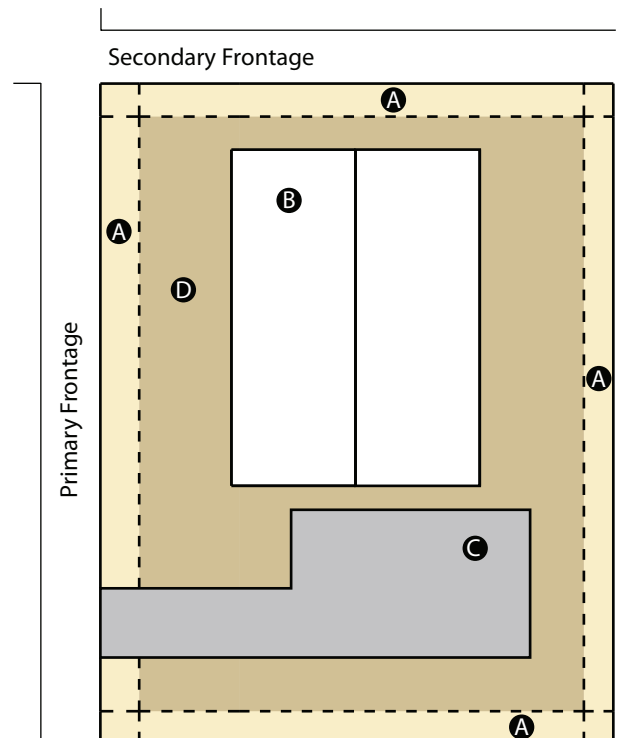
LANDSCAPE BUFFERS & TURF LIMITATIONS	
A. Landscape Buffer - Minimum Zone Depths	Adjacent to Right-of-Way - 6 feet Interior Lot Lines - 0 feet
B. Primary Dwelling	
C. Impermeable Surfaces	May not count towards Front Yard Area
D. Front Yard Area - Turf Coverage	No more than 50% of Front Yard Area
E. Front Yard Setback	varies by Zoning District

RESIDENTIAL - LANDSCAPE BUFFERS & TURF



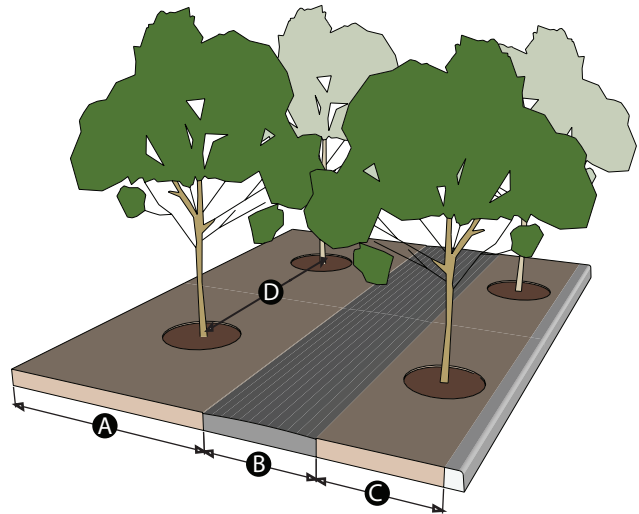
LANDSCAPE BUFFERS & TURF LIMITATIONS	
A. Landscape Buffer - Minimum Zone Depths	Adjacent to Right-of-Way - 10 feet Interior Lot Lines - 6 feet
B. Primary Dwelling	
C. Impermeable Surfaces	May not count towards Landscapable Area
D. Landscapable Area - Turf Coverage	No more than 30% of Landscapable Area

RESIDENTIAL MULTI-FAMILY - LANDSCAPE BUFFERS & TURF



SIDEWALKS AND LANDSCAPE BUFFERING

A. Peripheral Buffer - Landscaped Area	...
B. Sidewalk	Minimum 5 feet in width
C. Street Buffer - Landscaped Area	Required along Arterial Streets - 5 feet Minimum width*
D. Tree Planting Standards	Minimum 20 feet on center, type and size noted below*



Unified Development Code

Merge of Title 18 Subdivision Code with Title 19
Zoning Code.

Purpose:

- Recap accomplished goals and objectives.
- Provide a summary of public meetings and the customer review process.
- Provide a brief summary of previous chapters.
- Provide information regarding the remaining chapters of the code not previously discussed.
- Recommendation to Las Vegas City Council regarding the replacement of the original Title 18 and Title 19 with the Unified Development Code.

Unified Development Code

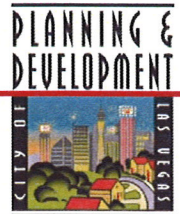
Goals and Objectives

- Create a more user-friendly document.
- Translate existing zoning categories into graphic format.
- Streamline zoning categories.
- Introduce walkability and sustainability concepts into community development and streetscape standards.
- Reformat for internet use.

Before



After

[illegible][illegible]

Unified Development Code Preparation

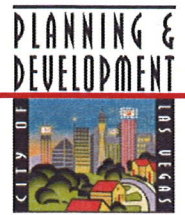
- Researched legal issues, case studies, books, journals, and publications about form-based codes, SmartCodes and transit-oriented development.
- Compiled existing conditions.
- Completed title 19 sustainability audit.
- Completed title 19 survey for CLV staff and external users.



