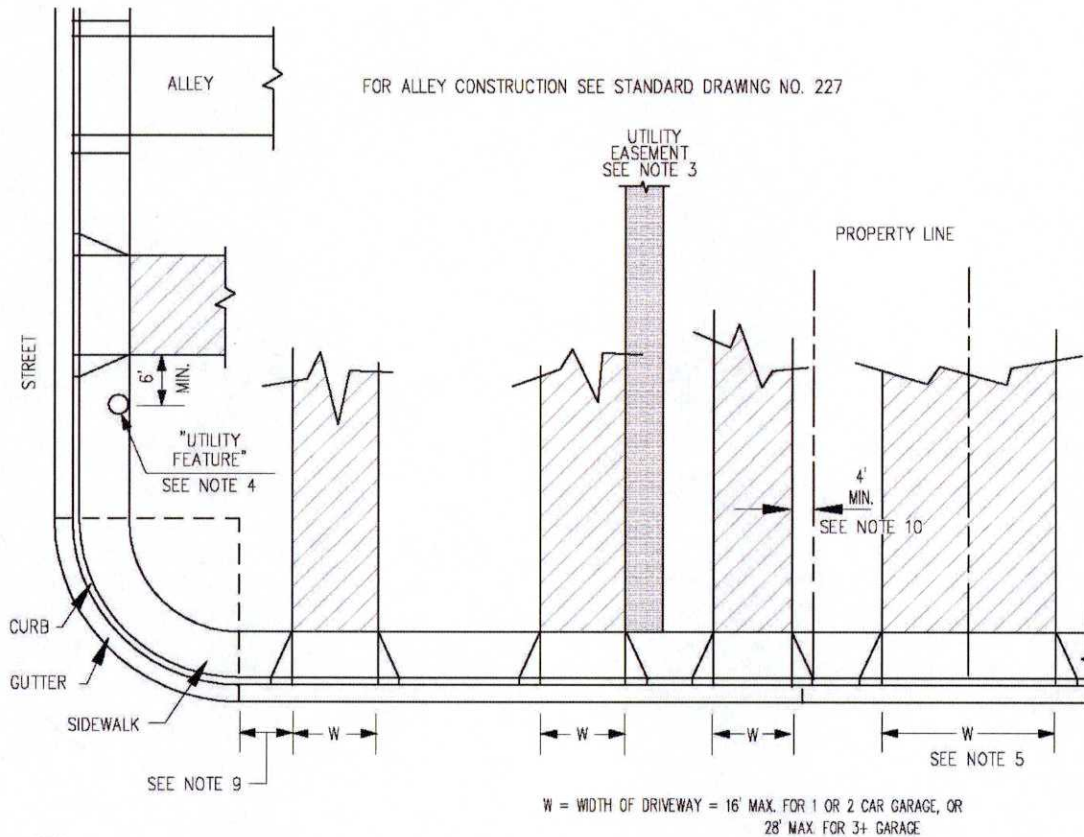




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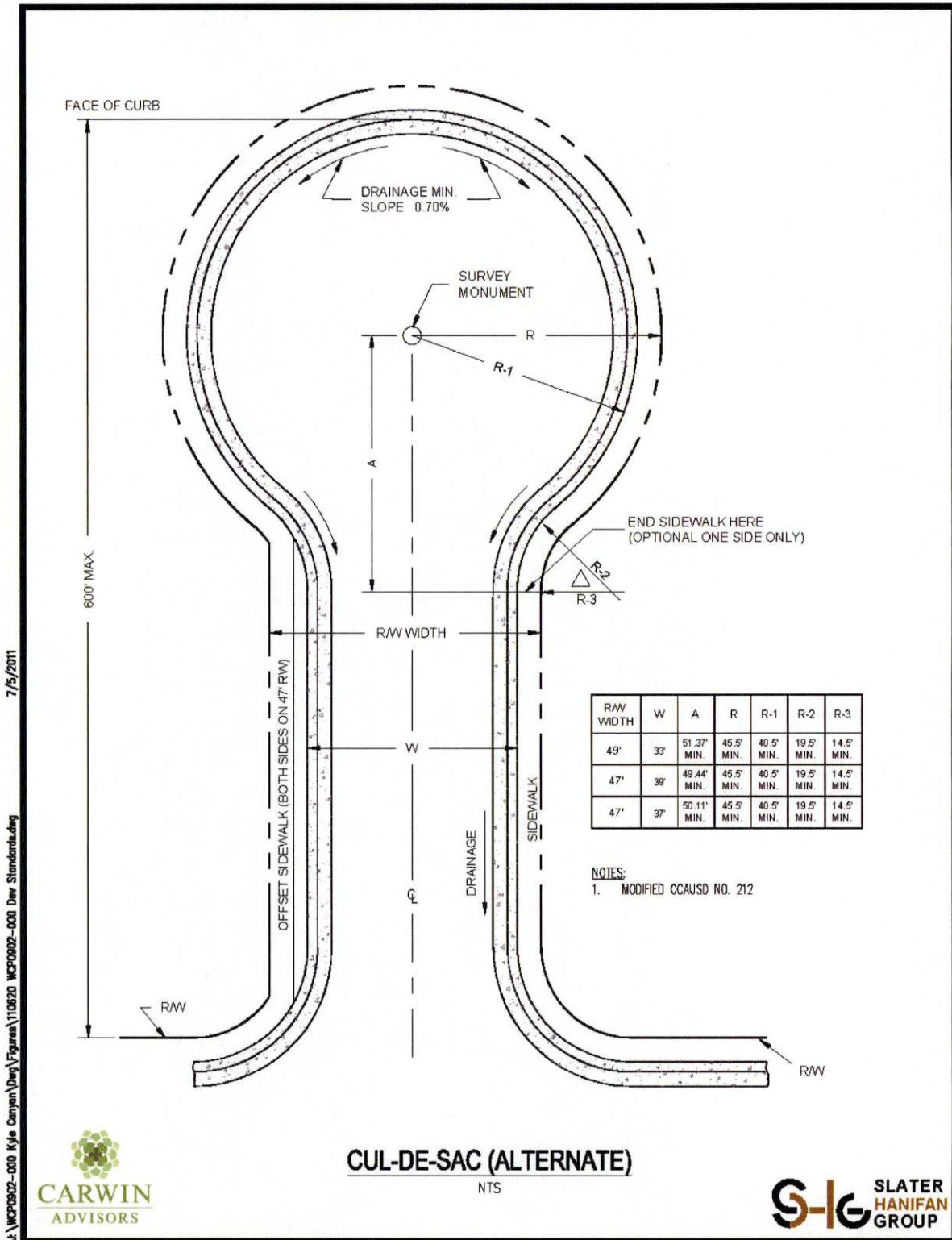
1. ALL RESIDENTIAL PROPERTIES MAY HAVE ONLY ONE CURB CUT EXCEPT CIRCULAR DRIVEWAYS AS SHOWN.
2. NO DRIVEWAY SHALL BE LOCATED WHOLLY OR PARTIALLY, ON OR OVER A UTILITY EASEMENT WHICH RUNS PERPENDICULAR TO THE CURB LINE.
3. NO DRIVEWAY SHALL BE LOCATED WITHIN 6 FEET OF A LIGHT POLE (UNLESS ACCEPTED BY THE ENTITY TRAFFIC ENGINEER), FIRE HYDRANT, MAIL BOX, ABOVE-GROUND ELECTRICAL TRANSFER BOX OR BLOCK WALL HIGHER THAN 2 FEET.
4. COMMON DRIVEWAY CONSTRUCTION MAY BE PERMITTED AT ANY TWO RESIDENTIAL PROPERTIES OF 60 FEET IN WIDTH OR LESS. THE WIDTH OF THE JOINT DRIVEWAY SHALL BE A MAXIMUM OF 24 FEET. A JOINT DRIVEWAY AGREEMENT SHALL BE REQUIRED.
5. GEOMETRICS APPLY TO NEW CONSTRUCTION ONLY, AND MAY VARY IN EXISTING SUBDIVISIONS SUBJECT TO APPROVAL OF THE ENGINEER.
6. MULTI-FAMILY RESIDENTIAL AND ALL NON-RESIDENTIAL DRIVEWAYS SHALL CONFORM TO THE COMMERCIAL DRIVEWAY STANDARDS.
7. ALL DRIVEWAY LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER.
8. FOR CURB DEPRESSION AND DRIVEWAY APRON DETAIL, SEE CCAUSD NO. 223.
9. 2.0' MINIMUM AT INTERNAL SUBDIVISION INTERSECTIONS FOR LOTS 40' WIDE OR LESS AND 6.0' MINIMUM AT SUBDIVISION ENTRANCE.
10. THE 4.0' DISTANCE FROM DRIVEWAY TO SIDE PROPERTY LINE SHOULD BE FOR LOTS 40' WIDE OR LESS AND ALL WIDER LOT PRODUCTS SHOULD HAVE THE STANDARD 6.0'.

MODIFIED RESIDENTIAL DRIVEWAY GEOMETRICS

MODIFIED CCAUSD NO. 222 (INTERIOR STREETS ONLY)
NTS

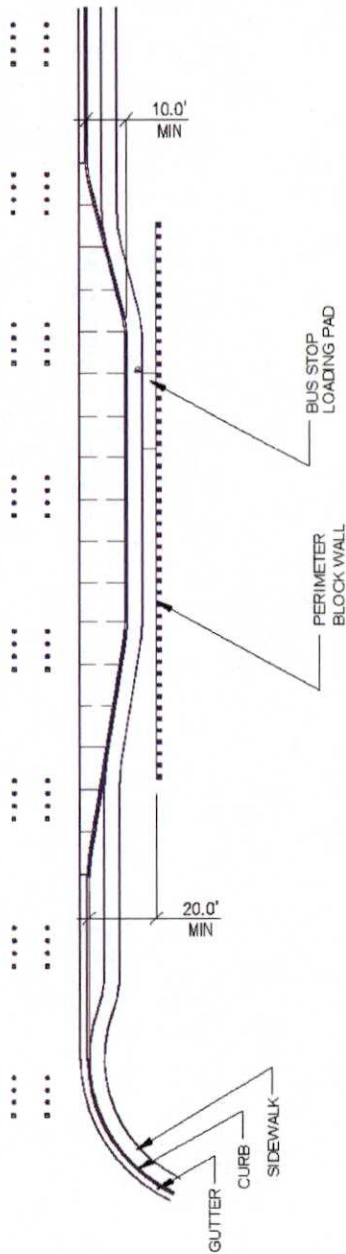


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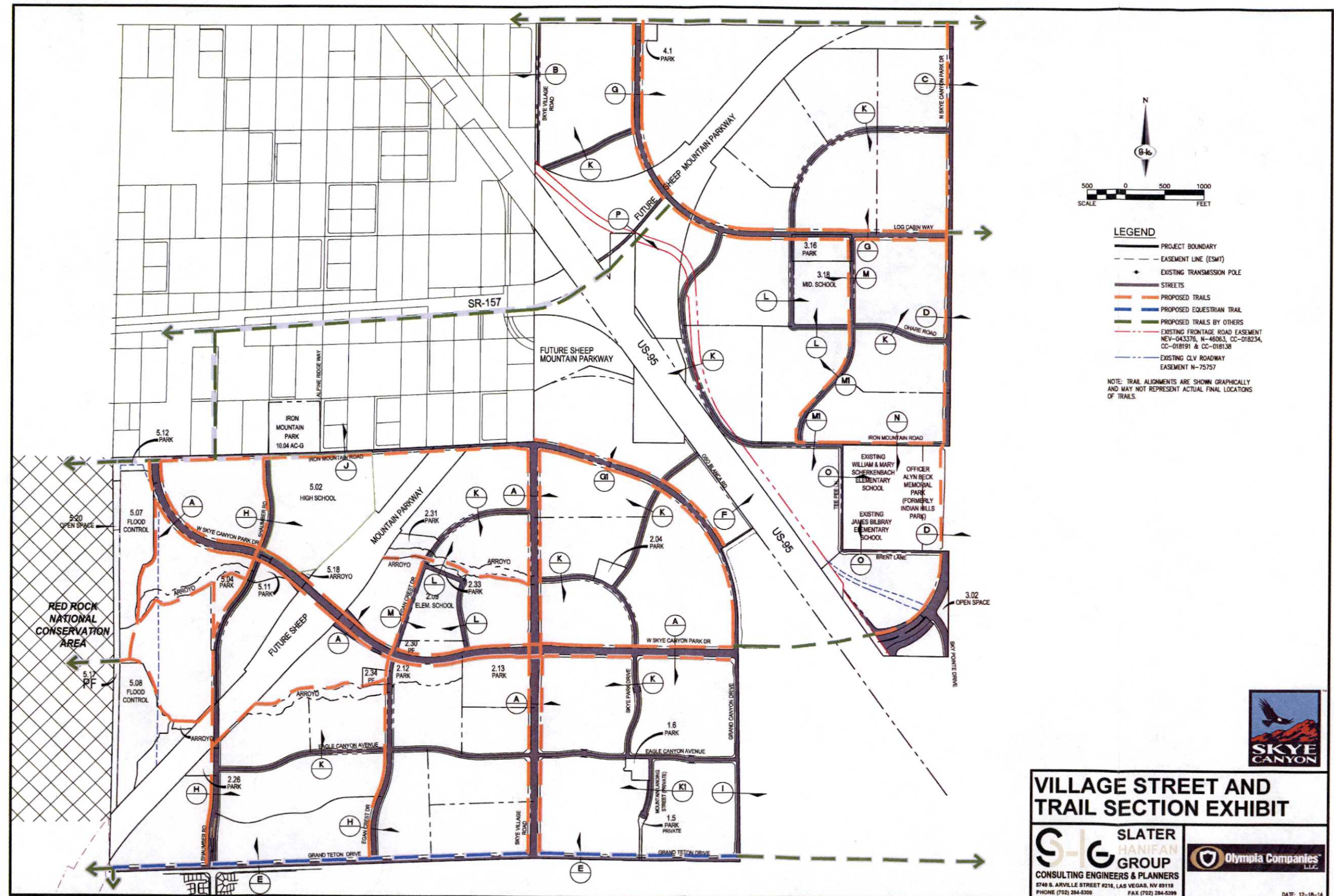
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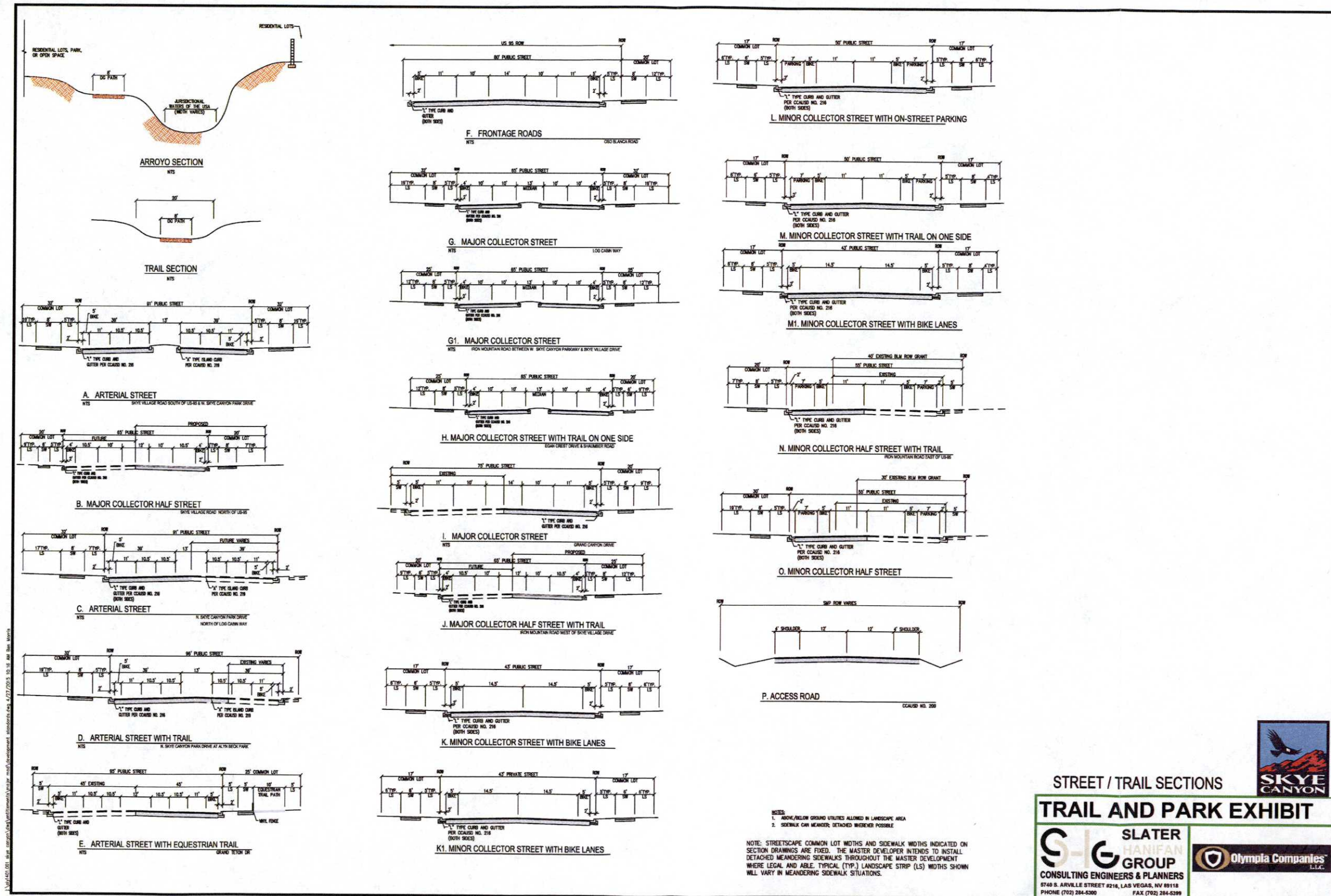


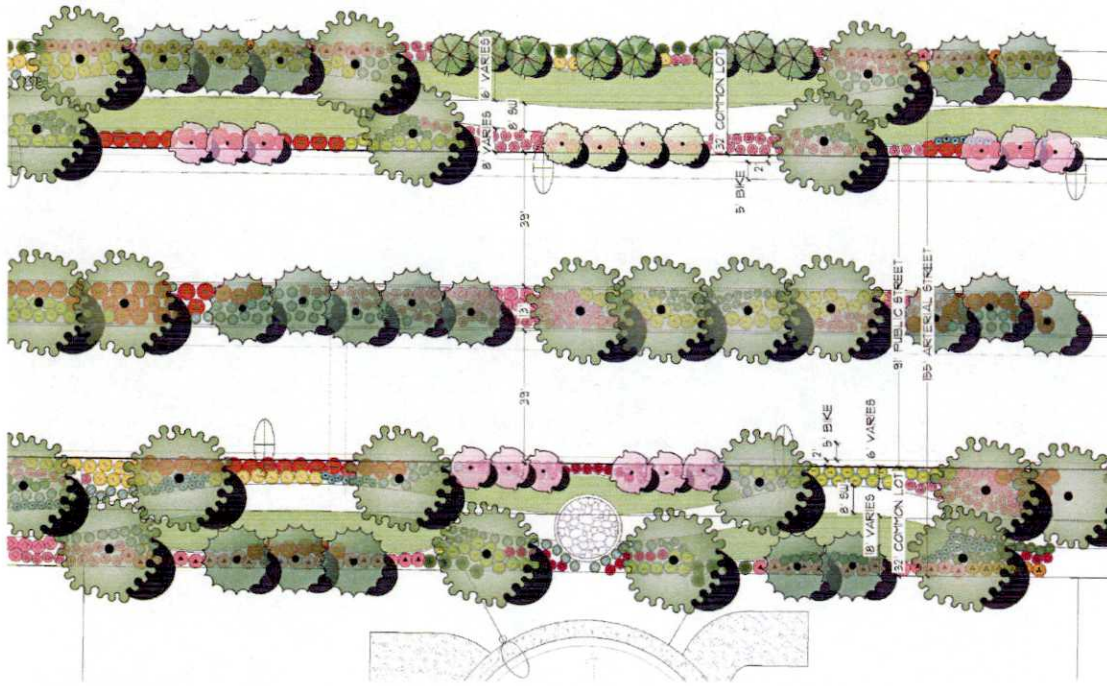
LANDSCAPE BUFFER ALONG BUS TURN-OUT

MODIFIED CCAUSD NO. 234.1
NTS







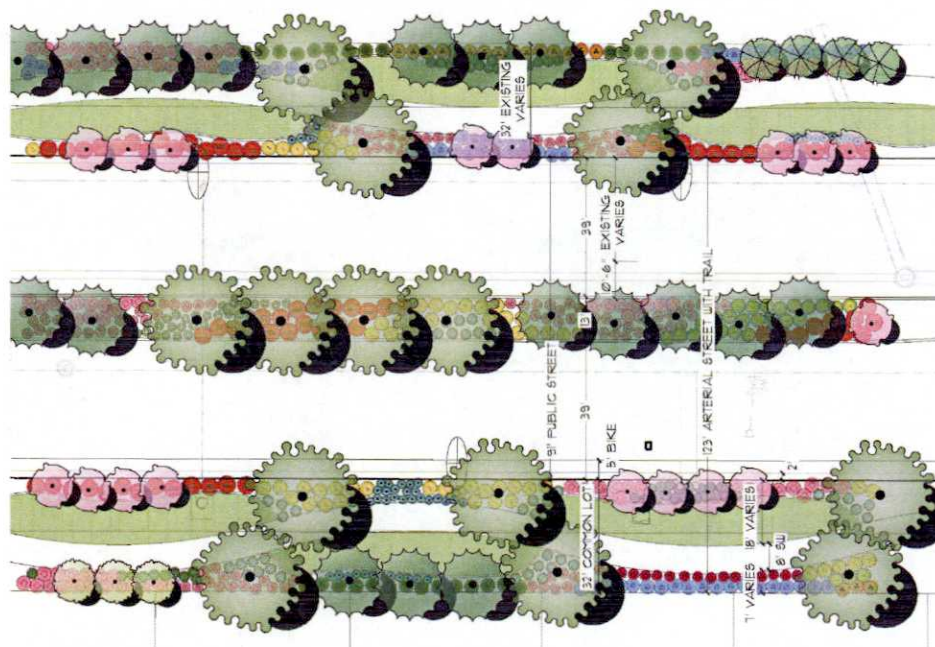


SCALE: 1"=10'-0"
 ARTERIAL STREET

STREETSCAPE STANDARDS

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PINUS PINEA	STONE PINE
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	PINUS ELDARICA	MONDALE PINE
	ELAEOCARPUS DECIPENS	JAPANESE BLUEBERRY TREE
	LAURUS NOBILIS	SWEET BAY
	FRUNUS CERASIFERA	KRAUTER VESUVIUS
	KRAUTER VESUVIUS	PURPLE LEAF PLUM

SHRUBS	
	LOW GROUND COVER
	MEDIUM SHRUB
	LARGE SCREENING SHRUB
	ANNUAL COLOR
	SYNTHETIC TURF
	SODDED DWARF FESCUE
MULCH	
ALL SHRUB AREAS TO RECEIVE A 2" LAYER OF 1" SCREENED GRAVEL MULCH 'APACHE BROWN'. MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL SHRUB PLANTER AREAS AFTER PLANTING SHRUBS.	



ARTERIAL STREET WITH TRAIL

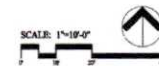
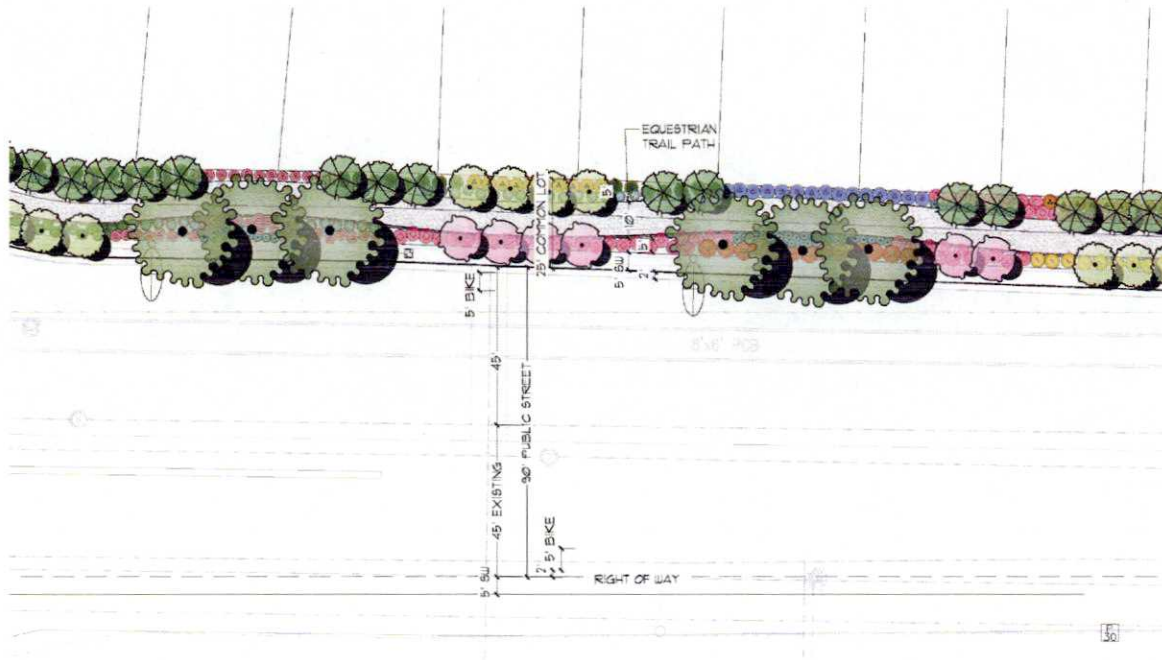
STREETSCAPE STANDARDS

SYMBOL	BOTANICAL NAME	COMMON NAME	SHRUBS	
TREES				
	PINUS PINEA	STONE PINE		LOW GROUNDCOVER
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK		MEDIUM SHRUB
	PINUS ELДАРICA	MONDALE PINE		LARGE SCREENING SHRUB
	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE		ANNUAL COLOR
	LAURUS NOBILIS	SWEET BAY		SYNTHETIC TURF
	PRUNUS CERASIFERA	KRAUTER VESUVIUS		SODDED DWARF FESCUE
	KRAUTER VESUVIUS	PURPLE LEAF PLUM	MULCH	ALL SHRUB AREAS TO RECEIVE A 2\"/>



FUTURE ARTERIAL STREET

ALL SHRUB AREAS TO RECEIVE A 2" LAYER OF 1" SCREENED GRAVEL MULCH 'APACHE BROWN'. MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL SHRUB PLANTER AREAS AFTER PLANTING SHRUBS.



ARTERIAL STREET WITH EQUESTRIAN TRAIL

STREETSCAPE STANDARDS

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	Pinus pinea	STONE PINE
	Quercus virginiana	SOUTHERN LIVE OAK
	Pinus eldarica	MONDALE PINE
	Elaeocarpus decipiens	JAPANESE BLUEBERRY TREE
	Laurus nobilis	SWEET BAY
	Prunus cerasifera	KRAUTER VESUVIUS
	Krauter vesuvius	PURPLE LEAF PLUM

SHRUBS



LOW GROUNDCOVER



MEDIUM SHRUB



LARGE SCREENING SHRUB



ANNUAL COLOR



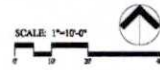
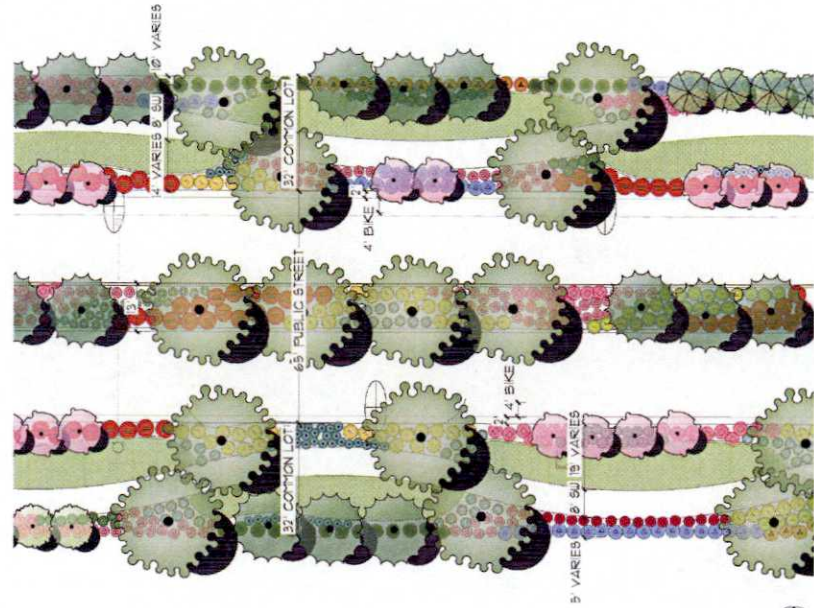
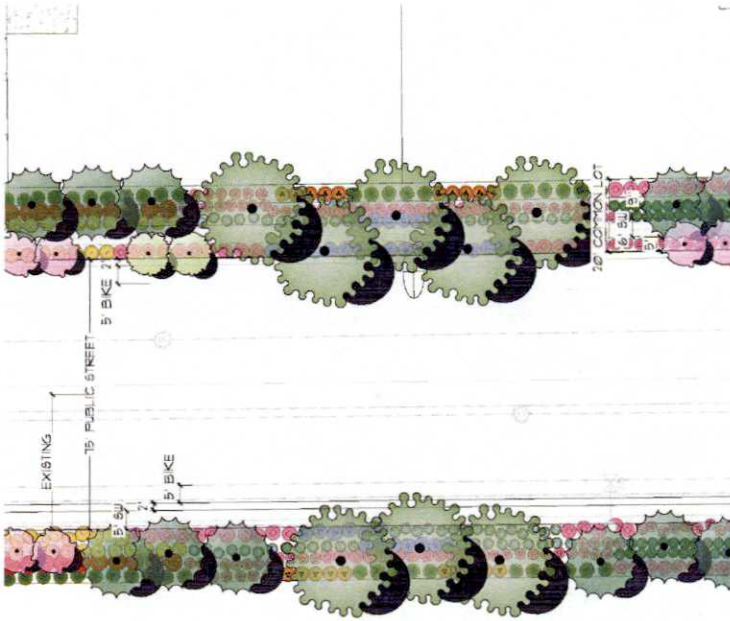
SYNTHETIC TURF



SODDED DWARF FESCUE

MULCH

ALL SHRUB AREAS TO RECEIVE A 2" LAYER OF 1" SCREENED GRAVEL MULCH 'APACHE BROWN'. MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL SHRUB PLANTER AREAS AFTER PLANTING SHRUBS

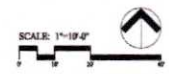
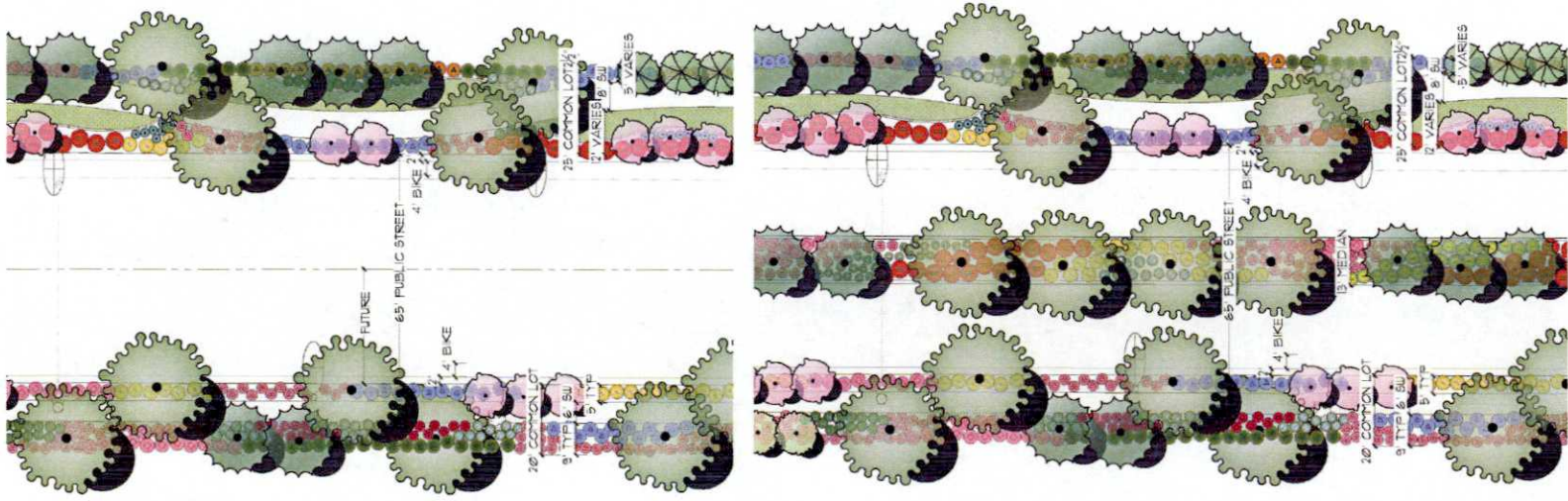


MAJOR COLLECTOR STREET

STREETSCAPE STANDARDS

SYMBOL TREES	BOTANICAL NAME	COMMON NAME
	PNUS PINEA	STONE PINE
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	PNUS ELDARICA	MONDALE PINE
	ELAEOCARPUS DECIPENS	JAPANESE BLUEBERRY TREE
	LAURUS NOBILIS	SWEET BAY
	PRUNUS CERASIFERA	KRAUTER YESUVIUS
	KRAUTER YESUVIUS	PURPLE LEAF PLUM

SHRUBS	
	LOW GROUNDCOVER
	MEDIUM SHRUB
	LARGE SCREENING SHRUB
	ANNUAL COLOR
	SYNTHETIC TURF
	SODDED DWARF FESCUE
MULCH	ALL SHRUB AREAS TO RECEIVE A 2" LAYER OF 1" SCREENED GRAVEL MULCH 'APACHE BROWN'. MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL SHRUB PLANTER AREAS AFTER PLANTING SHRUBS.



MAJOR COLLECTOR STREET WITH TRAIL

STREETSCAPE STANDARDS

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	<i>Pinus PINEA</i>	STONE PINE
	<i>Quercus VIRGINIANA</i>	SOUTHERN LIVE OAK
	<i>Pinus ELDAERICA</i>	MONDALE PINE
	<i>Elaeocarpus DECIPENS</i>	JAPANESE BLUEBERRY TREE
	<i>Laurus NOBILIS</i>	SWEET BAY
	<i>Prunus CERASIFERA</i>	KRAUTER VESUVIUS
	<i>Krauter VESUVIUS</i>	PURPLE LEAF PLUM

SHRUBS



LOW GROUNDCOVER



MEDIUM SHRUB



LARGE SCREENING SHRUB



ANNUAL COLOR



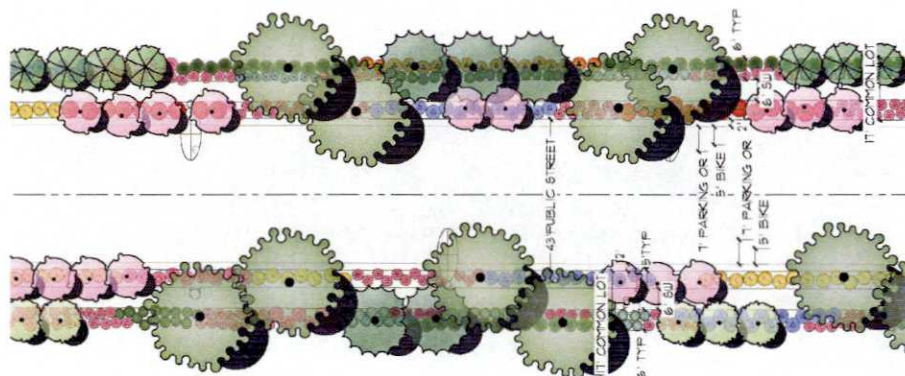
SYNTHETIC TURF



SODDED DWARF FESCUE

MULCH

ALL SHRUB AREAS TO RECEIVE A 2" LAYER OF 1" SCREENED GRAVEL
 MULCH 'APACHE BROWN'. MULCH SHALL BE SPREAD EVENLY THROUGHOUT
 ALL SHRUB PLANTER AREAS AFTER PLANTING SHRUBS



SCALE: 1"=10'-0"
 MINOR COLLECTOR STREET

STREETSCAPE STANDARDS

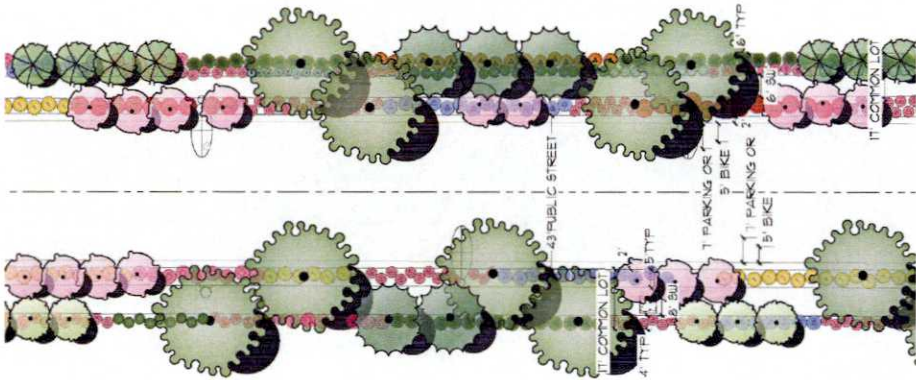
SYMBOL TREES	BOTANICAL NAME	COMMON NAME
	PNUS PINEA	STONE PINE
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	PNUS ELIDARICA	MONARDELLA
	ELAEAGARUS DECIPENS	JAPANESE BLUEBERRY TREE
	LAURUS NOBILIS	SWEET BAY
	PRUNUS CERASIFERA	KRAUTER VESUVIUS
	KRAUTER VESUVIUS	PURPLE LEAF PLUM