Unified Development Code

Reorganized and Reformatted Code

- Merged Title 18 and Title 19 for a Unified Development Code.
- Placed zoning category descriptions and design and development standards in one place.
- Included sustainability standards throughout document.
- Introduced Complete Streets chapter with Connectivity Ratio and Traffic and Transportation Plan.

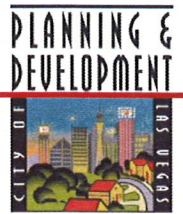


Unified Development Code

Customer Feedback Group

Group Participants:

- Planning Commission
- SNHBA
- NAIOP
- RTC
- Newland Communities
- Lucchesi Galati architects
- Kaempfer Crowell
- Howard Hughes Development Corporation
- Strategic Solutions



Unified Development Code

Additional External Partners

- Las Vegas Green Council
- Southern Nevada Health District
- Stormwater Quality Management Group
- American Institute of Architects

Unified Development Code

Internal Partners

- Public Works Department
- Las Vegas Fire and Rescue
- Office of the City Attorney
- Office of Sustainability
- P&D Senior Staff



Unified Development Code

Public Meetings

- 10/19/10 Neighborhood Meeting.
- 10/26/10 Neighborhood meeting.
- 11/09/10 Neighborhood meeting.

City of Las Vegas Unified Development Code

Merged Title 18 Subdivision Ordinance with Title 19 Zoning Code to create a "Unified Development Code."

- Reduces cross-referencing issues, contradictions and duplication of information.
- Creates a more user-friendly, holistic document that includes zoning, subdivision regulations, urban design and basic architectural standards illustrated through the use of graphics, tables and online functions.
- Acknowledges the future as we look for ways to encourage and create lasting, sustainable communities for all citizens.
- Changes focus on design of circulation and public space networks by facilitating pedestrian-friendly mixed-use developments.
- Ensures compatibility with the City of Las Vegas Sustainability Initiative.

Summary of Proposed Changes

See the numbered presentation boards for more information

- Translated all existing zoning categories into graphic format.
- Streamlined the zoning districts by combining some and creating new ones.
- Introduced a Complete Streets chapter that focuses on improving streetscapes to accommodate all modes of transportation.
- Introduced neighborhood Connectivity Standards to facilitate the ability for pedestrians to walk safely to school, shops and work.
- Please see presentation board 5 for unchanged items and dates of public hearings.

City of Las Vegas Unified Development Code

New Graphic Format

Current Text-Based Format
Current Format for Residential Districts

Proposed Graphic Format
Proposed Graphic Format for Residential Districts

...becomes 2 pages (double-sided)

Most of the information needed to develop a property can be contained to four pages.

Users can visualize the standards rather than have to interpret the text.

Icons for internet function are located along the bottom of each page.

Graphics that would convey the most basic requirements and most common scenarios were created.

4 pages of text...

City of Las Vegas Unified Development Code

Sustainability Measures

Proposed Street Schematics

Is to develop will start the same but separate will be included, we're going to have street and allowing additional space for enhanced safety access and relevant to.

Transportation Land-Use Matrix

A Land-Use Matrix was created to encourage higher density/development to higher intensity and lower density/development to lower intensity.

Green - encouraged
Yellow - appropriate with special considerations
Blue - discouraged

Connectivity Standards

Refers to any block of lots to major streets and adjacent communities.

A higher connectivity ratio reflects a greater number of street segments leading between intersections.

Communities with higher connectivity ratios have fewer vehicle-related fatalities and injuries, reduced vehicle travel time, reduced vehicle speed.

Promotes pedestrian and bicycle safety.

Making a few adjustments to the subdivision design to allow for additional pedestrian or bicycle access will provide a greater connectivity ratio and allow for more pedestrian activity.

Open Grid Network

Open grid network address issues of roadway congestion.

A maximum block length of 600' with minor collection every 1,000' proposed.

Will reduce travel distance within and around subdivisions and the community.

Reduces congestion at intersections.

Provides additional travel options.

Supports pedestrian travel.

Unified Development Code

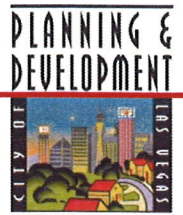
Planning Commission Review

September 23, 2010

- 19.00 General Provisions
- 19.12 Permitted Uses
- 19.14 Nonconforming Uses and Structures
- 19.18 Definitions and Measures

October 21, 2010:

- 19.06 Residential Districts
- 19.10 Special Area and Overlay Districts
- 19.16 Applications and Procedures



Unified Development Code

Planning Commission Review

November 18, 2010

- 19.02 Subdivision Standards
- 19.04 Complete Streets
- 19.08 Commercial and Industrial Standards



Unified Development Code

19.02 Subdivision Standards

- Reorganization of material currently found in Title 18.

Draft (Printed 1/18/18)

19.02.001 Purpose and Intent.

The purpose and intent of this Title is to ensure that all development, division, and mapping under this Title occurs in conformance with State law, that such activity is consistent with the City's General Plan (Master Plan) and applicable development regulations, including any standards, plans or policies that have been adopted by the City Council so as to have a regulatory effect, that required on-site and off-site dedications and public improvements are properly installed or guaranteed, and that appropriate process is followed in the review and approval of applications made under this Title. (Ord. 5275 § 3, 2000)

19.02.040 Rules of construction.

In construing the language of this Title, the following rules shall be observed, unless the context clearly indicates the contrary or the construction would be inconsistent with the manifest intent of the City Council:

(A) All provisions, terms, phrases and expressions contained in this Title shall be construed in favor of carrying out the intent of the City Council. Terms used in this Chapter, unless otherwise specifically provided, shall have the meanings set forth in NRS Chapter 218.

(B) The provisions of this Title shall be deemed to be the minimum requirements established for the protection of the public health, safety, comfort, convenience and general welfare. Where any provision of this Title imposes a restriction upon the subject matter that differs from a restriction imposed by another provision of this Code, the provision imposing the greater restriction shall be deemed to be controlling.

(C) The time within which an action is to be taken shall be computed by excluding the first day and including the last day. If the last day is a Saturday, Sunday or legal holiday, that day shall be excluded. Unless otherwise stated, the following time-related words shall have the meanings ascribed below:

- (1) "Day" means a calendar day.
- (2) "Week" means seven consecutive calendar days.
- (3) "Month" means a calendar month.
- (4) "Year" means a calendar year.

(D) Whenever a provision of this Title requires the director of a department or some other City officer or employee to perform some act or duty, it shall be construed as authorizing the director of the department or other officer to designate, delegate and authorize professional-level subordinates to perform the required act or duty, unless the terms of the provision or an applicable State statute specify otherwise.

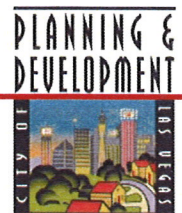
(E) Section and subsection headings contained in this Title are for convenience only and do not modify or limit the meaning or intent of any provision.

Before



After

MINIMUM STANDARDS	19.02.010	This Title, the use of any lot which is not served by public water supply or which is not served by a public sanitary sewer system shall comply with applicable Clark County or District Board of Health standards.
The design standards of this Chapter shall constitute the minimum design and construction standards for all development and land divisions created through the parcel map, tentative map, and final map processes. All improvements required by this Title shall be designed, installed and maintained in accordance with applicable City standards.		
DIRECTOR OF PUBLIC WORKS	19.02.020	
The Director of Public Works is responsible for the administration and enforcement of any provisions of this Title that are assigned or delegated to the Director of Public Works by the provisions of this Title. In connection with that responsibility, the Director of Public Works shall have the authority to:		
A. Cooperate with the Director of Planning and Development in administering and enforcing this Title;		
B. Act upon and process applications under this Title, to the extent assigned or delegated that responsibility;		
C. Conduct the necessary review of maps and development documentation which have been submitted under this Title;		
D. Provide interpretations and references regarding applicable requirements for off-site improvements, rights-of-way, dedications, and drainage and traffic studies;		
E. Provide comments or other input to ensure the inclusion of appropriate survey data, recommendations and related documents;		
F. Approve or deny defined drainage exceptions and waivers in accordance with the provisions of this Title; and		
G. Delegate, check back or assign to another person any function classified in this Subchapter, subject to the authority permitted by law.		
LOTS	19.02.030	
A. City Boundary Line.		
Lots shall not be divided by City boundary lines.		
B. Minimum Area Requirements.		
In addition to the minimum lot area requirements of		
LOT	19.02.040	
This Title, the use of any lot which is not served by public water supply or which is not served by a public sanitary sewer system shall comply with applicable Clark County or District Board of Health standards.		
SIDEWALKS	19.02.040	
Sidewalks shall be provided in accordance with City standards. Alternative pedestrian ways, quarter-mile systems or other sidewalk designs may be approved by the Director and the Director of Public Works. The final sidewalk system shall provide a logical and continuous path to area pedestrian destinations, including a school and playgrounds. Sidewalk and pedestrian way width and construction shall be in accordance with City standards.		
DRAINAGE IMPROVEMENTS AND FACILITIES	19.02.050	
The design and construction of all curbs, gutters and other drainage improvements and facilities shall comply with City standards and with any site-specific drainage plan and technical drainage study that has been accepted or approved by the City.		
CURBS AND GUTTERS	19.02.060	
All curbs and gutters on streets with a right-of-way width of thirty feet or more shall be Type C. On all other streets, whether private or public, thirty-inch sub-type curb and gutter may be substituted so long as the requirements of the site-specific drainage plan and technical drainage study do not prohibit the use of sub-type curb due to anticipated drainage flows.		
SEWERY SEWER IMPROVEMENTS	19.02.070	
The design and construction of all sanitary sewer improvements shall comply with City standards.		
PUBLIC SANITARY LINES	19.02.080	
A. Location.		
Public sanitary sewer lines shall be located in dedicated public rights-of-way public streets, public sanitary sewer easements or public utility easements. A public sanitary sewer line is located in a public utility easement, a sanitary sewer easement shall also be granted.		
B. Installation.		
Except in commercial subdivisions, public sanitary sewer		



Unified Development Code

19.04 Complete Streets

Complete Streets Explained

- Designed and operated to allow safe access for all modes of transportation and users.
- Includes sidewalks, landscaping, bike lanes, special bus lanes, accessible transit stops, frequent crossing opportunities, median islands, accessible pedestrian signals, and curb extensions.
- Improves pedestrian safety, addresses sustainable development, and fosters healthy communities.



Unified Development Code

19.04 Complete Streets

Formatting Changes

- Greater use of graphics, figures, and tables to illustrate complete streets standards.