SHRUBS

	LOW GROUNDCOVER
	MEDIUM SHRUB
	LARGE SCREENING SHRUB
	ANNUAL COLOR
	SYNTHETIC TURF
	SODDED DWARF FESCUE

MULCH

ALL SHRUB AREAS TO RECEIVE A 2" LAYER OF 1" SCREENED GRAVEL MULCH 'APACHE BROWN'. MULCH SHALL BE SPREAD EVENLY THROUGH-OUT ALL SHRUB PLANTER AREAS AFTER PLANTING SHRUBS



MINOR COLLECTOR STREET WITH TRAIL

STREETSCAPE STANDARDS

SYMBOL TREES	BOTANICAL NAME	COMMON NAME
	PNUS PNEA	STONE PINE
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	PNUS ELGARICA	MONDALE PINE
	ELAEAGARPUS DECIPENS	JAPANESE BLUEBERRY TREE
	LAURUS NOBILIS	SWEET BAY
	PRUNUS CERASIFERA KRAUTER VESUVIUS	KRAUTER VESUVIUS PURPLE LEAF PLUM

SHRUBS



LOW GROUND COVER



MEDIUM SHRUB



LARGE SCREENING SHRUB



ANNUAL COLOR



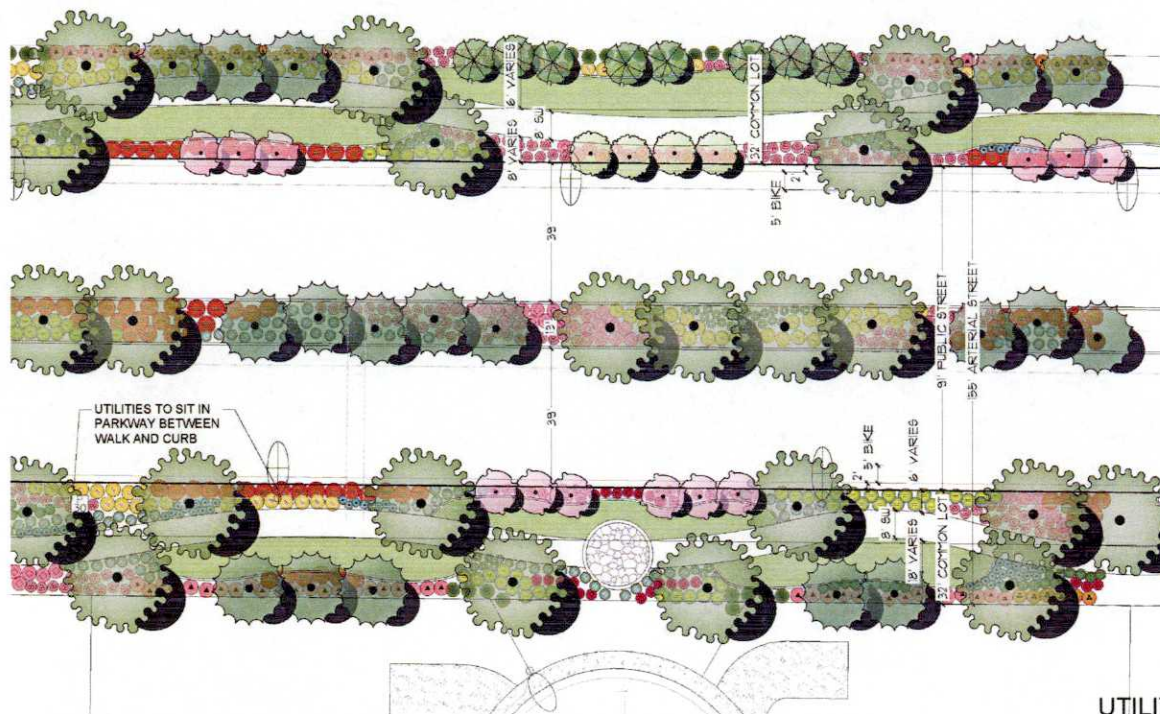
SYNTHETIC TURF



SODDED DWARF FESCUE

MULCH

ALL SHRUB AREAS TO RECEIVE A 2" LAYER OF 1" SCREENED GRAVEL
 MULCH 'APACHE BROWN'. MULCH SHALL BE SPREAD EVENLY THROUGHOUT
 ALL SHRUB PLANTER AREAS AFTER PLANTING SHRUBS



UTILITY CONSIDERATIONS

STREETSCAPE STANDARDS

SYMBOL	BOTANICAL NAME	COMMON NAME	SHRUBS	
TREES				
	PINUS PINEA	STONE PINE		LOW GROUNDCOVER
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK		MEDIUM SHRUB
	PINUS ELДАРICA	MONDALE PINE		LARGE SCREENING SHRUB
	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE		ANNUAL COLOR
	LAURUS NOBILIS	SWEET BAY		SYNTHETIC TURF
	PRUNUS CERASIFERA	KRAUTER VESUVIUS		SODDED DWARF FESCUE
	KRAUTER VESUVIUS	PURPLE LEAF PLUM	MULCH	ALL SHRUB AREAS TO RECEIVE A 2" LAYER OF 1" SCREENED GRAVEL MULCH 'APACHE BROWN'. MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL SHRUB PLANTER AREAS AFTER PLANTING SHRUBS

Appendix A – Plant List

Botanical Name	Common Name
Trees	
<i>Acacia aneura</i>	Mulga Acacia
<i>Acacia constricta</i>	White Thorn Acacia
<i>Acacia farnesiana</i> (=A. <i>smallii</i>)	Sweet Acacia
<i>Acacia greggii</i>	Cat's Claw Acacia
<i>Acacia pendula</i>	Weeping Acacia
<i>Acacia salicina</i>	Willow Acacia
<i>Acacia schaffneri</i>	Twisted Acacia
<i>Acacia stenophylla</i>	Shoestring Acacia
<i>Arbutus unedo</i>	Strawberry Tree
<i>Bismarckia nobilis</i>	Bismarck Palm
<i>Brachychiton populneus</i>	Bottle Tree
<i>Brahea armata</i>	Mexican Blue Palm
<i>Butia capitata</i>	Pindo Palm
<i>Cedrus atlantica</i> 'glauca'	Blue Atlas Cedar
<i>Cedrus deodora</i>	Deodar Cedar
<i>Celtis occidentalis</i>	Common Hackberry
<i>Celtis reticulata</i>	Netleaf Hackberry
<i>Ceratonia siliqua</i>	Carob Tree
<i>Cercis canadensis</i>	Eastern Redbud
<i>Cercis occidentalis</i>	Western Redbud
<i>Chamaerops humilis</i>	Mediterranean Fan Palm
<i>Chilopsis linearis</i> + hybrids	Desert Willow
x <i>Chitalpa tashkentensis</i>	Chitalpa
<i>Cordia boissieri</i>	Texas Olive
<i>Cotinus coggygria</i>	Smoke Tree
<i>Cupressus glabra</i>	Arizona Cypress
<i>Cupressus sempervirens</i>	Italian Cypress
<i>Ebenopsis ebano</i> (=Pithecellobium)	Texas Ebony
<i>Elaeocarpus decipiens</i>	Japanese Blueberry
<i>Eriobotrya japonica</i>	Loquat
<i>Eucalyptus microtheca</i>	Coolibah Tree
<i>Eucalyptus polyanthemos</i>	Silver Dollar Gum
<i>Eucalyptus species</i>	Eucalyptus/Gum Tree
<i>Eysenhardtia orthocarpa</i>	Kidneywood
<i>Fraxinus greggii</i>	Littleleaf Ash
<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash
<i>Fraxinus velutina</i>	Arizona Ash
<i>F. v. glabra</i>	Modesto Ash
<i>F. v. 'Rio Grande,' 'Fan-Tex'</i>	Fan-Tex/Rio Grande Ash
<i>Geijera parviflora</i>	Australian Willow
<i>Gleditsia triacanthos</i> cultivars	Honey Locust
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree

Botanical Name	Common Name
Trees	
<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Laurus nobilis</i>	Bay Laurel
<i>Leucaena retusa</i>	Golden Ball Lead Tree
<i>Olea europaea</i> 'Swan Hill,' 'Wilson'	Swan Hill or Wilson Olive
<i>Parkinsonia aculeata</i>	Mexican Palo Verde
<i>Parkinsonia florida</i>	Blue Palo Verde
<i>Parkinsonia microphylla</i>	Foothills Palo Verde
<i>Parkinsonia</i> x 'Desert Museum'	Desert Museum Palo Verde
<i>Parkinsonia</i> x 'Sonoran Emerald'	Sonoran Emerald Palo Verde
<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Phoenix dactylifera</i>	Date Palm
<i>Pinus eldarica</i>	Mondell/Afghan Pine
<i>Pinus halepensis</i>	Aleppo Pine
<i>Pinus pinea</i>	Stone Pine
<i>Pinus roxburghii</i>	Chir Pine
<i>Pistachia chinensis</i>	Chinese Pistache
<i>Pistachia chinensis</i> 'Red Push'	Red Push Pistache
<i>Pistachia lentiscus</i>	Mastic Tree
<i>Pittoposrum angustifolium</i> (= <i>P. phylliraeoides</i>)	Willow Pittosporum
<i>Platanus acerifolia</i>	London Plane Tree, Sycamore
<i>Platanus mexicana</i>	Mexican Sycamore
<i>Platanus wrightii</i>	Arizona Sycamore
<i>Podocarpus macrophyllus</i>	Yew Pine
<i>Prosopis alba</i>	Argentine Mesquite
var. 'Colorado'	Colorado Mesquite
var. 'Cooperi'	Thornless Argentine Mesquite
<i>Prosopis chilensis</i>	Chilean Mesquite
var. 'Thornless' or 'Arizona'	Thornless Chilean Mesquite
<i>Prosopis glandulosa glandulosa</i>	Texas Honey Mesquite
var. 'Maverick'	Thornless Honey Mesquite
<i>Prosopis glandulosa torreyana</i>	Western Honey Mesquite
<i>Prosopis pubescens</i>	Screwbean Mesquite
<i>Prosopis velutina</i> (= <i>juliflora</i>)	Native/Velvet Mesquite
<i>Prosopis</i> x 'Phoenix'	Thornless Hybrid Mesquite
<i>Prosopis</i> x 'Rio Salado'	Thornless Hybrid Mesquite
<i>Pyrus calleryana</i>	Ornamental Pear
<i>Pyrus calleryana</i> 'Bradford'	Bradford Pear
<i>Quercus buckleyi</i>	Texas Red Oak
<i>Quercus buckleyi</i> 'Red Rock'	Red Rock Oak
<i>Quercus fusiformis</i>	Escarpment Oak
<i>Quercus ilex</i>	Holly Oak
<i>Quercus lobata</i>	Valley Oak
<i>Quercus macrocarpa</i>	Bur Oak
<i>Quercus muhlenbergia</i>	Chinquapin Oak

Botanical Name	Common Name
Trees	
<i>Quercus shumardii</i>	Shumard Oak
<i>Quercus suber</i>	Cork Oak
<i>Quercus virginiana</i>	Southern Live Oak
<i>Q. v. 'Cathedral'</i>	Cathedral Live Oak
<i>Q. v. 'Heritage'</i>	Heritage Live Oak
<i>Q. v. 'High Rise'</i>	High Rise Live Oak
<i>Rhus lancea</i>	African Sumac
<i>Rhus lanceolata</i>	Prairie/Flameleaf Sumac
<i>Robinia pseudoacacia</i>	Black Locust
<i>Robinia x ambigua</i>	Idaho Locust
<i>Robinia x ambigua 'Purple Robe'</i>	Purple Robe Locust
<i>Sambucus nigra</i> ssp. <i>cerulea</i>	Blue Elderberry
<i>Schinus molle</i>	California Pepper Tree
<i>Sophora japonica</i>	Japanese Pagoda Tree
<i>Sophora secundiflora</i>	Texas Mountain Laurel
<i>S.s. v. 'Silver Peso' & 'Sierra Silver'</i>	Silver Mountain Laurel
<i>Trachycarpus fortunei</i>	Windmill Palm
<i>Ulmus parvifolia</i>	Lacebark Elm
<i>Ungnadia speciosa</i>	Mexican Buckeye
<i>Vitex agnus-castus</i>	Chaste Tree
<i>Washingtonia filifera</i>	California Fan Palm
<i>Washingtonia robusta</i>	Mexican Fan Palm
<i>Xylosma congestum</i>	Xylosma
<i>Zelkova serrata</i>	Japanese/Sawleaf Zelkova
<i>Ziziphus jujuba</i>	Chinese Date/Jujube
LIMITED USE AND FRUIT TREES (NOT APPROPRIATE IN ALL LOCATIONS)	
<i>Albizia julibrissin</i>	Mimosa/Silk Tree
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Citrus</i> sp.	Citrus Tree
<i>Ficus carica</i>	Fig Tree
<i>Ligustrum japonicum</i>	Waxleaf/Japanese Privet
<i>Ligustrum lucidum</i>	Glossy Privet
<i>Lysiloma watsonii</i>	Fern of the Desert
<i>Magnolia grandiflora</i> 'Little Gem'	Southern/Little Gem Magnolia
<i>Malus</i> sp.	Apple Tree
<i>Paulownia tomentosa</i>	Sapphire Dragon Tree
<i>Pinus thunbergiana</i>	Japanese Black Pine
<i>Prunus</i> sp. (dwarf)	Dwarf Fruit Trees
<i>Prunus caroliniana</i>	Carolina Laurel Cherry
<i>Prunus cerasifera</i>	Purple Leaf Plum
<i>Prunus dulcis</i>	Almond Tree
<i>Prunus mume</i>	Japanese Flowering Apricot
<i>Punica</i> sp.	Pomegranate

Botanical Name	Common Name
Shrubs	
<i>Abelia x grandiflora</i>	Glossy Abelia
<i>Abutilon palmeri</i>	Velvet-leaf Mallow, Superstition Mallow
<i>Acacia berlandieri</i>	Berlandier Acacia, Guajillo
<i>Acacia craspedocarpa</i>	Leatherleaf Acacia, Waxleaf A.
<i>Acacia cultriformis</i>	Knifefleaf Acacia, Knife Acacia
<i>Acacia redolens</i>	Creeping Acacia, Prostrate Acacia
<i>Acacia rigidula</i>	Blackbrush Acacia
<i>Alyogne huegelii</i>	Blue Hibiscus
<i>Ambrosia dumosa</i>	White Bursage, Burrobush
<i>Ambrosia eriocentra</i>	Wooly Bursage
<i>Anisacanthus quadrifidus-wrightii</i> 'Mexican Flame'	Mexican Flame
<i>Anisodonteia hypomandarum</i>	Pink Desert Hibiscus, African Mallow
<i>Artemisia filifolia</i>	Sand Sage
<i>Artemisia tridentata</i>	Big Sage Brush
<i>Asclepias subulata</i>	Desert Milkweed
<i>Atriplex canescens</i>	Four-Wing Saltbush
<i>Atriplex confertifolia</i>	Shadscale
<i>Atriplex hymenelytra</i>	Saltbush, Desert Holly
<i>Atriplex lentiformis</i>	Quailbush, Big Saltbush
<i>Atriplex lentiformis breweri</i>	Brewer's Saltbush, Quail Bush
<i>Atriplex polycarpa</i>	Desert Saltbush
<i>Baccharis sarothroides</i>	Desert Broom, Coyote Bush
<i>Baccharis x 'Centennial'</i> (female hybrid)	Centennial Broom
<i>Baccharis x 'Starn'</i> (male hybrid)	Thompson Broom
<i>Bebbia juncea</i>	Sweet Bush
<i>Berberis fremontii</i>	Fremont's Barberry
<i>Berberis thunbergii</i>	Japanese Barberry
<i>Buddleja davidii</i>	Butterfly Bush
<i>Buddleja marrubifolia</i>	Wooly Butterfly Bush
<i>Buddleja utahensis</i>	Utah Butterfly Bush
<i>Buxus microphylla</i> 'Japonica'	Japanese Boxwood
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise
<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise
<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise
<i>Calliandra californica</i>	Baja Fairy Duster
<i>Calliandra eriophylla</i>	Pink Fairy Duster
<i>Callistemon citrinus</i>	Bottlebrush, Lemon Bottlebrush
<i>Callistemon citrinus</i> 'Nana'	Dwarf Bottlebrush
<i>Caryopteris x clandonensis</i> 'Dark Knight'	Blue Mist Spirea
<i>Chamaebatiaria millefolium</i>	Fern Bush, Desert Sweet
<i>Chrysactinia mexicana</i>	Damianta

Botanical Name	Common Name
Shrubs	
<i>Chrysothamnus viscidiflorus</i>	Yellow Rabbit Brush, Green Rabbit Brush
<i>Cistus hybridus</i>	White Rockrose
<i>Cistus purpureus</i>	Purple Rock Rose, Orchid Rockrose
<i>Coleogyne ramosissima</i>	Blackbrush
<i>Cordia parvifolia</i>	Little Leaf Cordia
<i>Cotoneaster congestus</i>	Pyrenees Cotoneaster
<i>Cotoneaster glaucophyllus</i>	Gray-Leaf Cotoneaster
<i>Cotoneaster lacteus</i>	Red Clusterberry
<i>Cotoneaster microphyllus</i>	Rockspray
<i>Dalea bicolor</i> 'argyraea'	Silver Dalea
<i>Dalea frutescens</i>	Black Dalea
<i>Dalea pulchra</i>	Pink Indigo Bush
<i>Dodonaea viscosa</i>	Purple Hopseed Bush
<i>Duranta erecta</i> 'Sweet Memory'	Golden Dewdrop, Sky Flower
<i>Elaeagnus pungens</i>	Silverberry
<i>Elaeagnus x ebbingei</i>	Ebbing's Silverberry
<i>Encelia farinosa</i>	Brittlebush
<i>Encelia virginensis</i>	Virgin River Brittlebush
<i>Ephedra nevadensis</i>	Nevada Jointfir, Nevada Mormon Tea
<i>Ephedra viridis</i>	Mormon Tea
<i>Eremophila decipiens</i>	Slender Fuchsia
<i>Eremophila laanii</i> 'Pink Beauty'	Pink Beauty Emu Bush
<i>Eremophila glabra</i> 'Murchinson River'	Fire and Ice Emu Bush
<i>Eremophila maculata</i>	Spotted Emu Bush
<i>Eremophila maculata</i> 'Valentine'	Valentine Emu Bush
<i>Eremophila maculata</i> 'Winter Gold'	Winter Gold Emu Bush
<i>Eremophila racemosa</i>	Easter Egg Eremophila
<i>Eremophila</i> x 'Summertime Blue' (<i>polyclada</i> x <i>divaricata</i>)	Summertime Blue Emu Bush
<i>Eremophila</i> sp.	Eremophila, Emu Bush
<i>Ericameria cuneata</i>	Cliff Goldenbush
<i>Ericameria laricifolia</i>	Turpentine Bush
<i>Eriodictyon angustifolium</i>	Yerba Santa
<i>Eriogonum corymbosum</i> var. <i>nilesii</i>	Las Vegas Valley Buckwheat
<i>Eriogonum fasciculatum</i>	Wild Buckwheat, California Buckwheat
<i>Eriogonum</i> sp.	Buckwheat
<i>Euonymus japonica</i>	Evergreen Euonymus
<i>Euonymus japonica</i> 'Aureo-Variegata'	Gold Spot Euonymus
<i>Euonymus japonica</i> 'Microphylla'	Box-leaf Euonymus
<i>Euonymus japonica</i> 'Silver King'	Silver King Euonymus
<i>Fallugia paradoxa</i>	Apache Plume