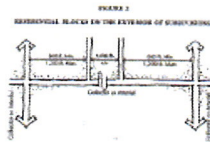
Before

Subsection, however, is intended to prevent the inclusion within any subdivision plan of blocks of greater depth or of irregular outline, where they are necessary to provide access to central areas within the subdivision.
(Ord. 5275 § 42 (part), 2000)

16.12.246 Residential subdivisions - Exterior blocks requirements.

Along the exterior of residential subdivisions:
(A) Blocks which are along collector and arterial streets normally should be approximately one thousand feet in length.
(B) Block lengths near intersections of other arterial and collector streets shall be no less than six hundred feet long, unless the Director allows a reduced length because of unusual circumstances.

In order to minimize the effect of lengthy sequences of walls along collector and arterial streets, block lengths near intersections of other arterial and collector streets shall be no more than one thousand two hundred feet long, unless in particular cases traffic-related considerations or existing conditions do not permit such design and a greater block length is approved by both the Director and the Director of Public Works. (See Figure 2 - Residential Blocks on the Exterior of Subdivisions.)



(Ord. 5275 § 42 (part), 2000)

16.12.248 Commercial or industrial subdivisions - Blocks requirements.

Commercial or industrial blocks shall be of a length and width necessary and appropriate for the proposed use with adequate provision for off-street parking and delivery.
(Ord. 5275 § 42 (part), 2000)



Illustrations & Graphics 19.04.040

Master Planned Streets



Default Block - TTP



Draft (Printed 11/16/10)

to provide information on how the proposed development's roadway network will be related to surrounding existing or proposed development and the overall TTP Area transportation network. The Director of Public Works may request additional information, as necessary.

2. The TTP shall identify linkages of residential and local streets to major collector and Major Arterial Streets.

C. Detail TTP

1. Figure 2 illustrates the Default TTP for a 40-acre TTP Area (1/4 mile section).

2. The intent of the TTP is to demonstrate that a minimum of one complete linkage per every 32 acres of developable land with an equal quarter mile section is provided in the case of a 40-acre development, there must be linkages to at least four different major collector or higher order roads which are identified on the Master Plan of Streets and Highways. One such linkage must be situated in each cardinal direction from the 40-acre development.

2. In the absence of the specific TTP development of less than 40 acres should be designed to meet the objective access pattern of the Default TTP. Such development shall coordinate with City staff and adjacent developments in order to achieve the linkages as described for 40-acre. The linkages may be shown either directly from the development or through coordination with adjacent development with the TTP area, if approved.

D. Waiver

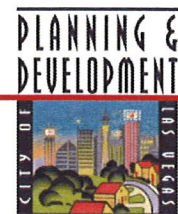
The standards set forth in this Subchapter are minimum requirements. In the event an application does not comply with the requirements as stated above due to a hardship that is not self-imposed, the applicant may petition for a waiver as part of the development's Site Development Plan Review or separately stipulated to the UDC 19.10.120.

INTRA-CONNECTIVITY

1. Intra-connectivity is a measure of how efficiently a transportation network provides access between internal and external destinations. It is measured using a Connectivity Ratio.

2. A Connectivity Ratio shall be used to determine the adequacy of street layout design for all proposed

After



Unified Development Code

19.04 Complete Streets Substantive Changes

- Introduction of street tree section.
- Clear definition of requirements for amenity zones.
- Introduction of land use matrix.
- Refined road network requirements.
- Introduction of Connectivity Ratio for new development of 1.3.
- Introduction of the Traffic Transportation Plan (TTP).

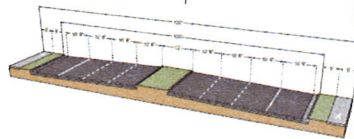
Unified Development Code

Proposed Street Schematics

19.04.020

Street Schematics - 120' Parkway Arterial
A street which has a minimum right-of-way width of eighty feet and an existing or potential design capacity of two travel lanes of traffic in each direction with a center turn lane or raised median with left turn pocket.

Illustrations & Graphics
19.04.020
STREET DIMENSIONS & STANDARDS



MECHANICAL FEATURES	
A. City & Mechanical Street	Should be located within the landscape amenity strip.
B. Light Poles & Traffic Lights	Should be located within the landscape amenity strip.
C. Public Safety	Should be located within the landscape amenity strip.
D. Sidewalk	Should be located within the landscape amenity strip.

LANDSCAPING	
A. Tree Placement	See table 19.04.020 for comprehensive list of landscape tree species.
B. Tree Planting Separation	Should be 20 feet on center.
C. Sidewalk	Should be 20 feet on center.

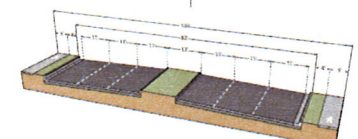
City of Las Vegas
Title 19 Unified Development Code
September 20, 2010
DRAFT

HELP ? CITY OF LAS VEGAS
Sample Page 3

19.04.020

Street Schematics - 100' Primary Arterial
A street which has a minimum right-of-way width of one hundred feet and an existing or potential design capacity of three or more travel lanes of traffic in each direction, divided by a raised median with left turn pocket.