Botanical Name	Common Name
Shrubs	
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Forestiera pubescens (neomexicana)</i>	Desert Olive, New Mexico Privet
<i>Fraxinus greggii</i>	Little Leaf Ash
<i>Genista tinctoria</i>	Dyer's Greenwood
<i>Gutierrezia sarothrae</i>	Snakeweed
<i>Juniperus chinensis</i> 'Blue Point'	Blue Point Juniper
<i>Juniperus chinensis</i> 'Spartan'	Spartan Chinese Juniper
<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper
<i>Juniperus chinensis</i> 'Torulosa'	Hollywood Twisted Juniper
<i>Juniperus sabina</i> 'Tamariscifolia'	Tam Juniper
<i>Juniperus scopulorum</i> 'Gray Gleam'	Gray Gleam Juniper
<i>Juniperus</i> sp.	Juniper
<i>Justicia californica</i>	California Justicia, Chuparosa
<i>Justicia candicans</i>	Red Justicia
<i>Justicia spicigera</i>	Mexican Honeysuckle
<i>Keckellia antirrhinoides</i>	Yellow Snapdragon Bush
<i>Krascheninnikovia lanata</i>	Winterfat
<i>Lantana camara</i>	Bush Lantana
<i>Lantana camara</i> 'Radiation'	Radiation Lantana
<i>Larrea tridentata</i>	Creosote Bush
<i>Leucophyllum candidum</i> 'Silver Cloud'	Silver Cloud Texas Ranger
<i>Leucophyllum candidum</i> 'Thunder Cloud'	Thunder Cloud Texas Ranger
<i>Leucophyllum frutescens</i>	Texas Ranger, Texas Sage, Cenizo
<i>Leucophyllum frutescens</i> 'Compacta'	Compact Texas Ranger
<i>Leucophyllum frutescens</i> 'Green Cloud'	Green Cloud Texas Ranger
<i>Leucophyllum frutescens</i> 'White Cloud'	White Cloud Texas Ranger
<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	Lynn's Legacy Texas Ranger
<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Texas Ranger
<i>Leucophyllum laevigatum</i>	Chihuahuan Sage
<i>Leucophyllum pruinosum</i> 'Sierra Bouquet'	Sierra Bouquet Texas Ranger
<i>Leucophyllum revolutum</i> 'Houdini'	Houdini Texas Ranger
<i>Leucophyllum zygophyllum</i> 'Cimarron'	Blue Texas Ranger, Cimarron Ranger
<i>Leucophyllum</i> x 'Rain Cloud'	Rain Cloud Texas Ranger
<i>Lycium andersonii</i>	Wolf Berry
<i>Lycium cooperi</i>	Cooper's Wolfberry
<i>Lycium pallidum</i> var. <i>oligospermum</i>	Pale Wolfberry
<i>Malpighia glabra</i> 'Mariquita'	Barbados Cherry
<i>Myrtus communis</i>	Classic Myrtle
<i>Myrtus communis boetica</i>	Twisted Myrtle
<i>Myrtus communis</i> 'Compacta'	Compact Myrtle
<i>Nerium oleander</i>	Oleander

Botanical Name	Common Name
Shrubs	
<i>Nerium oleander</i> 'Petite'	Dwarf Oleander
<i>Phlomis fruticosa</i>	Shrubby Jerusalem Sage
<i>Phlomis lanata</i>	Jerusalem Sage
<i>Plumbago auriculata</i>	Cape Plumbago
<i>Poliomintha maderensis</i>	Lavender Spice, Mexican Oregano
<i>Prunus fasciculata</i>	Desert Almond
<i>Psoralea fremontii</i>	Indigo Bush
<i>Psoralea polydenia</i>	Nevada Smokebush
<i>Punica granatum</i> 'Nana'	Dwarf Pomegranate
<i>Purshia mexicana</i>	Mexican Cliffrose
<i>Purshia stansburiana</i> (=Cowania)	Cliff Rose
<i>Pyracantha</i> sp.	Pyracantha, Firethorn
<i>Quercus turbinella</i>	Scrub Live Oak
<i>Rhus microphylla</i>	Littleleaf Sumac
<i>Rhus ovata</i>	Sugar Bush
<i>Rhus trilobata</i>	Squaw Bush / Skunk Bush
<i>Rhus virens</i>	Evergreen Sumac
<i>Romneya coulteri</i>	Matilija Poppy, Fried Egg Poppy
<i>Rosa</i> sp.	Rose
<i>Rosa woodsii</i>	Woods' Rose
<i>Rosmarinus officinalis</i>	Rosemary
<i>Ruellia peninsularis</i>	Desert Ruellia
<i>Russelia equisetiformis</i>	Coral Fountain
<i>Salazaria mexicana</i>	Bladdersage
<i>Salvia chamaedryoides</i>	Mexican Blue Sage
<i>Salvia clevelandii</i>	Chaparral Sage
<i>Salvia coccinea</i>	Scarlet Sage
<i>Salvia dorrii</i>	Purple Sage, Desert Sage
<i>Salvia greggii</i>	Autumn Sage
<i>Salvia leucantha</i>	Mexican Bush Sage
<i>Salvia microphylla</i> 'Sierra Madre'	Sierra Madre Sage
<i>Salvia mohavensis</i>	Mojave Sage
<i>Salvia</i> sp.	Sage
<i>Sambucus mexicana</i>	Mexican Elderberry
<i>Santolina chamaecyparissus</i>	Lavender Cotton, Gray Santolina
<i>Santolina rosmarinifolia</i> (=S. virens)	Green Lavender Cotton, Green Santolina
<i>Senna armata</i> (=Cassia)	Spiny Senna
<i>Senna artemisioides</i> (=Cassia)	Feathery Senna, Feathery Cassia
<i>Senna lindheimeriana</i> (=Cassia)	Velvet-leaf Senna
<i>Senna nemophila</i> (=Cassia)	Desert Senna, Desert Cassia
<i>Senna phyllodinea</i> (=Cassia)	Silvery Senna, Silver Leaf Cassia

Botanical Name	Common Name
Shrubs	
<i>Senna wislizenii</i> (=Cassia)	Shrubby Senna, Shrubby Cassia
<i>Simmondsia chinensis</i>	Jojoba
<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba
<i>Sophora arizonica</i>	Arizona Mescal Bean
<i>Tecoma stans</i>	Yellow Trumpet Flower, Yellow Bells
<i>Tecoma</i> x 'Orange Jubilee'	'Orange Jubilee' Tecoma, Orange Bells
<i>Tecoma</i> x 'Sunrise' TM	'Sunrise' Tecoma
<i>Teucrium chamaedrys</i>	Germander
<i>Thamnosma montana</i>	Turpentine Broom
<i>Vauquelinia californica</i>	Arizona Rosewood
<i>Vauquelinia corymbosa</i> var. <i>heterodon</i>	Narrowleaf Rosewood
<i>Wedelia texana</i> 'Devil's River' (= <i>Zexmenia hispida</i>)	Devil's River, Orange Daisy
<i>Xylosma congestum</i>	Xylosma
<i>Xylosma congestum</i> 'Compacta'	Dwarf Xylosma
<i>Ziziphus obtusifolia</i>	Greythorn

Botanical Name	Common Name
Groundcovers	
<i>Abronia villosa</i>	Desert Sand Verbena
<i>Acacia redolens</i> 'Desert Carpet'	Desert Carpet Creeping Acacia
<i>Acalypha monostachys</i>	Raspberry Fuzzies
<i>Aptenia cordifolia</i>	Hearts and Flowers, Red Apple Ice Plant
<i>Asteriscus maritimus</i>	Gold Coin Daisy
<i>Baccharis pilularis</i> 'Pigeon Point'	Dwarf Coyote Brush
<i>Berberis repens</i> = <i>Mahonia repens</i>	Creeping Oregon Grape
<i>Calylophus hartwegii</i>	Sierra Sundrop
<i>Cephalophyllum speciosum</i> 'Red Spike'	Red Spike Iceplant
<i>Cerastium tomentosum</i>	Snow-in-Summer
<i>Conoclinium greggii</i> 'Boothill' (= <i>Eupatorium</i>)	Boothill Eupatorium
<i>Convolvulus cneorum</i>	Bush Morning Glory
<i>Convolvulus mauritanicus</i>	Ground Morning Glory
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster
<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea
<i>Dalea greggii</i>	Prostrate Indigo Bush
<i>Dichondra argentea</i> 'Silver Falls'	Silver Dichondra, Kidneyweed
<i>Dichondra micrantha</i>	Green Dichondra
<i>Drosanthemum cooperi</i>	Purple Iceplant
<i>Euonymus fortunei</i> 'Coloratus'	Purple-leaf Wintercreeper
<i>Euphorbia rigida</i>	Spurge, Gopher Plant

Botanical Name	Common Name
Groundcovers	
<i>Gazania rigens</i>	Gazania, Treasure Flower
<i>Glandularia gooddingii</i> (=Verbena)	Goodding Verbena
<i>Glandularia peruviana</i> (=Verbena)	Peruvian Verbena
<i>Glandularia pulchella</i> (= Verbena)	Moss Verbena
<i>Glandularia tenera</i> (=Verbena)	Rock Verbena
<i>Juniperus chinensis procumbens</i>	Japanese Garden Juniper
<i>Juniperus conferta</i>	Shore Juniper
<i>Juniperus horizontalis</i> 'Prince of Wales'	Prince of Wales Juniper
<i>Juniperus horizontalis</i> 'Wiltonii'	Blue Carpet Juniper
<i>Juniperus sabina</i> 'Buffalo'	Buffalo Juniper
<i>Lantana montevidensis</i>	Trailing Lantana
<i>Malephora crocea</i>	Gray Ice Plant, Coppery Mesemb
<i>Malephora lutea</i>	Rocky Point Ice Plant
<i>Mirabilis multiflora</i>	Four O'Clock
<i>Muehlenbeckia axillaris</i>	Creeping Wire Vine
<i>Myoporum parvifolium</i>	Prostrate Myoporum
<i>Pyracantha fortuneana</i> 'Santa Cruz'	Santa Cruz Pyracantha, Firethorn
<i>Rosmarinus officinalis</i> 'prostratus'	Prostrate Rosemary
<i>Sedum spectabile</i>	Stonecrop
<i>Sphaeralcea grossulariifolia</i>	Goosefoot Mallow
<i>Stachys coccinea</i>	Texas Betony, Scarlet Hedge Nettle
<i>Tradescantia pallida</i> 'Purpurea'	Purple Heart, Wandering Jew
<i>Verbena rigida</i>	Sandpaper Verbena, Coarse Verbena
<i>Vinca minor</i>	Dwarf Periwinkle

Botanical Name	Common Name
Vines	
<i>Antigonon leptopus</i>	Queen's Wreath, Coral Vine
<i>Callaeum lilacaena</i> (=Mascagnia)	Orchid Vine
<i>Campsis</i> sp.	Trumpet Creeper
<i>Cissus trifoliata</i> var. <i>incisa</i>	Grape Ivy, Arizona Grape Ivy
<i>Clematis ligusticifolia</i>	Western Virgin's Bower
<i>Ficus pumila</i>	Creeping Fig
<i>Gelsemium sempervirens</i>	Carolina Jasmine
<i>Hardenbergia violacea</i>	Happy Wanderer, Lilac Vine
<i>Jasminum mesnyi</i>	Primrose Jasmine
<i>Lonicera japonica</i> 'Halliana'	Hall's / Japanese Honeysuckle
<i>Macfadyena unguis-cati</i>	Cat's Claw Vine
<i>Maurandya antirrhiniflora</i>	Snapdragon Vine

Botanical Name	Common Name
Vines	
<i>Parthenocissus</i> sp. 'Hacienda Creeper'	Hacienda Creeper
<i>Polygonum aubertii</i>	Silver Lace Vine
<i>Rosa banksiae</i>	Lady Bank's Rose
<i>Solanum jasminoides</i>	Potato Vine
<i>Tecomaria capensis</i>	Cape Honeysuckle
<i>Vitis arizonica</i>	Canyon Grape
<i>Vitis californica</i>	California Grape
<i>Vitis californica</i> 'Roger's Red'	Rogers Red Grape
<i>Vitis</i> sp.	Grape

Botanical Name	Common Name
Agaves, Cacti, Succulents, and Yuccas	
<i>Agave americana</i>	Century Plant
<i>Agave americana</i> var. <i>aurea-marginata</i>	Yellow Margin Century Plant
<i>Agave americana</i> var. <i>medio-picta</i>	Medio Picta Century Plant
<i>Agave angustifolia</i> var. <i>marginata</i>	Variegated Agave
<i>Agave bovicornuta</i>	Cow's Horn Agave
<i>Agave bracteosa</i>	Green Spider Agave
<i>Agave colorata</i>	Mescal Ceniza
<i>Agave desmettiana</i>	Smooth Agave
<i>Agave filifera</i>	Thread-leaf Agave, Dark Green Agave
<i>Agave geminiflora</i>	Twin-Flowered Agave
<i>Agave havardiana</i>	Havard Agave
<i>Agave montana</i>	Mountain Agave
<i>Agave multifilifera</i>	Chahuíqui
<i>Agave murpheyi</i>	Murphey's Agave
<i>Agave ocahui</i>	Agave Ocahui
<i>Agave ovatifolia</i>	Whale's Tounge Agave
<i>Agave palmeri</i>	Palmer's Agave
<i>Agave parrasana</i>	Cabbage Head Agave
<i>Agave parryi</i>	Parry's Agave
<i>Agave parryi</i> var. <i>huachucensis</i>	Huachuca Agave
<i>Agave parryi</i> var. <i>neomexicana</i>	New Mexico Agave
<i>Agave parryi</i> var. <i>truncata</i>	Artichoke Agave
<i>Agave salmiana</i> ssp. <i>ferox</i>	Ferox Agave
<i>Agave scabra</i>	Rough-Leaved Agave
<i>Agave schidigera</i> 'Durango Delight'™	Durango Delight Agave
<i>Agave utahensis</i> ssp. <i>nevadensis</i>	Nevada Agave
<i>Agave victoriae-reginae</i>	Queen Victoria Agave

Botanical Name	Common Name
Agaves, Cacti, Succulents, and Yuccas	
<i>Agave vilmoriniana</i>	Octopus Agave
<i>Agave weberi</i>	Weber Agave
<i>Aloe arborescens</i>	Tree Aloe
<i>Aloe barbadensis</i>	Aloe Vera
<i>Aloe ferox</i>	Tap Aloe, Cape Aloe
<i>Aloe nobilius</i>	Gold Tooth Aloe
<i>Aloe saponaria</i>	African Aloe
<i>Aloe x 'Blue Elf'</i>	Blue Elf Aloe
<i>Aloe x spinosissima</i>	Spider Aloe
<i>Carnegiea gigantea</i>	Saguaro (spear)
<i>Carnegiea gigantea</i>	Saguaro (with arms)
<i>Cereus hildmannianus</i> (= <i>peruvianus</i>)	Peruvian Apple
<i>Cycas revoluta</i>	Japanese Sago Palm
<i>Cylindropuntia acanthocarpa</i> (= <i>Opuntia</i>)	Buckhorn Cholla
<i>Cylindropuntia arbuscula</i> (= <i>Opuntia</i>)	Pencil Cholla
<i>Cylindropuntia bigelovii</i> (= <i>Opuntia</i>)	Teddy Bear Cholla
<i>Cylindropuntia echinocarpa</i> (= <i>Opuntia</i>)	Silver Cholla
<i>Cylindropuntia fulgida</i> (= <i>Opuntia</i>)	Chain-Fruit Cholla, Jumping Cactus
<i>Cylindropuntia ramosissima</i> (= <i>Opuntia</i>)	Diamond Cholla
<i>Cylindropuntia versicolor</i> (= <i>Opuntia</i>)	Staghorn Cholla
<i>Dasyllirion acrotriche</i>	Green Desert Spoon
<i>Dasyllirion longissimum</i>	Stick Palm, Mexican Grass Tree
<i>Dasyllirion wheeleri</i>	Desert Spoon
<i>Echinocactus grusonii</i>	Golden Barrel
<i>Echinocactus polycephalus</i>	Cottontop Cactus
<i>Echinocereus engelmannii</i>	Strawberry Hedgehog
<i>Echinocereus triglochidiatus</i>	Claret Cup
<i>Escobaria vivipara</i> (= <i>Coryphantha</i>)	Common Pincushion
<i>Escobaria vivipara</i> var. <i>bisbeena</i>	Beehive Cactus
<i>Ferocactus acanthodes</i> (= <i>Cylindraceus</i>)	Compass Barrel Cactus
<i>Ferocactus wislizenii</i>	Fishhook Barrel Cactus
<i>Fouquieria splendens</i>	Ocotillo
<i>Hesperaloe campanulata</i>	Bell-flowered Hesperaloe
<i>Hesperaloe funifera</i>	Giant Sword Flower
<i>Hesperaloe nocturna</i>	Night Blooming Yucca
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Hesperaloe parviflora</i> 'Yellow'	Yellow Yucca
<i>Mammillaria tetrancistra</i>	Pincushion / Fishhook Cactus
<i>Nolina bigelovii</i>	Bigelow's Nolina
<i>Nolina matapensis</i>	Treebear Grass
<i>Nolina microcarpa</i>	Bear Grass