Illustrations & Graphics
19.04.020
STREET DIMENSIONS & STANDARDS



MECHANICAL FEATURES	
A. City & Mechanical Street	Should be located within the landscape amenity strip.
B. Light Poles & Traffic Lights	Should be located within the landscape amenity strip.
C. Public Safety	Should be located within the landscape amenity strip.
D. Sidewalk	Should be located within the landscape amenity strip.

LANDSCAPING	
A. Tree Placement	See table 19.04.020 for comprehensive list of landscape tree species.
B. Tree Planting Separation	Should be 20 feet on center.
C. Sidewalk	Should be 20 feet on center.

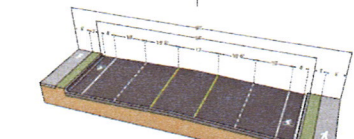
City of Las Vegas
Title 19 Unified Development Code
September 20, 2010
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Sample Page 4

19.04.020

Street Schematics - 80' Major Collector
A street which has a minimum right-of-way width of eighty feet and an existing or potential design capacity of two travel lanes of traffic in each direction with a center turn lane or raised median with left turn pocket.

Illustrations & Graphics
19.04.020
STREET DIMENSIONS & STANDARDS



MECHANICAL FEATURES	
A. City & Mechanical Street	Should be located within the landscape amenity strip.
B. Light Poles & Traffic Lights	Should be located within the landscape amenity strip.
C. Public Safety	Should be located within the landscape amenity strip.
D. Sidewalk	Should be located within the landscape amenity strip.

LANDSCAPING	
A. Tree Placement	See table 19.04.020 for comprehensive list of landscape tree species.
B. Tree Planting Separation	Should be 20 feet on center.
C. Sidewalk	Should be 20 feet on center.

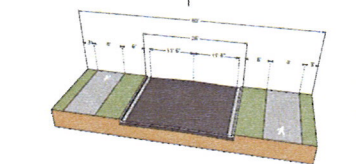
City of Las Vegas
Title 19 Unified Development Code
September 20, 2010
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Sample Page 5

19.04.020

Street Schematics - 60' Minor Collector
A street with a minimum right-of-way width of sixty feet which collects traffic from the local streets and distributes them to the major collector or arterial system.

Illustrations & Graphics
19.04.020
STREET DIMENSIONS & STANDARDS



MECHANICAL FEATURES	
A. City & Mechanical Street	Should be located within the landscape amenity strip.
B. Light Poles & Traffic Lights	Should be located within the landscape amenity strip.
C. Public Safety	Should be located within the landscape amenity strip.
D. Sidewalk	Should be located within the landscape amenity strip.

LANDSCAPING	
A. Tree Placement	See table 19.04.020 for comprehensive list of landscape tree species.
B. Tree Planting Separation	Should be 20 feet on center.
C. Sidewalk	Should be 20 feet on center.
D. Street Lanes	Should be 20 feet on center.

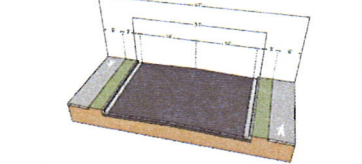
City of Las Vegas
Title 19 Unified Development Code
September 20, 2010
DRAFT

HELP ? CITY OF LAS VEGAS
Sample Page 6

19.04.020

Street Schematics - 47' Residential Street
A street with which is designed to carry residential traffic between minor collectors.

Illustrations & Graphics
19.04.020
STREET DIMENSIONS & STANDARDS



MECHANICAL FEATURES	
A. City & Mechanical Street	Should be located within the landscape amenity strip.
B. Light Poles & Traffic Lights	Should be located within the landscape amenity strip.
C. Public Safety	Should be located within the landscape amenity strip.
D. Sidewalk	Should be located within the landscape amenity strip.

LANDSCAPING	
A. Tree Placement	See table 19.04.020 for comprehensive list of landscape tree species.
B. Tree Planting Separation	Should be 20 feet on center.
C. Sidewalk	Should be 20 feet on center.
D. Street Lanes	Should be 20 feet on center.

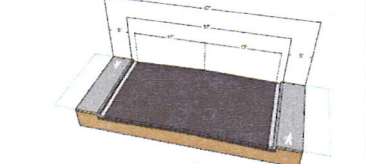
City of Las Vegas
Title 19 Unified Development Code
September 20, 2010
DRAFT

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Sample Page 7

19.04.020

Street Schematics - 47' Residential Street Narrow Lot
A street with which is designed to carry residential traffic between minor collectors.

Illustrations & Graphics
19.04.020
STREET DIMENSIONS & STANDARDS

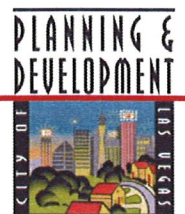


MECHANICAL FEATURES	
A. City & Mechanical Street	Should be located within the landscape amenity strip.
B. Light Poles & Traffic Lights	Should be located within the landscape amenity strip.
C. Public Safety	Should be located within the landscape amenity strip.
D. Sidewalk	Should be located within the landscape amenity strip.

LANDSCAPING	
A. Tree Placement	See table 19.04.020 for comprehensive list of landscape tree species.
B. Tree Planting Separation	Should be 20 feet on center.
C. Sidewalk	Should be 20 feet on center.
D. Street Lanes	Should be 20 feet on center.

City of Las Vegas
Title 19 Unified Development Code
September 20, 2010
DRAFT

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Sample Page 8



Unified Development Code

Amenity Zone requirements



Unified Development Code

Land Use Matrix

19.04.160

Draft (Printed 11/08/10)

Transportation - Land Use Matrix - Table 1

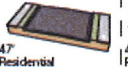
				
U Undeveloped				
R-E Residential Estates				
R-1 Single Family Residential				
R-MH Mobile/Manufactured Home Residential				
R-CL Single Family Compact Lot				
R-TH Single Family Attached				
R-2 Medium-Low Density Residential				
R-3 Medium Density Residential				
R-4 High Density Residential				
P-O Professional Office				
O Office				
C-1 Limited Commercial				
C-2 General Commercial				
C-M Commercial/Industrial				
M Industrial				



Draft (Printed 11/08/10)

19.04.160

Transportation - Land Use Matrix - Table 1

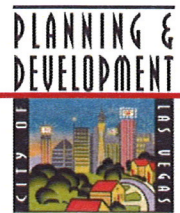
				
U Undeveloped				U Undeveloped
R-E Residential Estates				R-E Residential Estates
R-1 Single Family Residential				R-1 Single Family Residential
R-MH Mobile/Manufactured Home Residential				R-MH Mobile/Manufactured Home Residential
R-CL Single Family Compact Lot				R-CL Single Family Compact Lot
R-TH Single Family Attached				R-TH Single Family Attached
R-2 Medium-Low Density Residential				R-2 Medium-Low Density Residential
R-3 Medium Density Residential				R-3 Medium Density Residential
R-4 High Density Residential				R-4 High Density Residential
P-O Professional Office				P-O Professional Office
O Office				O Office
C-1 Limited Commercial				C-1 Limited Commercial
C-2 General Commercial				C-2 General Commercial
C-M Commercial/Industrial				C-M Commercial/Industrial
M Industrial				M Industrial

MATRIX KEY

Compatible Street - Land Use Combination (No mitigation)

Compatible Street - Land Use Combination (Mitigation may be requested)

Less Compatible Street - Land Use Combination (Mitigation may be required)



Unified Development Code

Connectivity Ratio Explained

- Refers to links to major streets and adjacent communities.
- Calculated by dividing the number of “links” by “nodes”.
- Links are street sections and nodes are intersections.
- Communities with higher connectivity ratios have fewer vehicle-related fatalities and injuries, reduced vehicle miles traveled, reduced vehicle speed.
- Promotes pedestrian and bicyclist safety.