Botanical Name	Common Name
Agaves, Cacti, Succulents, and Yuccas	
<i>Nolina nelsoni</i>	Blue Nolina
<i>Nolina texana</i>	Texas Bear Grass, Devil's Shoestring
<i>Opuntia basilaris</i>	Beavertail Cactus
<i>Opuntia chlorotica</i>	Pancake Prickly Pear
<i>Opuntia engelmannii</i>	Englemann's Prickly Pear
<i>Opuntia engelmannii acicularis</i>	Bristly Prickly Pear
<i>Opuntia engelmannii linguiformis</i>	Cow's Tongue, Angel's Wing Cactus
<i>Opuntia erinacea 'erinacea'</i>	Old Man Prickly Pear
<i>Opuntia ficus-indica</i>	Indian Fig Cactus
<i>Opuntia macrocentra</i>	Black Spine Prickly Pear
<i>Opuntia microdasys</i>	Bunny Ears
<i>Opuntia phaeacantha</i>	Mojave Prickly Pear
<i>Opuntia paraguayensis</i>	Paraguay Cactus, Orange Tuna Cactus
<i>Opuntia rivioreana</i>	Orange Tuna Cactus
<i>Opuntia robusta</i>	Silver Dollar Cactus, Giant Prickly Pear
<i>Opuntia santa rita 'Tubac' (= O. violacea 'Santa Rita')</i>	Purple Prickly Pear, Purple Pancake
<i>Opuntia turpinii (= Tephrocactus)</i>	Pine Cone Prickly Pear, Paper Spine Cactus
<i>Oreocereus celsianus</i>	Old Man Of the Andes
<i>Tephrocactus articulatus</i>	Paper Spine Cactus, Pine Cone Cactus
<i>Trichocereus pachanoi (= Echinopsis)</i>	San Pedro Cactus
<i>Trichocereus spachianus (= Echinopsis)</i>	Golden Torch Cactus
<i>Trichocereus sp (= Echinopsis)</i>	Cacti
<i>Yucca aloifolia</i>	Spanish Bayonet
<i>Yucca australis</i>	Australis Yucca
<i>Yucca baccata</i>	Banana Yucca
<i>Yucca brevifolia</i>	Joshua Tree
<i>Yucca constricta</i>	Constricta Yucca
<i>Yucca elata</i>	Soaptree Yucca
<i>Yucca faxoniana</i>	Palm Yucca
<i>Yucca filamentosa</i>	Adam's Needle
<i>Yucca glauca</i>	Soapweed, Narrowleaf Yucca
<i>Yucca gloriosa</i>	Spanish Dagger
<i>Yucca harrimaniae</i>	Harriman's Yucca
<i>Yucca pallida</i>	Pale Leaf Yucca
<i>Yucca recurvifolia</i>	Weeping Yucca, Pendulous Yucca
<i>Yucca rigida</i>	Blue Yucca
<i>Yucca rostrata</i>	Beaked Yucca
<i>Yucca rupicola</i>	Twisted Yucca
<i>Yucca schidigera</i>	Mojave Yucca
<i>Yucca schottii</i>	Mountain Yucca
<i>Yucca thompsoniana</i>	Thompson's Yucca

Botanical Name	Common Name
Agaves, Cacti, Succulents, and Yuccas	
<i>Yucca torreyi</i>	Torrey Yucca
<i>Yucca whipplei</i>	Our Lord's Candle, Chaparral Yucca

Botanical Name	Common Name
Ornamental Grasses	
<i>Achnatherum hymenoides</i> (= <i>Oryzopsis</i>)	Indian Ricegrass
<i>Achnatherum speciosum</i>	Desert Needlegrass
<i>Aristida purpurea</i>	Purple Threeawn
<i>Bouteloua curtipendula</i>	Side-Oats Grama
<i>Bouteloua gracilis</i>	Blue Grama Grass
<i>Calamagrostis x acutifolia</i>	Feather Reed Grass
<i>Cortaderia selloana</i>	Pampas Grass
<i>Cortaderia selloana</i> 'Pumila'	Dwarf Pampas Grass
<i>Festuca ovina</i>	Blue Fescue
<i>Festuca ovina</i> var. <i>brachyphylla</i>	Sheep Fescue
<i>Helictotrichon sempervirens</i>	Blue Oat Grass
<i>Miscanthus sinensis</i>	Maiden Grass, Japanese Silver Grass
<i>Miscanthus sinensis</i> 'Variegata'	Variegated Maiden Grass
<i>Muhlenbergia capillaris</i> 'Regal Mist'	Regal Mist Muhly Grass
<i>Muhlenbergia dumosa</i>	Bamboo Muhly, Fairy Bamboo
<i>Muhlenbergia emersleyi</i> 'El Toro'	Bull Grass
<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	Autumn Glow
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Muhlenbergia rigida</i> 'Nashville'	Nashville
<i>Nasella tenuisima</i> (= <i>Stipa tenuisima</i>)	Mexican Feather Grass
<i>Ophiopogon japonicus</i>	Mondo Grass
<i>Pennisetum alopecuroides</i>	Black Moudry
<i>Pennisetum setaceum</i> 'Rubrum' 'Cupreum'	Purple Fountain Grass
<i>Phyllostachys aurea</i>	Golden Bamboo
<i>Pleuraphis rigida</i> (= <i>Hilaria rigida</i>)	Big Galleta Grass
<i>Sorghastrum nutans</i>	Indian Grass
<i>Sporobolus airoides</i>	Alkali Sacaton Grass
<i>Stipa gigantea</i>	Giant Feather Grass, Golden Oats

Botanical Name	Common Name
Perennial (small accent areas only)	
<i>Achillea filipendulina</i>	Fern Leaf Yarrow

Botanical Name	Common Name
Perennial (small accent areas only)	
<i>Agapanthus africanus</i>	Lily of the Nile
<i>Amsonia tomentosa</i>	Desert Bluestar
<i>Anemopsis californica</i>	Yerba Mansa
<i>Artemisia ludoviciana</i>	Prairie Sage
<i>Artemisia ludoviciana albula</i> 'Silver King'	Silver King Artemisia
<i>Artemisia</i> x 'Powis Castle'	Powis Castle Wormwood
<i>Artemisia schmidtiana</i> 'Silver Mound'	Angel's Hair, Silver Mound Artemisia
<i>Astragalus preussii</i>	Preuss' Milkvetch
<i>Baileya multiradiata</i>	Desert Marigold
<i>Berlandiera lyrata</i>	Chocolate Flower
<i>Convolvulus tricolor</i>	Dwarf Morning Glory
<i>Coreopsis lanceolata</i>	Sunray
<i>Echinacea purpurea</i>	Purple Coneflower
<i>Enceliopsis argophylla</i>	Silverleaf Sunray
<i>Epilobium canum</i> (= <i>Zauschneria californica</i>)	Hummingbird Flower
<i>Erigeron divergens</i>	Native Fleabane
<i>Erigeron karvinskianus</i>	Santa Barbara Daisy, Mexican Daisy
<i>Eschscholzia californica</i>	California Poppy, Golden Poppy
<i>Gaillardia aristata</i> (= <i>grandiflora</i>)	Blanket Flower
<i>Gaura coccinea</i>	Scarlet Gaura
<i>Gaura lindheimeri</i>	Gaura
<i>Gazania rigida</i>	Gazania
<i>Iberis sempervirens</i>	Evergreen Candytuft
<i>Ipomopsis arizonica</i> = <i>Gilia aggregata</i>	Skyrocket
<i>Kallstroemia grandiflora</i>	Arizona Poppy, Orange Caltrop
<i>Lavandula</i> sp.	Lavender
<i>Lepidium fremontii</i>	Desert Alyssium
<i>Liatris spicata</i>	Gayfeather, Blazing Star
<i>Linum lewisii</i>	Blue Flax
<i>Lippia repens</i>	Lippia
<i>Liriope gigantea</i>	Giant Lily Turf
<i>Liriope muscari</i>	Lily Turf
<i>Lobularia maritima</i>	Sweet Alyssum
<i>Manfreda maculosa</i>	Texas Tuberose, Spice Lily
<i>Melampodium leucanthum</i>	Blackfoot Daisy
<i>Oenothera caespitosa</i>	Angel Wing/White Evening Primrose
<i>Oenothera elata</i> = <i>O. hookeri</i>	Hooker's Evening Primrose
<i>Osteospermum fruticosum</i>	African Trailing Daisy, Freeway Daisy
<i>Penstemon amphotrellae</i>	Mexican Blue Penstemon

Botanical Name	Common Name
Perennial (small accent areas only)	
<i>Penstemon baccharifolius</i> 'Del Rio'	Del Rio Penstemon
<i>Penstemon barbatus</i>	Scarlet Bugler, Scarlet Beardtongue
<i>Penstemon bicolor</i>	Pinto Beardtongue
<i>Penstemon bicolor</i> ssp. <i>roseus</i>	Rosy Two-tone Beardtongue
<i>Penstemon eatonii</i>	Firecracker Penstemon
<i>Penstemon palmeri</i>	Scented Penstemon
<i>Penstemon parryi</i>	Parry's Penstemon
<i>Penstemon pseudospectabilis</i>	Canyon Penstemon
<i>Penstemon rostriflorus</i>	Bridge Penstemon
<i>Penstemon strictus</i>	Rocky Mountain Penstemon
<i>Penstemon superbus</i>	Superb Penstemon, Coral Beardtongue
<i>Penstemon</i> sp.	Penstemon
<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Psilostrophe cooperi</i>	Paper Flower
<i>Psilostrophe tagetina</i>	Wooly Paper Flower
<i>Ratibida columnifera</i>	Mexican Hat
<i>Rudbeckia hirta</i>	Black-eyed Susan
<i>Ruellia brittoniana</i>	Wild Petunia
<i>R. b.</i> vars. 'Katie', 'Rosa', 'Blanca'	Dwarf Ruellia
<i>Sphaeralcea ambigua</i>	Globe Mallow
<i>Stanleya pinnata</i>	Desert Prince's Plume
<i>Tagetes lemmonii</i>	Mountain Marigold
<i>Tagetes lucida</i>	Mexican Tarragon, Mexican Marigold
<i>Tetaneuris acaulis</i> (= <i>Hymenoxys</i>)	Angelita Daisy
<i>Thymophylla pentachaeta</i> (= <i>Dyssodia</i>)	Golden Dogbane, Golden Dyssodia
<i>Thymophylla tenuiloba</i> (= <i>Dyssodia</i>)	Dahlberg Daisy
<i>Tulbaghia violacea</i>	Society Garlic
<i>Viguiera parishii</i> (<i>deltoidea</i>)	Goldeneye
<i>Xylorhiza tortifolia</i>	Mojave Aster
<i>Zinnia acerosa</i>	Desert Zinnia
<i>Zinnia grandiflora</i>	Prairie Zinnia

	Botanical Name	Common Name
PLANTS WITH SPECIAL NEEDS (NOT SUITABLE FOR ALL LOCATIONS)		
Shrub	<i>Asparagus densiflorus</i> 'Meyers'	Foxtail Fern
Groundcover	<i>Asparagus densiflorus</i> 'Sprengeri'	Asparagus Fern
Shrub	<i>Aspidistra elatior</i>	Cast Iron Plant

	Botanical Name	Common Name
PLANTS WITH SPECIAL NEEDS (NOT SUITABLE FOR ALL LOCATIONS)		
Shrub	<i>Aucuba japonica</i> 'Variegata'	Gold Dust Plant
Shrub	<i>Berberis aquifolium</i> (=Mahonia)	Oregon Grape
Vine	<i>Bougainvillea</i> sp.	Bougainvillea
Perennial	<i>Canna</i> hybrids	Canna
Agave, etc	<i>Cephalocereus senilis</i>	Old Man Cactus
Perennial	<i>Cuphea llavea</i>	Bat-faced Cuphea
Perennial	<i>Dietes bicolor</i>	Fortnight Lily, Evergreen Iris
Perennial	<i>Dietes vegeta</i> (= irdioides)	Butterfly Iris, African Iris
Perennial	<i>Erysimum linifolium</i>	Wallflower
Shrub	<i>Euryops pectinatus</i>	Yellow Bush Daisy, Euryops Daisy
Shrub	<i>Euryops pectinatus</i> 'Viridis'	Green Bush Daisy
Shrub	<i>Fatsia japonica</i>	Japanese Aralia
Shrub	<i>Genista racemosa</i>	Sweet Broom
Vine	<i>Hedera canariensis</i>	Algerian Ivy
Vine	<i>Hedera helix</i>	English Ivy
Perennial	<i>Hemerocallis</i> hybrids	Daylily Hybrids
Shrub	<i>Hibiscus</i> sp.	Hibiscus
	<i>Hyptis emoryi</i>	Desert Lavender
	<i>Ilex altaclarensis</i> 'Wilsonii'	Wilson Holly
	<i>Ilex cornuta</i>	Chinese Holly
	<i>Ilex cornuta</i> 'Burfordii'	Burford Holly
	<i>Ilex cornuta</i> 'Burfordii Nana'	Dwarf Burford Holly
	<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon Holly
	<i>Ilex</i> sp.	Holly
Perennial	<i>Iris</i> sp.	Iris
Vine	<i>Jasminum polyanthum</i>	Pink Jasmine
	<i>Lagerstroemia indica</i> dwarf	Dwarf Crape Myrtle
Shrub	<i>Ligustrum japonicum</i>	Waxleaf Privet, Japanese Privet
Shrub	<i>Ligustrum lucidum</i>	Glossy Privet
Shrub	<i>Nandina domestica</i>	Heavenly Bamboo
Shrub	<i>Nandina domestica</i> 'Nana'	Dwarf Heavenly Bamboo
Vine	<i>Parthenocissus quinquefolia</i>	Virginia Creeper
Vine	<i>Parthenocissus tricuspidata</i>	Boston Ivy, Japanese Creeper
Shrub	<i>Phoenix roebelenii</i>	Pygmy Date Palm
	<i>Phormium</i> sp.	Flax
Shrub	<i>Photinia x fraseri</i>	Redtip Photinia, Fraser's Photinia
Shrub	<i>Pittosporum tobira</i>	Japanese Mock Orange
Shrub	<i>Pittosporum tobira</i> 'Variegata'	Variegated Mock Orange
Shrub	<i>Pittosporum tobira</i> 'Wheeler's Dwarf'	Wheeler's Dwarf Mock Orange

	Botanical Name	Common Name
PLANTS WITH SPECIAL NEEDS (NOT SUITABLE FOR ALL LOCATIONS)		
Shrub	<i>Platycladus orientalis</i>	Oriental Arborvitae
Shrub	<i>Platycladus orientalis</i> 'Aurea Nana'	Golden Arborvitae
Shrub	<i>Podocarpus gracillor</i>	Fern Pine
Shrub	<i>Prunus caroliniana</i> 'Compacta'	Compact Carolina Cherry
Shrub	<i>Rhaphiolepis indica</i>	Indian Hawthorn
Groundcover	<i>Stachys byzantina</i>	Lamb's Ear
Agave, etc	<i>Stenocereus thurberi</i>	Organ Pipe Cactus
Vine	<i>Trachelospermum asiaticum</i>	Asiatic Jasmine
Vine	<i>Trachelospermum jasminoides</i>	Star Jasmine
Shrub	<i>Viburnum</i> sp.	Viburnum
Vine	<i>Wisteria sinensis</i>	Chinese Wisteria
Perennial	<i>Zephyranthes</i> sp.	Fairy Lily, Rain Lily

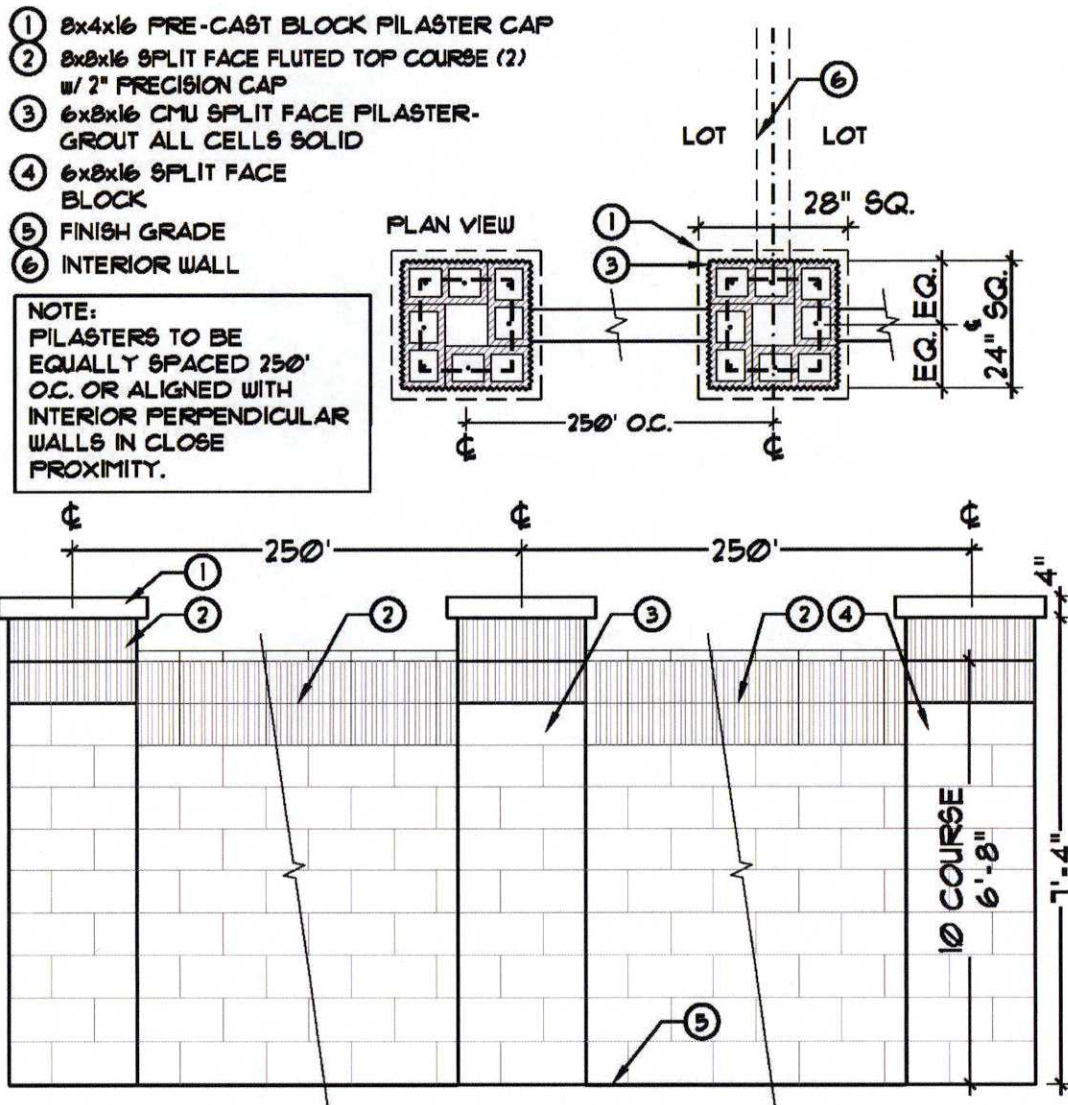
NOT RECOMMENDED (See Nevada Department of Agriculture Noxious Weed List for more:
http://agri.state.nv.us/nwac/PLANT_No WeedList.htm)

	Botanical Name	Common Name
	<i>Oenothera speciosa</i> 'Siskiyou' (=berlandieri)	Mexican Evening Primrose

PERIMETER WALLS:

Perimeter walls shall be ten (10) courses as measured from the adjacent finished grade.

Pilasters abutting streets, common areas, or interior streets shall be eleven (11) courses as measured from the highest adjacent finished grade for an overall height of 7'-8", plus a 4" high Pre-Cast Cap on 24" square columns, spaced at approximately 250' o.c., with pilasters generally occurring at adjacent residential lot owners perpendicular property lines. Block shall be 6"x8"x16" split face, with two (2) rows of fluted block at the two upper courses, and a 2" precision cap occurring at the perimeter wall.