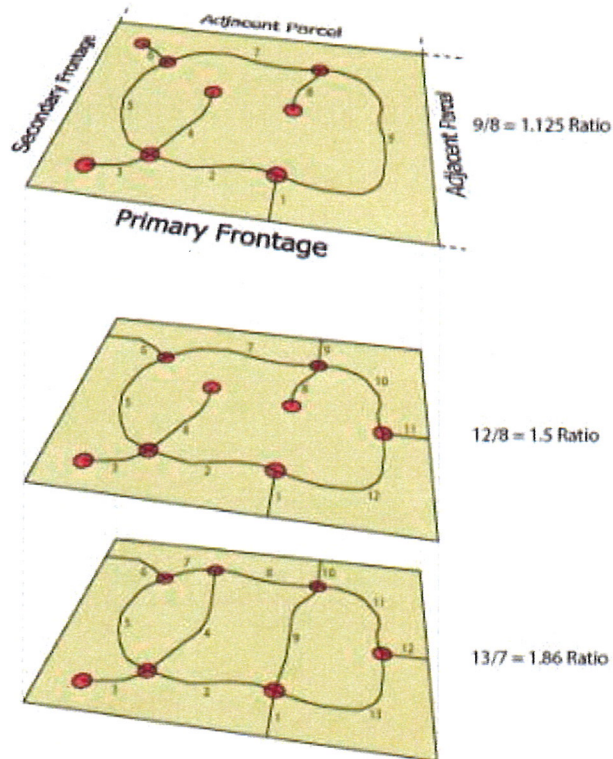


Unified Development Code

Internal Connectivity Ratio

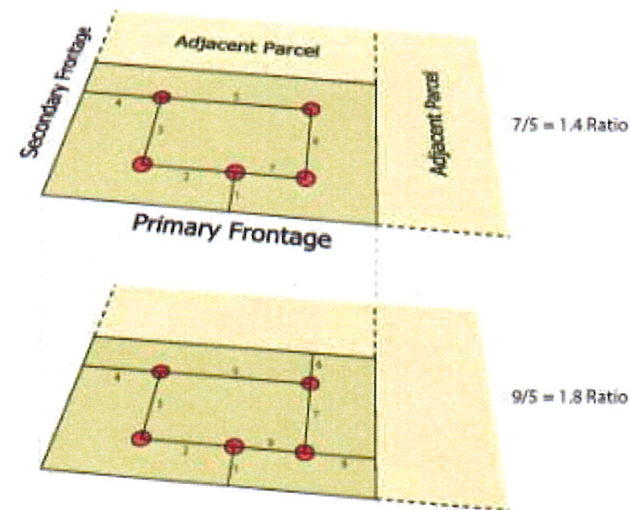
Links - 
Nodes - 

Links/Nodes = Connectivity Ratio



Links - 
Nodes - 

Links/Nodes = Connectivity Ratio

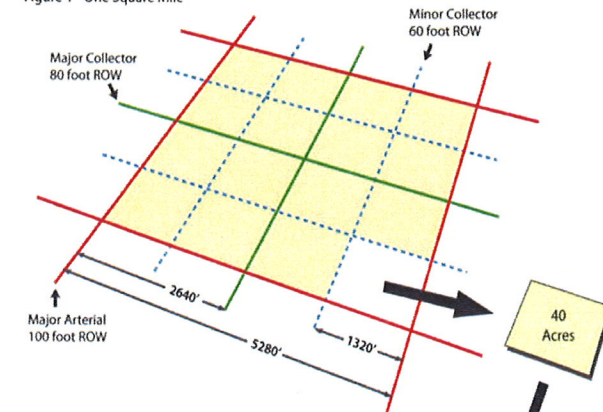


Unified Development Code

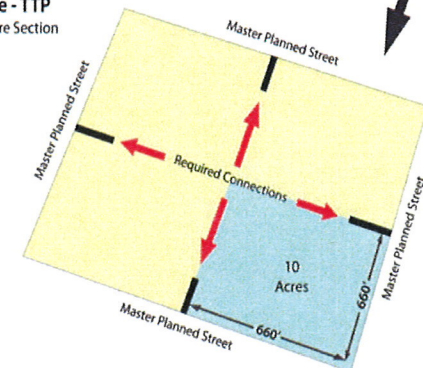
Traffic and Transportation Plan

- Return to an open “Grid” style roadway network.
- Enhanced connectivity within subdivisions.
- Primary Arterials on Section lines.
- Major Collectors on $\frac{1}{2}$ Section lines.
- New proposed Minor Collectors on $\frac{1}{4}$ Section lines (every 1,320 feet).
- Maximum block length of 660' can reduce travel distance from within or around subdivisions.

Figure 1 - One Square Mile



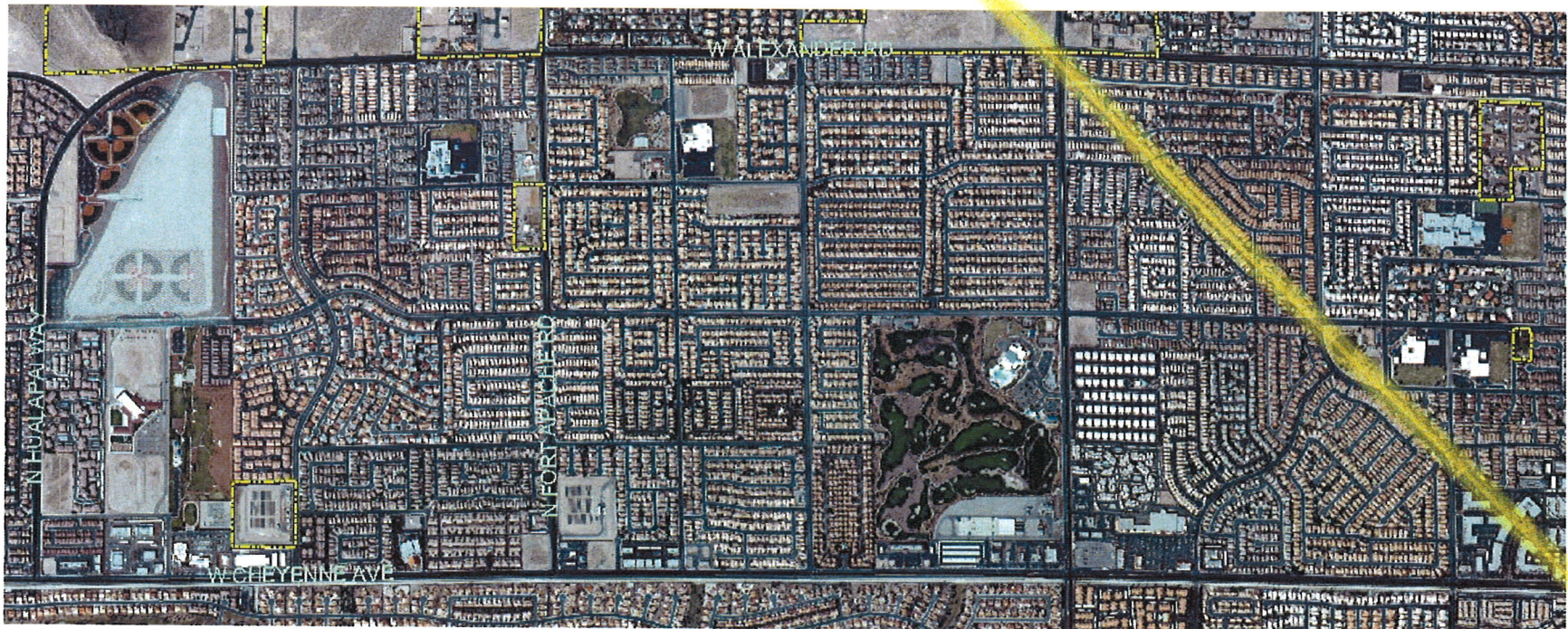
Default Base - TTP
Figure 2 - 40 Acre Section



Unified Development Code

Traffic and Transportation Plan

CLV – Cheyenne Avenue and Durango Drive Area



Unified Development Code

19.08 Commercial and Industrial Districts

Formatting Changes

- Reorganization of material.
- Greater use of graphics, figures and tables.
- Renaming of P-R (Professional Office and Parking) to P-O (Professional Office).