KYLE CANYON

City of Las Vegas, Nevada
Planning & Development Department

Prepared For:



Prepared By:



Kyle Canyon Design Guidelines

June 21, 2011

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INTRODUCTION

Situated in the northwest Las Vegas valley, Kyle Canyon is designed to provide a graceful transition from the suburban development to its south and east with the more rural setting north and west of the site. In order to achieve this overall goal, a community design approach was developed that provided an underlying basis for design decisions throughout the development process. The Community Design Approach is summarized below:

COMMUNITY DESIGN APPROACH

- Strategic distribution of land uses

The master plan places the more intense uses near the US 95 corridor transitioning to lower density uses further away from the highway, reinforcing the transition from suburban development to the nearby rural environment.

- Provide a strong sense of arrival

The primary entry for the master plan is located on Horse Drive west of US 95, providing a gateway element into Kyle Canyon. The entry will be designed to reinforce the rural character of the area. Other entries leading into the community will feature unifying thematic elements.

- Establish a Community Core focal area

Located at the center of the community is an 11 acre Elementary School site along with three Park sites totaling 13.6 acres. The Elementary School and neighboring open space serve as the "heart" of the community.

- Integration of natural desert environment

The existing desert arroyos have been carefully integrated into the community design further blending proposed development with the natural setting of the area. Other than trails and rest areas, the arroyos will primarily be retained in their existing natural condition. Neighborhood parks that provide for more active recreational uses are placed adjacent to the arroyos in several locations to further reinforce a natural transition from the edges of the arroyos to developed parcels within the master plan

- Edge Conditions

The arroyos are generally adjacent to master planned roadways providing not only an interesting visual experience for residents and visitors on their daily travels, but also serve to buffer the development edges of parcels adjacent to the arroyos.

While the arroyos form a key identifying open space character for the community, they will be augmented by open space corridors areas adjacent to the master planned roadways throughout Kyle Canyon. These corridors will feature enhanced landscape, trails for connectivity, and unifying thematic elements. The site planning concept for individual builder neighborhoods adjacent to these open space corridors will encourage designs that use cul-de-sacs or other elements that open up to the edge condition and provide vehicular or pedestrian connectivity. In addition, the architecture of houses adjacent to development edges must be carefully addressed as well. These requirements are further detailed in the Architectural Guidelines section.

- *Provide strong connectivity throughout the community*

The arroyos described above not only provide visual open space, but also serve as key connectivity elements between and among the various residential neighborhoods and other community amenities, particularly the Community Core Focal Area of the elementary school and adjacent parks. In addition to the arroyos, a network of integrated trails will be provided throughout the community. Builders are encouraged to provide connection points from their parcels to the master planned open space and trail systems.

- *Master Planned Open Space*

All of the open space described above including arroyos, parks, and open space corridors form the Master Planned Open Space within Kyle Canyon. In total, these open spaces have been designed and located to provide significant community benefit and to allow the parcel builders to concentrate on what they do best...build houses. Thus, common open space within an individual neighborhood, though encouraged, is not required. However, in any case, builders should design their neighborhoods to take advantage of the master planned open space adjacent to their parcels by providing pedestrian connections, mini-parks, or other features which celebrate the open space character envisioned for Kyle Canyon.

ARCHITECTURAL DESIGN CRITERIA

The Architectural Design Criteria for the residential neighborhoods of Kyle Canyon ensure that a cohesive community identity is established, achieved and maintained throughout the project. Considering the long-term timeframe for the build-out of the community, the guidelines focus on "goals" rather than "solutions" in order to provide design flexibility as market trends change over time, while providing assurance to public agencies and potential residents that a high quality of design will be maintained throughout the life of the project.

Architectural Styles

The residential architectural styles should be compatible with the Kyle Canyon setting and be built with materials that are well suited to the harsh desert climate of the Las Vegas valley. The styles that are defined within these Design Guidelines have proven to be

compatible with Las Vegas and its desert climate and may be used throughout Kyle Canyon. However, because of the long-term build out of the community, it is not possible to predict specific architectural styles that may be in favor with the home buying public at any certain point in the future nor what technological advances may occur in building material and design. Thus, other architectural styles may be allowed subject to review and approval by the master developer's Design Review Committee (DRC).

Architectural Style	Identifying Characteristics
Spanish Colonial	• <i>Low-pitched gable roofs</i> • <i>Red barrel or s-shaped roof tiles</i> • <i>½ round arch elements</i> • <i>Deep window or door recess</i> • <i>Detail elements such as iron, wood-plank shutters, clay (or stucco) vent tiles, ceramic tile, etc.</i>
Craftsman	• <i>Low-pitched gable roofs</i> • <i>Flat roof tiles</i> • <i>Projecting eaves</i> • <i>Exposed rafter tails, decorative beams or braces</i> • <i>Front porches</i> • <i>Tapered columns or piers</i> • <i>Accent stone or siding encouraged</i>
European Country	• <i>Steeper roof pitch (at least 6:12) on all or portion of the roof</i> • <i>Predominately flat roof tiles</i> • <i>Informal arrangement of building forms</i> • <i>Detail elements such as segmented arch elements, bay windows, turrets, dormers, or reverse arch shutters.</i>
Italianate	• <i>Low-pitched hip roofs</i> • <i>Flat, barrel or s-shaped roof tiles</i> • <i>Formal box-like building massing</i> • <i>Projecting eaves with decorative brackets or dentils</i> • <i>Vertically proportioned windows, often arched</i> • <i>Detail elements such as quoins, keystones, shutters, palladian windows</i>
Mediterranean	• <i>Low-pitched gable roofs</i> • <i>Red barrel or s-shaped roof tiles</i> • <i>Asymmetrical combination of 1 and 2 story building forms</i> • <i>Entry courtyards</i> • <i>Accentuated tower elements and/or arcades</i> • <i>½ round arch elements at doors and feature windows</i> • <i>Refined decorative detail elements such as, patterned tiles, iron, and plank or panel shutters.</i>
Prairie	• <i>Low-pitched hip roofs</i> • <i>Flat roof tiles</i> • <i>Horizontal emphasis in detailing</i>
Southwestern Ranch	• <i>Low pitched gable roof forms</i> • <i>Flat roof tiles</i> • <i>Rambling horizontal character</i>

Architectural Style	Identifying Characteristics
	• <i>Front porches</i> • <i>Detail elements such as exposed outlookers, rafter tails, z-shutters, brace detail at porch columns, etc.</i>
Tuscan	• <i>Mostly low-pitched hip roofs (occasional gable or cross-gable)</i> • <i>Predominantly barrel or s-shaped roof tiles.</i> • <i>Informal arrangement of building forms reflecting rural character.</i> • <i>Medium to darker color schemes</i> • <i>Detail elements such as accent stone, projecting overhead shutters</i>
Andalusian	• <i>Low-pitched hip, gable, (or combination) roof forms</i> • <i>Red barrel or s-shaped roof tiles</i> • <i>Use of oversized square stucco columns</i> • <i>Detail elements including pre-cast surrounds, "x" motif on porch balustrades and/or stepped balustrades on exterior stairs, miradors,</i>
Contemporary	• <i>Strong use of roof as a design statement, including shed roof forms, flat roofs with parapet, along with gable or hip roof forms</i> • <i>Asymmetrical arrangement of building forms</i> • <i>Bold use of color to accentuate building forms and elements.</i> • <i>Adaptation of traditional design vernaculars, executed with a fresh, contemporary approach</i> • <i>Decorative use of metal or other non-conventional materials, commercial grade windows and doors, riglets and reveals, etc.</i>

Perimeter Edge Conditions

The residential neighborhoods throughout Kyle Canyon will be designed to ensure that visually appealing architecture is located along the perimeter edges of development parcels that are adjacent to master planned roadways, open spaces and other areas subject to public view.

Examples of architectural treatments for residences located along such perimeter edges include, but are not limited to:

- Variety of building massing and forms
- Variation in roof forms
- Architectural treatments and articulation consistent with the front elevation
- Window trim consistent with the front elevation on all windows
- Offset wall planes with a corresponding change in roof element.
- Principal window treatments
- Enhancements such as a patio cover, 2nd story deck or balcony providing vertical or horizontal plane breaks to the façade
- Varying rear setbacks

Single Family Neighborhoods

In addition to the treatment of the perimeter edge conditions described above, the following guidelines ensure a high level of design quality is achieved in the architectural design of residences, resulting in pleasant neighborhood environments for residents and visitors throughout Kyle Canyon.

Building Facades

Building Form

- Variety in building forms is encouraged to provide diversity and visual interest to the neighborhood street scene. The following recommendations are encouraged when designing residential structures:
 - Articulation of wall planes
 - Projections and recesses to provide shadow and depth
 - Simple bold forms
 - Combinations of one and two story forms (and 3-story forms, where allowed)
- Building wall planes, particularly on the front elevation, should be staggered to create interest along the street scene, to provide a desirable human scale, and to avoid visual monotony.

Building Materials and Colors

- Color and material blocking should be incorporated into the preliminary architectural design so that thoughtful color use is integrated with the architecture. Color palette and application should be consistent with the architectural style of the residence.
- All surface treatments or materials should be designed to appear as an integral part of the design, and not merely applied. All materials should wrap columns, porches, or balconies in their entirety.
- Adjacent houses and facing houses across a street should use different color schemes.

Roofs

Roof Form and Slope

- Roof treatments, including overhangs, should be consistent with the architectural style of the dwelling.
- Variety of roof design and treatment is encouraged to provide visual interest to the neighborhood roofscape throughout Kyle Canyon, including the use of gable, cross-gable, hip, shed, or a combination of these roof forms.

- Likewise, variety in roof lines is encouraged to avoid a common roof line along neighborhood streets. Variation of ridge heights, roof forms, and direction of gables is encouraged on adjacent residences.
- Repetitious gable ends framed side to side on rear elevations are discouraged along perimeter edges of residential neighborhoods.
- Roof slopes should be consistent with the architectural style of the dwelling.

Roof Materials

- A variety of roof materials is encouraged throughout the neighborhoods of Kyle Canyon in order to avoid a monotonous roofscape appearance. Roof materials may include barrel shaped clay or concrete tiles, flat clay or concrete tiles and shakes, and slate.
- Roof materials should be compatible with the architectural style of the residence.
- Roof materials should have a matte finish to minimize glare.
- Standing seam metal roofs are permitted as an architectural accent element.
- Permitted Materials
 - Clay or Concrete Barrel Tiles
 - Concrete S-tiles
 - Clay or Concrete Flat Tiles
 - Clay or Concrete Shakes
 - Slate
 - Standing Seam Metal
- Prohibited Materials
 - Wood Shake
 - Fiberglass Shingles
 - Simulated Tile including fiberglass or metal
 - Rolled roofing material
- Solar panels should be integrated into the roof design, flush with the roof slope. Frames should be colored to complement the roof. Mill finish aluminum frames are not allowed. Support solar equipment should be enclosed and screened from view.

Garages

The overall design of the front façade of a residence should de-emphasize the appearance of garage doors that face the street. Many techniques may be used to achieve this goal, examples of which include, but are not limited to:

- **Architectural Elements Forward of the Garage Plane**

Architectural elements that are situated forward of the plane of the garage provide visual interest to the street scene while minimizing the appearance of the garage door on the street scene. Examples of such elements include porches, portal elements and courtyard walls.

- **Articulation Above the Garage**

Architectural elements located over the garage can effectively draw attention away from the garage door and provide strong visual articulation to the front façade. Second floor elements that project forward of the garage plane are particularly effective as they cast a strong shadow across the garage door, minimizing its appearance on the street scene. Examples of such articulation include principal windows with thickened walls and detailing appropriate to the architectural style, balconies, sundecks and miradors (roofed outdoor rooms located on the 2nd floor)

- **Articulation in Front of Garage**

The use of articulation elements such as free-standing arbor directly in front of the garage door, or an attached trellis element over the entire width of the garage door provide visual interest to the street scene while de-emphasizing the appearance of the garage door.

- **Living Spaces Forward of the Garage**

Where product width allows, "architecture forward" allows the active living spaces of the house to be the predominate feature of the front elevation, while the garage is setback further from the street.

- **Deep Recesses**

Deep garage door recesses into surrounding wall planes result in strong shadows being cast across the garage doors, de-emphasizing their appearance on the street scene. Second floor elements above are either cantilevered or supported with piers extending to ground plane.

- **Extended Roof Elements**

The use of extended roof elements provides the opportunity to emphasize the architectural design of the home while minimizing the appearance of the garage on the street scene. For example, when a porch is provided on the front elevation, extending its single story roof line across the entire driveway width in front of the garage creates a deep shadow on the garage door, effectively allowing the garage door to “disappear” into the shadow. Similarly, a vehicular porte-cochere element provides additional shade to the front of the house and the garage is generally behind the front façade of the home.

- Garage doors should be compatible with the architectural style of the residence. In order to avoid the impact of garage doors, it is encouraged that they be appropriately treated with decorative relief cuts, panels, small decorative windows, etc.
- Decorative window lites, when used, should be appropriate to the architectural style of the residence. Sunburst or wagon-wheel window shapes are not allowed.

Window Openings

- The style of windows, including muntin patterns, should be compatible with the architectural style of the residence.
- **Principal Windows**

At least one principal window should be used on front elevations, such as:

- A prominent window recessed from the surrounding wall plane.
 - An oversized window or window grouping with trim consistent with the architectural style.
 - An enhanced architectural surround that accentuates a prominent feature window
 - A bay window with detailing appropriate to the architectural style of the residence.
 - A deep pot-shelf with corresponding roof element and corbels.
 - An overhead trellis element projecting forward of the wall plane and extending over the entire width of the window.
- All other windows on the front elevations as well as windows on side and rear elevations that are adjacent to perimeter edges should feature trim consistent with the architectural style, or be articulated in a manner subject to approval by the DRC.
 - Aluminum or vinyl extruded frame windows should be appropriately colored to match or complement the house or trim colors for each color scheme.
 - Glazing may be either clear or tinted. Reflective glass is not permitted.

- The shape and size of shutters, when used, should be proportionate to the window opening.

Porches

- Porches, when provided, should be designed as an integral component of the building's architecture.
- Porches, when provided, are encouraged to have railings and be fully covered in one of the following ways:
 - Roof element and tile matching the residence
 - Trellis structure
 - Second floor balcony or overhang

Columns and Archways

- Columns and archways, when used, should be scaled appropriately to provide a sense of strength and support that is compatible with the architectural style of the dwelling.

Trellis and Arbors

- When used, trellis and arbors must be designed to maintain their appearance considering the climatic conditions of the valley.

Patio Covers, 2nd Story Decks and Balconies

- Patio covers, 2nd floor decks or balconies should be designed as an integral component of the architecture. Support columns should be proportional to the size of the patio cover, deck or balcony.

Detail Elements

- Detail Elements such as shutters, eave brackets, corbels, exposed rafter ends or cross beams, decorative grille work, quoins, decorative ceramic tile and / or other similar features should be used to provide visual interest to the building and be compatible with its architectural style.

Walls and Fences

- Walls and fences that are visible from streets, open space, or other public areas should be compatible in material, color, and design with adjacent architectural elements.

Exterior Lighting

- Exterior lighting fixtures should be compatible with the architectural style of the building

Accessory Structures

- Casitas, guest houses, detached garages, greenhouses, and other similar accessory structures should be compatible in design, materials, and color as the main residence.

Mechanical Equipment

- Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas, and other such devices should not be mounted on any roof.
- Mechanical devices such as exhaust fans, vents and pipes should be painted to match adjacent roof surfaces.
- Ground mounted air conditioning units should be screened from view from streets and open space areas.
- All antenna and satellite dishes visible from any public or private street, sidewalk, open space or adjacent lot must be submitted for review and is subject to the CC&R's and all federal regulations.

Multi - Family Neighborhoods

Building Facades

Building Elevations

All elevations should be well detailed and articulated, incorporating building forms, masses, roof design and authentic details and accent features that are consistent with the architectural style of the building.

Sufficient massing and articulation of building walls should be incorporated into the building design to provide visual interest to building facades and to expansive wall planes. Such articulation may be achieved in a variety of ways, including but not limited to:

- Vertical and/or horizontal offsets of building wall planes
- Covered balconies or sun decks projecting forward of the main building wall plane
- Accentuated building elements such as entries, stair towers, or other similar features that provide horizontal or vertical offsets and break the eave line of the building.
- Incorporating a combination of building heights into the building design

- Stepping back a portion of upper floors, particularly at building corners, where feasible.

Additionally, multi-story buildings should incorporate other height reducing elements such as large open balconies, shed roof forms, material changes, etc.

Materials

- Color and material blocking should be incorporated into the preliminary architectural design so that thoughtful color use is integrated with the architecture. Color palette and application should be consistent with the architectural style of the building.
- All surface treatments or materials should be designed to appear as an integral part of the design, and not merely applied. All materials should wrap columns, porches, or balconies in their entirety.
- Generally, the color of garage doors should not unduly contrast with the primary base color of the building.

Roofs

Roof Form

- Roof treatments, including overhangs, should be consistent with the architectural style of the building.
- Variety of roof design and treatment is encouraged to provide visual interest to the neighborhood roofscape throughout Kyle Canyon, including the use of gable, cross-gable, hip, shed or a combination of these roof forms.
- Repetitious gable ends framed side to side on rear elevations are discouraged along perimeter edges of residential neighborhoods.
- Roof slopes should be consistent with the architectural style of the building.

Roof Materials

- A variety of roof materials is encouraged throughout the neighborhoods of Kyle Canyon in order to avoid a monotonous roofscape appearance. Roof materials may include barrel shaped clay or concrete tiles, flat clay or concrete tiles and shakes, and slate.
- Roof materials should be compatible with the architectural style of the building.
- Roof materials should have a matte finish to minimize glare.

- Standing seam metal roofs are permitted as an architectural accent element.
- Permitted Materials
 - Clay or Concrete Barrel Tiles
 - Concrete S-tiles
 - Clay or Concrete Flat Tiles
 - Clay or Concrete Shakes
 - Slate
 - Standing Seam Metal
- Prohibited Materials
 - Wood Shake
 - Fiberglass Shingles
 - Simulated Tile including fiberglass or metal
 - Rolled roofing material
- Solar panels are to be integrated into the roof design, flush with the roof slope. Frames should be colored to complement the roof. Mill finish aluminum frames are not allowed. Support solar equipment should be enclosed and screened from view.

Entries

Entry doors and entryways should provide a focal point to each residential unit and should be protected with overhangs, recesses, porches, trellises, or similar architectural features. In buildings where individual unit entries are from an interior corridor, if any, the main entrance into the building should be designed as a focal point of the exterior elevation.

Porches

- Porches, when provided, are encouraged to have railings and be fully covered in one of the following ways:
 - Roof element and tile matching the residence
 - Trellis structure
 - Second floor balcony or overhang
- Porches, when provided, should be designed as an integral component of the building's architecture.

Courtyards

- Courtyards, when used, should appear as an extension of the architecture of the main building.
- Courtyard walls should be finished to match the building and may be embellished with stone, ceramic tiles, steps, recesses, cut-outs, or wrought iron accents appropriate to the architectural style of the building.

Window Openings

- The style of windows, including muntin patterns, should be compatible with the architectural style of the building.

Principal Windows

At least one principal window per floor should be provided on building elevations, arranged in an aesthetically pleasing composition consistent the architectural style. Principal windows need not strictly be located on each floor, so long as the total number of required principal windows is achieved on any given elevation.

Principal windows are defined as one of the following:

- Oversized window or window grouping
 - A prominent window recessed a from the surrounding wall plane.
 - An enhanced architectural surround that accentuates a prominent feature window
 - A bay window with detailing appropriate to the architectural style of the building.
 - A deep pot-shelf with corresponding roof element and corbels.
 - An overhead trellis element projecting forward of the wall plane and extending over the entire width of the window.
-
- All other windows should feature trim consistent with the architectural style.
 - Trim elements may be stucco, pre-cast, wood, or ceramic tile.
 - Aluminum or vinyl extruded frame windows should be appropriately colored to match or complement the building or trim colors for each color scheme.
 - Glazing may be either clear or tinted. Reflective glass is not permitted.
 - The shape and size of shutters, when used, should be proportionate to the window opening.

Patio Covers, Decks and Balconies

- Patio covers, decks and balconies, when provided, should be designed to be in scale and proportion with the architecture of the adjoining building.
- Support columns should be proportional to the size of the patio cover, deck or balcony.

Columns and Archways

- Columns and archways, when used, should be scaled appropriately to provide a sense of strength and support that is compatible with the architectural style of the dwelling.

Trellis and Arbors

- When used, trellis and arbors must be designed to maintain their appearance considering the climatic conditions of the valley.

Detail Elements

- Detail Elements such as shutters, eave brackets, corbels, exposed rafter ends or cross beams, decorative grille work, quoins, decorative ceramic tile and / or other similar features should be used to provide visual interest to the building and consistent with its architectural style.

Garage Doors

- All garage doors on residential buildings should be recessed from surrounding wall planes.
- Door lites, when used, should be appropriate to the architectural style of the building.

Walls and Fences

- Walls and fences that are visible from streets, open space, or other public areas should be compatible in material, color, and design with adjacent architectural elements.

Exterior Lighting

Exterior lighting fixtures should be compatible with the architectural style of the building

Exterior Stairs

- Exterior stairs should be designed as an integral part of the architecture.
- Stair guardrail design should be consistent with the architecture of the building.

Awnings

- Awnings, when provided, should be designed as an integral part of the architecture.
- Unacceptable awning treatments include metal (except for top-mounted "Bermuda" shutters), untreated fabric, and project names, texts, or logos.

Accessory Structures

Clubhouse, Leasing and Recreation Buildings

- Clubhouses, recreation buildings, and other support buildings should match the architectural style and detailing of the residential buildings.

Storage Buildings

- Storage buildings should have the same level of architectural detailing as the residential buildings within the project.

Detached Garages

- Detached garages, when provided, should use a similar roof treatment and building material as the residential buildings they serve.

Carports

- Freestanding carports should have the same roof design and treatment as the residential buildings within the project.
- Carports should have end walls or other screening devices with architectural detailing similar to the residential buildings.
- Carport color, including roofs, should complement the development.

Trash Enclosures

- Trash enclosures should be constructed of concrete masonry units finished similar to buildings in the development.
- All trash enclosures should have opaque metal gates that are designed compatible with the development.

Non-Architectural Elements

Mechanical Equipment

- No mechanical equipment (air conditioning/heating units, etc.) should be mounted on, or attached to, any sloped roof. Mechanical equipment, when mounted on flat roofs, must be completely screened by parapet walls at least as tall as the equipment.
- Ground mounted air conditioning units should be screened from view and located away from pedestrian paths and project amenities to the extent feasible.
- Mechanical devices such as exhaust fans, vents, and pipes should be painted to match adjacent roof surfaces.

Vents

- B' type vents for gas appliances, water heaters, and heating units should be painted to match the roof color. Such elements should be located to minimize visual impact to building elevations.

Meters

- Natural gas meters should be grouped and screened behind walls. Builders should contact Southwest Gas for minimum clearances.
- Electrical meters should be ganged and located behind doors. Builders should contact Nevada Energy for minimum clearances.
- Screen walls and electrical enclosures should be designed integral to the project's architecture.

Satellite Dishes

- All antenna and satellite dishes visible from any public or private street, sidewalk, open space or adjacent lot must be submitted for review and is subject to the CC&R's and all federal regulations.

of Fremont Street and that portion of Ogden Avenue located between City Parkway and Main Street; westerly along U.S. Highway 95 to the easterly prolongation of Westcliff Drive, the easterly prolongation of Westcliff Drive, and the westerly prolongation of Westcliff Drive with minor deviations north and south to the intersection with the CC 215 Beltway; Far Hills Avenue and the westerly prolongation of Far Hills Avenue to the intersection of the westerly prolongation of Westcliff Drive; the westerly prolongation of Westcliff Drive to the westerly City limits.

3. Buildings or lots on north-south streets shall be assigned address numbers that are even on the east side and odd on the west side.
 4. Where Fremont Street intersects Charleston Boulevard, Charleston Boulevard shall become the base line for assigning address numbers along north-south streets to the easterly City limits.
 5. The assignment of address numbers for buildings or lots on north-south streets south of Charleston Boulevard shall begin with one thousand one hundred. Thereafter, the base numbering for each succeeding block shall increase by one hundred over the preceding block's base number.
 6. The assignment of address numbers for buildings or lots on north-south streets north of Charleston Boulevard shall begin with one and zero, and the assignment of numbers up to one hundred shall continue on those streets until their intersection with Sunrise Avenue.
 7. The assignment of address numbers for buildings or lots on north-south streets north of Sunrise Avenue shall begin with two hundred and, thereafter, the base numbering of each succeeding block shall increase by one hundred over the preceding block's base number.
- E. In internal areas of the City in which numbering conflicts with the rules set out in Subsections (C) and (D), the assignment of new numbers shall conform to the existing pattern where possible.
- F. That certain document entitled "City of Las Vegas Street Naming and Address Assignment Regulations, 2009 Edition," a copy of which shall be maintained in the office of the City Clerk, is adopted by reference and made a part of this Code as if fully set forth herein. The provisions thereof, as they may be amended and supplemented from time to time by ordinance or resolution of the City Council, shall govern the naming

of streets and other rights-of-way and the assigning of addresses within the City.

- G. The provisions of this Section are minimum requirements for the naming of streets and assignment of addresses within the City. Any request to deviate from these requirements shall be processed by means of a Variance application, which shall be subject to the procedures and standards set forth in LVMC 19.16.140.
- H. It is unlawful for any person to:
1. Use or display a street name, building number or address number that does not conform to the provisions of this Section;
 2. Display a street name, building number or address number in a manner that does not conform to the provisions of this Section; or
 3. Fail to display a street name, building number or address number in the manner required by this Section.

AMENITY ZONE

19.04.060

- A. The Amenity Zone may consist of an Amenity Area, Sidewalk, Off-site Buffer Strip, and On-site Planting Area. The required elements for each street classification are as indicated by the tables and illustrated by the figures in LVMC 19.04.170 through 19.04.220 for each street type respectively. The Amenity Zone is intended to enhance pedestrian access and safety, while providing adequate space for landscaping and utility and public safety features.
- B. The Amenity Zone Boundaries are identified by referenced inside and outside delineations in accordance to one of the following cases:
1. **Case (A).** The zone is located fully within the dedicated public right-of-way and is delineated as follows:
 - a. The inside delineation shall be set at the back of curb, or if there is no curb, then the edge of the paved roadway and
 - b. The outside delineation shall be the right-of-way line.
 2. **Case (B).** The zone is located partially within the dedicated right-of-way and extends into the adjacent private property, common element, or open space that has been set aside for landscaping



and public pedestrian access and is delineated as follows:

- a. The inside delineation shall be set at the back-of curb, or if there is no curb, then the edge of the paved roadway and
 - b. The outside delineation shall be clearly identified, by a recorded document with appropriate public easements for such purposes.
3. **Case (C).** The zone is located fully outside the dedicated right-of-way, as the right-of-way line is at the back of the curb, and is in the adjacent private property, common element, or open space that has been set aside for landscaping and public pedestrian access and is delineated as follows:
- a. The inside delineation shall be set at the back-of curb, or if there is no curb, then the edge of the paved roadway and
 - b. The outside delineation shall be clearly identified, by a recorded document with appropriate public easements for such purposes.

PRIVATE STREET REQUIREMENTS 19.04.070

Private streets must comply with applicable City standards and with the following requirements:

- A. Private streets shall have the same dimensions as the comparable public streets unless separated by gates.
- B. Where access control gates are to be used in conjunction with private streets, the principle vehicular entrance gate must have a minimum width of 50 feet and comply with the Uniform Standard Drawings and LVMC 19.02.250. Additional access control gates for vehicles must be designated and signed for residents only, have automatic methods of opening, and may be of a narrower width and depth as determined by the Director of Public Works.
- C. Private streets shall meet the minimum construction standards for public streets.
- D. Street name signs for private streets shall bear the words "privately maintained," and shall be a color and design established by the City and in conformance with the most recent edition of the Manual of Uniform Traffic Control Devices. The color of such a sign shall be brown with white letters.

- E. Any proposed deviations from the minimum public street standards must be approved by a Waiver and must be separated from abutting standard streets by a gate that meets City standards.

PRIVATE DRIVE REQUIREMENTS 19.04.080

Private drives shall only be permitted in multi-family residential and non-residential developments and shall:

- A. Have a minimum pavement width of twenty-four feet;
- B. Be accessible only from a public or private street;
- C. Terminate in:
 1. An intersection with a public or private street; or
 2. A cul-de-sac that conforms to LVMC 19.04.100; and
- D. Be provided with street name signs that bear the words "privately maintained," and are of a color and design established by the City and in conformance with the Manual of Uniform Traffic Control Devices. The color of such a sign shall be brown with white letters.

ALLEY REQUIREMENTS 19.04.090

All alleys constructed after the effective date of this Title shall be private alleys and privately maintained unless otherwise authorized by the Director of Public Works. Where public alleys are to be provided, they shall be paved and have a minimum width of twenty feet and be in accordance with City standards.

CUL-DE-SACS 19.04.100

For public streets which terminate other than at an intersection with another public street, and private streets that terminate other than at an intersection with another private or public street, the termination shall be provided by means of a circular cul-de-sac that shall be designed and installed in accordance with City standards.

PARTIALLY DEDICATED STREET OR ALLEY 19.04.110

Whenever there exists a partially dedicated street or alley abutting a proposed subdivision, the remainder of the required right-of-way shall be dedicated and improved by the subdivider unless the City approves a plan to vacate the street or alley.



IMPROVEMENT WIDTH

19.04.120

- A. Except as otherwise provided in this Section, whenever the owner or developer of property abutting a planned street or highway as shown on the Master Plan of Streets and Highways Map, other than a freeway or expressway, is required by this Title, or by any other law or regulation, to install any improvement on a proposed or existing planned street or highway, he shall improve the area from the right-of-way line to the centerline, or from such point within the right-of-way to the centerline as may be required by the City Engineer.
- B. Whenever the owner or developer of property abutting a federal or state highway as shown on the Master Plan of Streets and Highways Map, is required by this Title, or by any other law or regulation, to install any public roadway improvement on a proposed or existing street or highway, the owner or developer shall provide all public roadway improvements on both sides of the roadway or as required by the City Engineer.
- C. Any required improvement shall also include the additional area created by the curbline radius as described in LVMC 13.12.100

RESIDENTIAL SUBDIVISIONS

19.04.130

A. Interior Blocks Requirements

Within the interior of residential subdivisions:

1. Blocks should be 330 to 660 feet in length, measured centerline to centerline, unless it is determined by the Director of Public Works to be impractical to do so due to topographical conditions, environmental constraints, lot shape, or site accessibility;
2. Blocks shall not exceed one thousand feet in length between intersections, except where topographical or other conditions require longer blocks; and
3. Block depths should be designed so as to provide two rows of lots, except where lots are planned to back on a major highway, drainage channel, shopping center, or common open space area. Nothing in this 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.

B. Exterior Blocks Requirements

Along the exterior of a residential subdivision's block,

lengths shall be consistent with road network spacing standards established by LVMC 19.04.020.

NON-RESIDENTIAL SUBDIVISIONS

19.04.140

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 deliveries.

SIGNS IN PUBLIC RIGHTS-OF-WAY

19.04.150

A. Signs Prohibited in Public Rights-of-Way

1. **General Rule.** Signs shall be prohibited in the public right-of-way, except as provided in this Section.
2. **Presumption.** A sign erected or placed in the public right-of-way and containing an individual's name, telephone number, address or identification of a product shall be presumed to have been erected or placed by or at the direction of the person or entity associated with that name, business, telephone number, address or product. That presumption is a rebuttable presumption which the affected person or entity may disprove by competent evidence in any enforcement action or administrative proceeding involving such signs. However, in an administrative proceeding against the affected person or entity, the presumption is not rebutted if the sign was erected or placed by a person or entity who, pursuant to contract or otherwise, is acting on behalf of the affected person or entity.

B. Signs Permitted in Public Rights-of-Way

The following signs may be permitted in the public right-of-way:

1. Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information and direct or regulate pedestrian or vehicular traffic;
2. Bus stop signs erected by a public transit company;
3. Informational signs of a public utility regarding its poles, lines, pipes or facilities;
4. Marquee, projecting and suspended signs projecting over a public right-of-way in conformity with the provisions in this Title;
5. Development entry statement signs and interior directional signs may be permitted as provided for



in this Title and provided the sign owner(s) enters into an encroachment agreement with the City;

6. Other signs which have been authorized by the City, including but not limited to signs on bus stop shelters, signs permitted by the approval of an encroachment agreement or emergency warning signs erected by a governmental agency, a public utility company or a contractor doing authorized or permitted work within the public right-of-way. Such signs are exempted from all requirements of this Title.

TRANSPORTATION - LAND USE MATRIX

19.04.160

The Transportation - Land Use Matrix, Table 1 of this Section, is intended to demonstrate the inter-connectedness of land use and the adjacent transportation network. As used in this Section, the matrix identifies each zoning district and indicates the compatibility of the that district with the range of streets detailed in this Chapter. As indicated by the matrix key:

- A. Green identifies compatible street - land use combinations where no mitigation is anticipated;
- B. Yellow identifies compatible street - land use combinations where mitigation may be requested; and
- C. Blue identifies less compatible street - land use combinations where mitigation may be required.

Mitigation may take the form of site orientation considerations, increased perimeter buffer areas, enhanced landscaping or other measures meant to improve the compatibility and connection of development with the adjacent transportation network. Mitigation measures, if any, will be determined on a case-by-case basis as part of the Site Development Plan Review or the Tentative Map review.



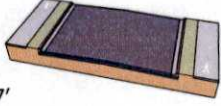
19.04.160

Transportation - Land Use Matrix - Table 1

	 120' Parkway Arterial Street	 106' Primary Arterial Street	 80' Major Collector Street
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			



Transportation - Land Use Matrix - Table 1

 60' Minor Collector Street	 47' Residential Street	 47' Residential Street (Narrow Lot)		MATRIX KEY
			U Undeveloped	Compatible Street - Land Use Combination (No mitigation)
			R-E Residential Estates	
			R-1 Single Family Residential	
			R-MH Mobile/Manufactured Home Residential	
			R-CL Single Family Compact-Lot	Compatible Street - Land Use Combination (Mitigation may be requested)
			R-TH Single Family Attached	
			R-2 Medium-Low Density Residential	
			R-3 Medium Density Residential	Less Compatible Street - Land Use Combination (Mitigation may be required)
			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	



19.04.170

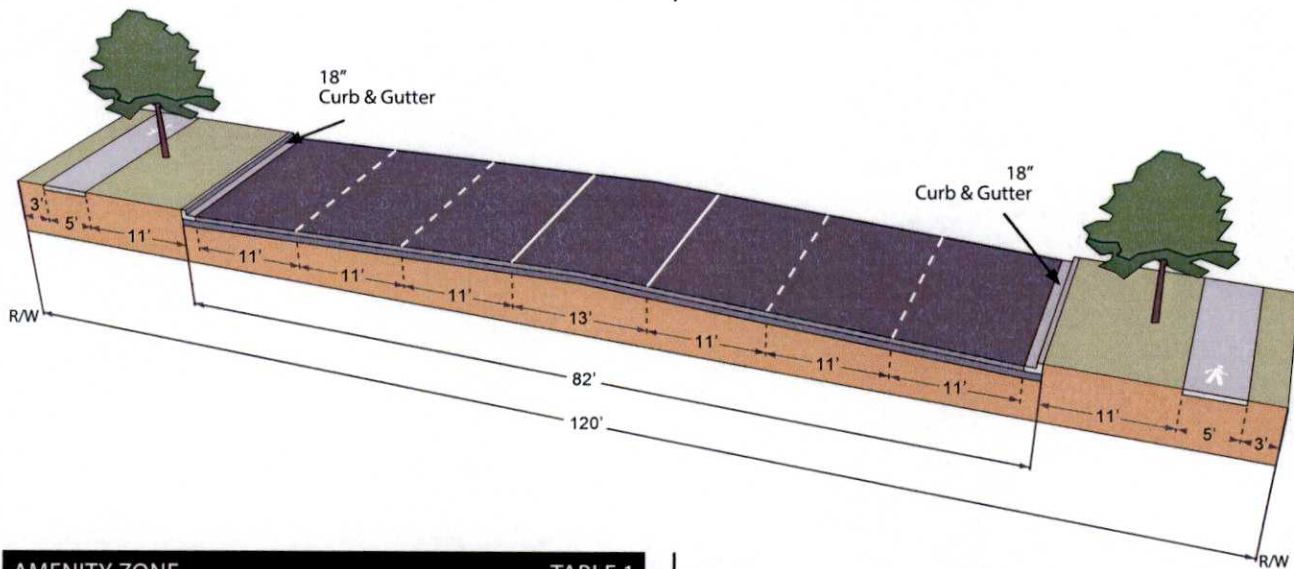
120' PARKWAY ARTERIAL STREET

A street or highway which has a minimum right-of-way width of 120 feet and an existing or potential design capacity of three or more travel lanes of traffic in each direction with 10 feet for an amenity zone and sidewalk on each side and divided by a landscaped median.

Illustrations & Graphics

19.04.170

FIGURE 1 - STREET SECTION/DIMENSIONS



AMENITY ZONE (see Figures 2 and 3)		TABLE 1
A. Utility & Mechanical Boxes	Above ground utilities shall be sited outside of the right-of-way ¹	
B. Street Lights	18 inches from back of curb ²	
C. Fire Hydrants	Shall be placed in the amenity area in accordance with the fire code	
D. Tree Placement ³	Trees shall be placed within the amenity area to provide maximum shade of the sidewalk	
E. Tree Spacing	45 feet on center	
F. Sidewalk Width	5 feet	
G. Off-site Buffer Strip	3 feet	
Maintenance	Maintenance of the amenity zone shall be the responsibility of the adjacent property owners	

Footnotes:

1. If permitted within the right-of-way, above ground utilities shall be located in the amenity area.
2. Street light conduits and permitted underground dry utilities shall be located under the sidewalk.
3. In addition to any landscaping standards provided in this Title, all planting within the right-of-way must comply with LVMC Chapter 13.48.