Before

Las Vegas Unified Code Chapter 19.08

d. Mechanical Equipment on Shaped Roofs.
Except as otherwise specifically provided in this Title, no mechanical equipment shall be installed on or attached to any shaped roof.
(Ord. 2008 - 19.12.002)

e. Outside Storage Areas. Outside storage areas shall be screened by solid walls. All such walls shall be similar in design and materials to the main buildings or match other screening walls on the site.

f. Lighting Requirements. Appropriate levels of lighting shall be provided to create adequate visibility and safety at night. (This standard does not apply to public street lighting, which is governed by other standards.)

g. Light Intensity. Exterior lighting shall be of low intensity and of a color ratio so that light will not spill onto surrounding properties or project above the horizontal plane of the light source (see Figure 31).

h. Lighting Colors. Warm lighting colors are encouraged. The blue-white colors of fluorescent and mercury vapor lamps are prohibited for exterior lighting.

i. Light Levels. The amount of light produced by exterior light sources shall be reduced to that intensity to maintain a minimum ambient level for safety and security purposes. Light levels shall not exceed as ranges of:

- 2.0 foot candles at parking lots; or
- 0.2 foot candles at a residential property line.

j. Location of lighting. Where utilized, downward light pole fixtures shall be designed into landscape buffer areas. Light fixture locations shall not conflict with required landscape elements.

k. Height of Fixtures. The height of light poles shall not exceed thirty feet, including the base, height no greater than twenty feet are strongly encouraged. Light fixtures of up to thirty feet in height, including the base, may be permitted for parking lots of fifteen acres or greater in size.

l. Style of Fixtures. Lighting fixtures, including poles and bases, shall be compatible with the architectural character and color of the proposed development.

m. Wall Mounted Lights. Wall mounted lights shall be directed downward. Lights mounted light fixtures shall be oriented in the wall or otherwise fully shielded from view from any property line. General ambient or other upward directional lighting shall be permitted only where some form of shield or light baffling is provided to create a soft, uniform light quality and minimize light spillage beyond the street, landscaping, walls or signs being illuminated.



19.08.060 DRAFT (Printed 1/17/15/15)

C-1 LIMITED COMMERCIAL DISTRICT

The C-1 District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. The district should be located on the periphery of residential neighborhoods and should be defined by the intersection of primary and secondary thoroughfares along major street corridors. The C-1 District is consistent with the General Commercial and the Neighborhood Center categories of the General Plan.

TABLE 1

REQUIREMENT	MINIMUM
A. Minimum Lot Width	100 feet
B. Lot	
C. Lot Coverage	40%
D. Minimum Front Yard Setback	10 feet
E. Minimum Side Yard Setback	10 feet
F. Minimum Corner Side Yard Setback	15 feet
G. Minimum Rear Yard Setback	20 feet

TABLE 2

REQUIREMENT	MINIMUM
H. Minimum Front Yard Setback	20 feet
I. Minimum Side Yard Setback	8 feet
J. Minimum Corner Side Yard Setback	15 feet
K. Minimum Rear Yard Setback	8 feet
L. Minimum Lot Coverage	20%

TABLE 3

REQUIREMENT	MINIMUM
M. Maximum Building Height	NA
N. Maximum Floor-to-Floor Height	NA
O. Floor-to-Floor Height	NA
P. Floor-to-Floor Height	NA
Q. Accessory Bldg. - Stories	NA

ILLUSTRATIONS & GRAPHICS

FIGURE 1

FIGURE 2

FIGURE 3

FIGURE 4

FIGURE 5

FIGURE 6

FIGURE 7

FIGURE 8

FIGURE 9

FIGURE 10

FIGURE 11

FIGURE 12

FIGURE 13

FIGURE 14

FIGURE 15

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FIGURE 132

FIGURE 133

FIGURE 134

FIGURE 135

FIGURE 136

FIGURE 137

FIGURE 138

FIGURE 139

FIGURE 140

FIGURE 141

FIGURE 142

FIGURE 143

Unified Development Code

19.08 Commercial and Industrial Districts

Substantive Changes

- Streamlines the number of commercial districts.
- Merger of C-PB (Planned Business Park) into O or M (Office or Industrial) as appropriate.
- Convert C-D (Designed Commercial) from zoning district to overlay district.
- Convert N-S (Neighborhood Service) to C-1 (Limited Commercial).
- Increased allowable lot coverage in commercial districts and updated parking lot design standards to allow for landscape.
- ~~Reduced building setbacks in C-1.~~



Unified Development Code

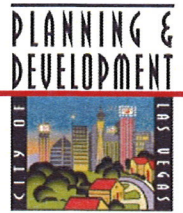
Timeline

Fourth Quarter 2010:

- Revisions to document based on comments received.

First Quarter 2011:

- First reading by City Council – January 2011
- Recommending Committee – February 2011
- Second reading by City Council – February 2011
- Eligible for adoption – February 2011



Unified Development Code

Conclusion

- Create a more user-friendly, holistic document that includes zoning, subdivision regulations, urban design and basic architectural standards in one document.
- Focus on regulating urban form by emphasizing the relationship of buildings to each other, the streetscape and open spaces.
- Focus on design of circulation and public space networks by facilitating pedestrian-friendly mixed-use developments.
- Ensure compatibility with the City of Las Vegas Sustainability Initiative.