FIGURE 2 - AMENITY ZONE - UTILITY AND PUBLIC SAFETY FEATURES

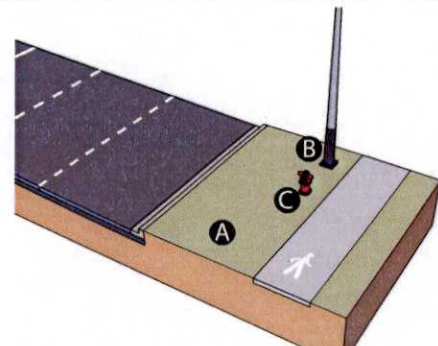
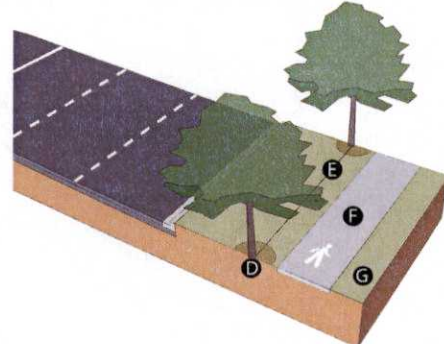


FIGURE 3 - AMENITY ZONE - LANDSCAPING/SIDEWALK



19.04.180

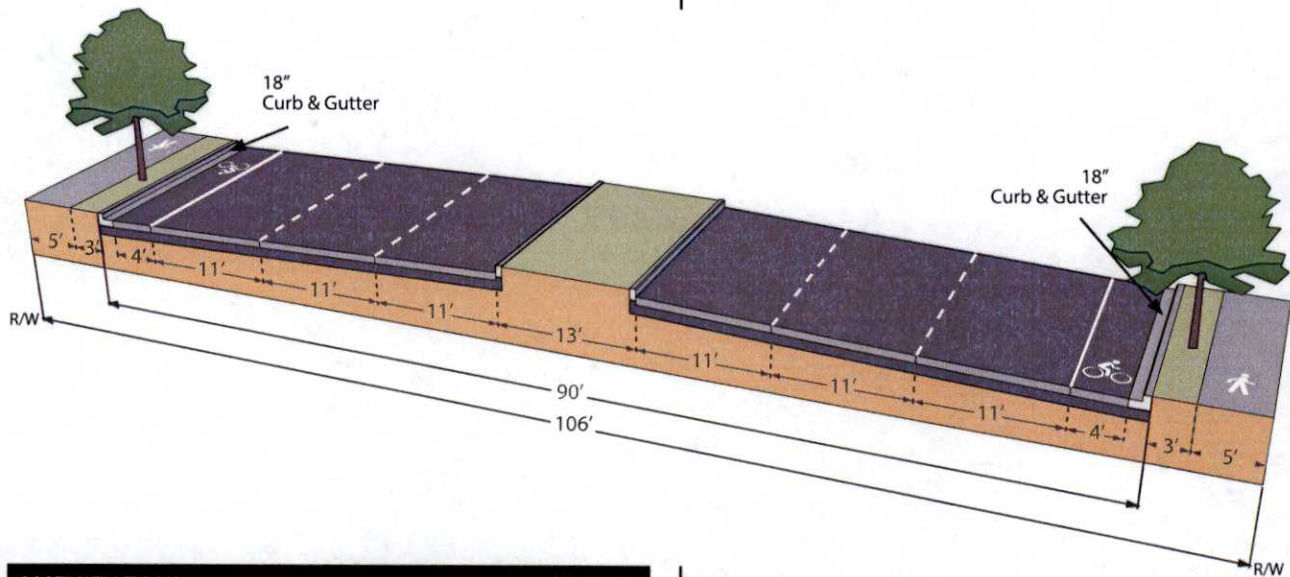
106' PRIMARY ARTERIAL STREET

A street which has a minimum right-of-way width of one hundred and six 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 pockets.

Illustrations & Graphics

19.04.180

FIGURE 1 - STREET SECTION/DIMENSIONS



AMENITY ZONE (see Figures 2 and 3)		TABLE 1
A. Utility & Mechanical Boxes	Above ground utilities shall be sited outside of the right-of-way ¹	
B. Street Lights	18 inches from back of curb ²	
C. Fire Hydrants	Shall be placed in the amenity area in accordance with the fire code	
D. Tree Placement ³	Trees shall be placed within amenity area to provide maximum shade of the sidewalk	
E. Tree Spacing	45 feet on center	
F. Sidewalk Width	5 feet	
Maintenance	Maintenance of the amenity zone shall be the responsibility of the adjacent property owners	

Footnotes:

1. If permitted within the right-of-way, above ground utilities shall be located in the amenity area.
2. Street light conduits and permitted underground dry utilities shall be located under the sidewalk.
3. In addition to any landscaping standards provided in this Title, all planting within the right-of-way must comply with LVMC Chapter 13.48.

FIGURE 2 - AMENITY ZONE - UTILITY AND PUBLIC SAFETY FEATURES

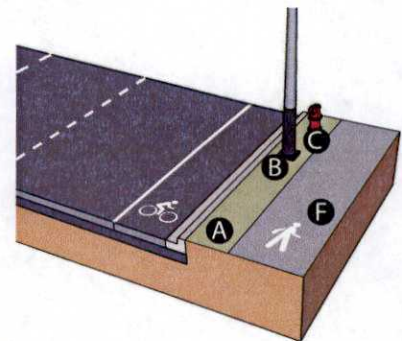
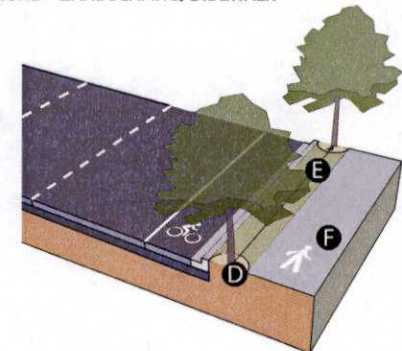


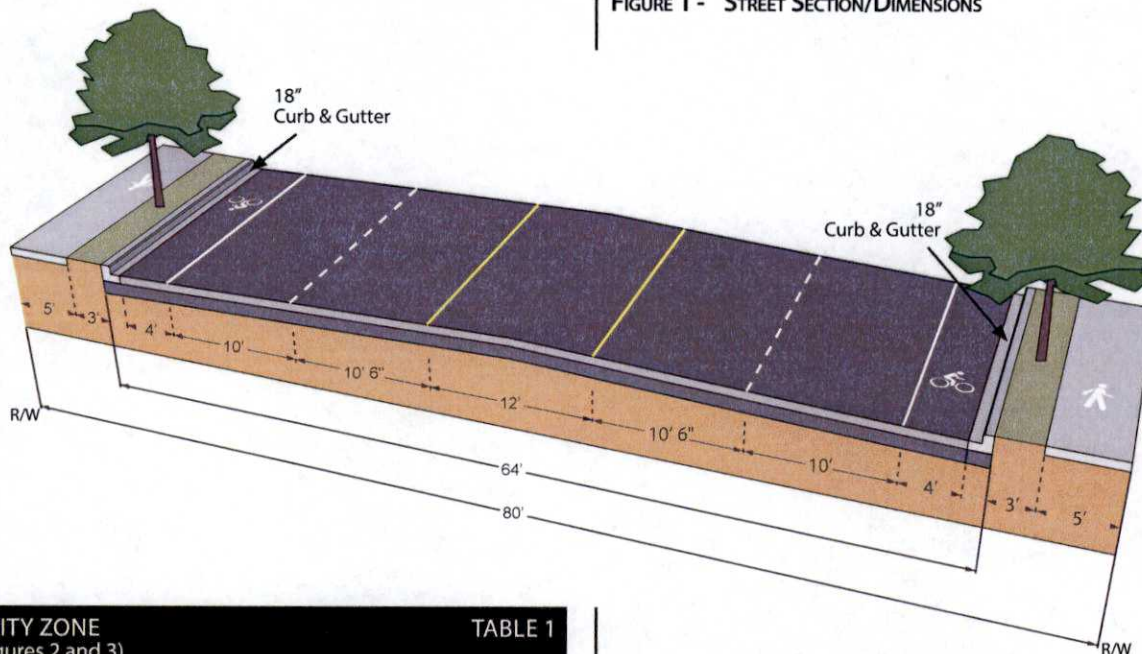
FIGURE 3 - AMENITY ZONE - LANDSCAPING/SIDEWALK



19.04.190

80' MAJOR COLLECTOR STREET

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 pockets.



Illustrations & Graphics

19.04.190

FIGURE 1 - STREET SECTION/DIMENSIONS

AMENITY ZONE (see Figures 2 and 3)		TABLE 1
A. Utility & Mechanical Boxes	Above ground utilities shall be sited outside of the right-of-way ¹	
B. Street Lights	18 inches from back of curb ²	
C. Fire Hydrants	Shall be placed in the amenity area in accordance with the fire code	
D. Tree Placement ³	Trees shall be placed within amenity area to provide maximum shade of the sidewalk	
E. Tree Spacing	40 feet on center	
F. Sidewalk Width	5 feet	
Maintenance	Maintenance of the amenity zone shall be the responsibility of the adjacent property owners	

Footnotes:

1. If permitted within the right-of-way, above ground utilities shall be located in the amenity area.
2. Street light conduits and permitted underground dry utilities shall be located under the sidewalk.
3. In addition to any landscaping standards provided in this Title, all planting within the right-of-way must comply with LVMC Chapter 13.48.

FIGURE 2 - AMENITY ZONE - UTILITY AND PUBLIC SAFETY FEATURES

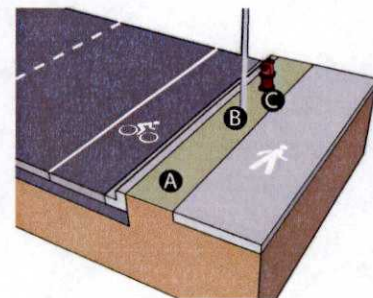
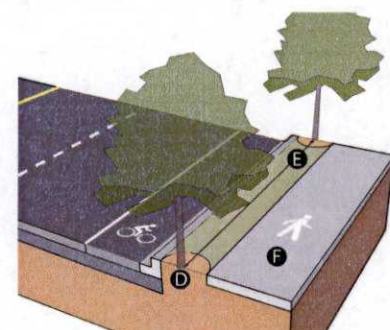


FIGURE 3 - AMENITY ZONE - LANDSCAPING/SIDEWALK



19.04.200

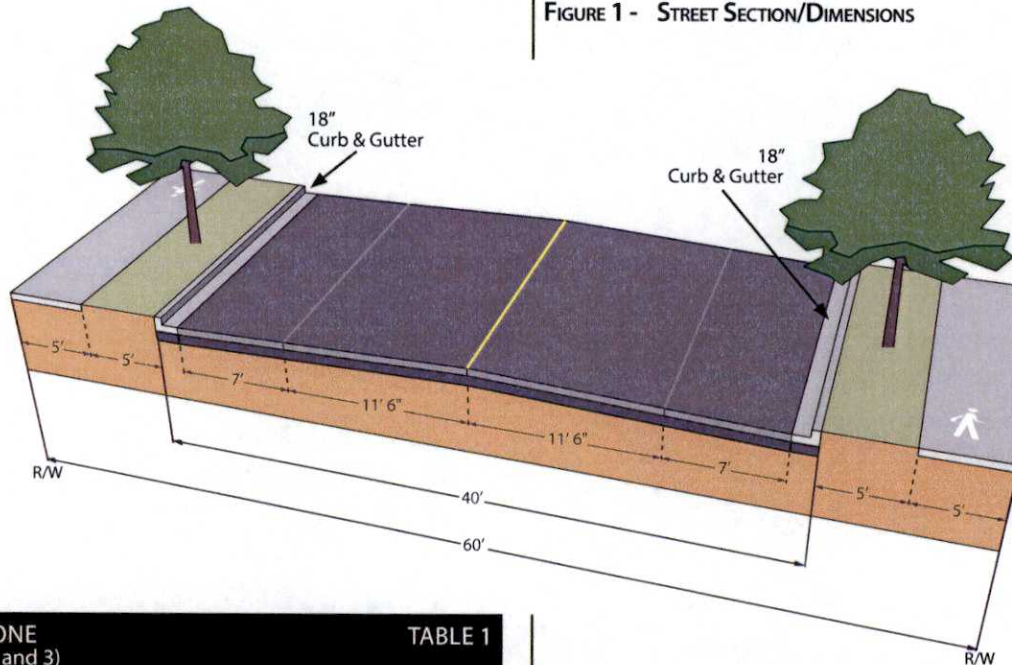
60' MINOR COLLECTOR STREET

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

19.04.200

FIGURE 1 - STREET SECTION/DIMENSIONS



AMENITY ZONE (see Figures 2 and 3)		TABLE 1
A. Utility & Mechanical Boxes	Above ground utilities shall be sited outside of the right-of-way ¹	
B. Street Lights	18 inches from back of curb ²	
C. Fire Hydrants	Shall be placed in the amenity area in accordance with the fire code	
D. Tree Placement ³	Trees shall be placed within amenity area to provide maximum shade of the sidewalk	
E. Tree Spacing	25 feet on center	
F. Sidewalk Width	5 feet	
Maintenance	Maintenance of the amenity zone shall be the responsibility of the adjacent property owners	

Footnotes:

1. If permitted within the right-of-way, above ground utilities shall be located in the amenity area.
2. Street light conduits and permitted underground dry utilities shall be located under the sidewalk.
3. In addition to any landscaping standards provided in this Title, all planting within the right-of-way must comply with LVMC Chapter 13.48.

FIGURE 2 - AMENITY ZONE - UTILITY AND PUBLIC SAFETY FEATURES

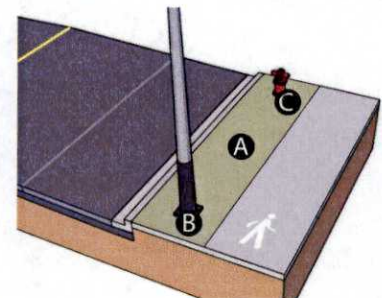
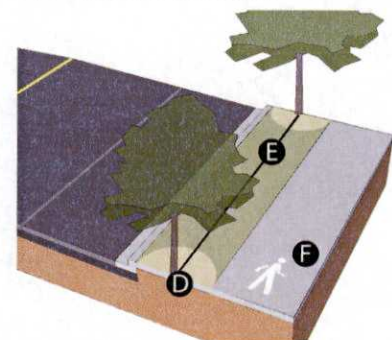


FIGURE 3 - AMENITY ZONE - LANDSCAPING/SIDEWALK



19.04.210

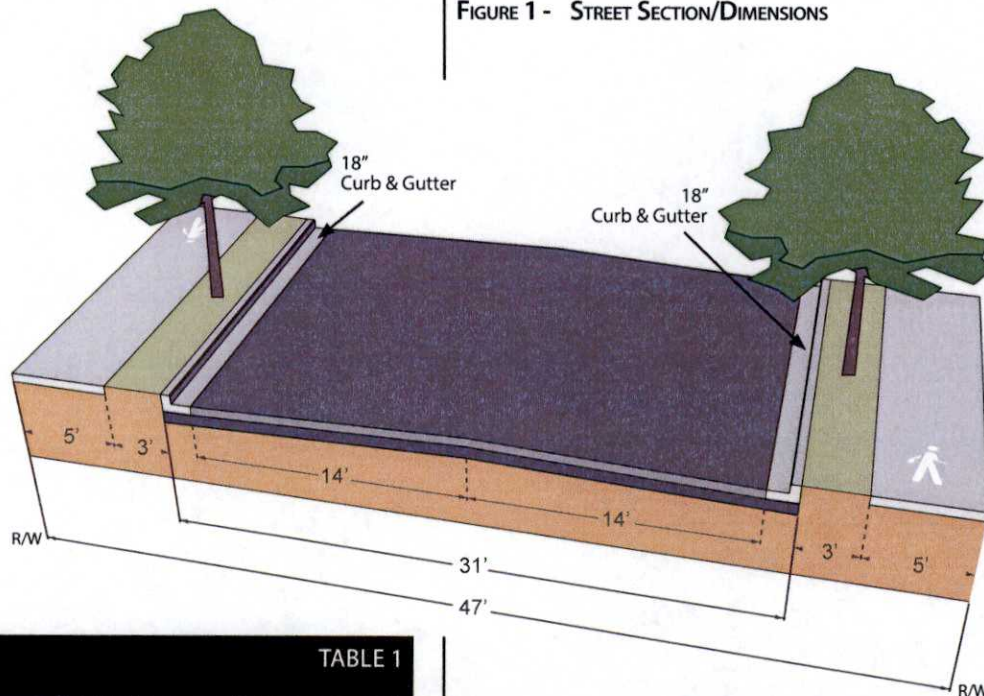
47' RESIDENTIAL STREET

A street with a minimum right-of way width of forty-seven feet which is designed to carry residential traffic between minor collectors and is designed to accommodate on-street parking.

Illustrations & Graphics

19.04.210

FIGURE 1 - STREET SECTION/DIMENSIONS



AMENITY ZONE (see Figures 2 and 3)		TABLE 1
A. Utility & Mechanical Boxes	Above ground utilities shall be sited outside of the right-of-way ¹	
B. Street Lights	18 inches from back of curb ²	
C. Fire Hydrants	Shall be placed in the amenity area in accordance with the fire code	
D. Tree Placement ³	Trees shall be placed within amenity area to provide maximum shade of the sidewalk	
E. Tree Spacing	25 feet on center	
F. Sidewalk Width	5 feet	
Maintenance	Maintenance of the amenity zone shall be the responsibility of the adjacent property owners	

Footnotes:

1. If permitted within the right-of-way, above ground utilities shall be located in the amenity area.
2. Street light conduits and permitted underground dry utilities shall be located under the sidewalk.
3. In addition to any landscaping standards provided in this Title, all planting within the right-of-way must comply with LVMC Chapter 13.48.

FIGURE 2 - AMENITY ZONE - UTILITY AND PUBLIC SAFETY FEATURES

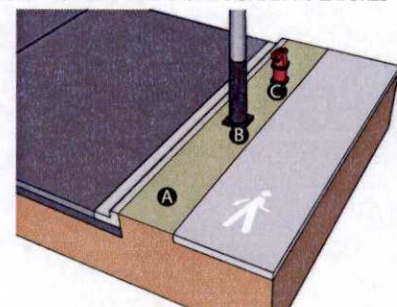
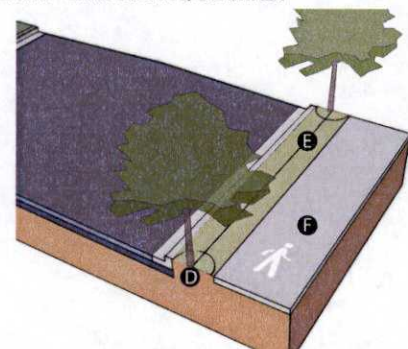


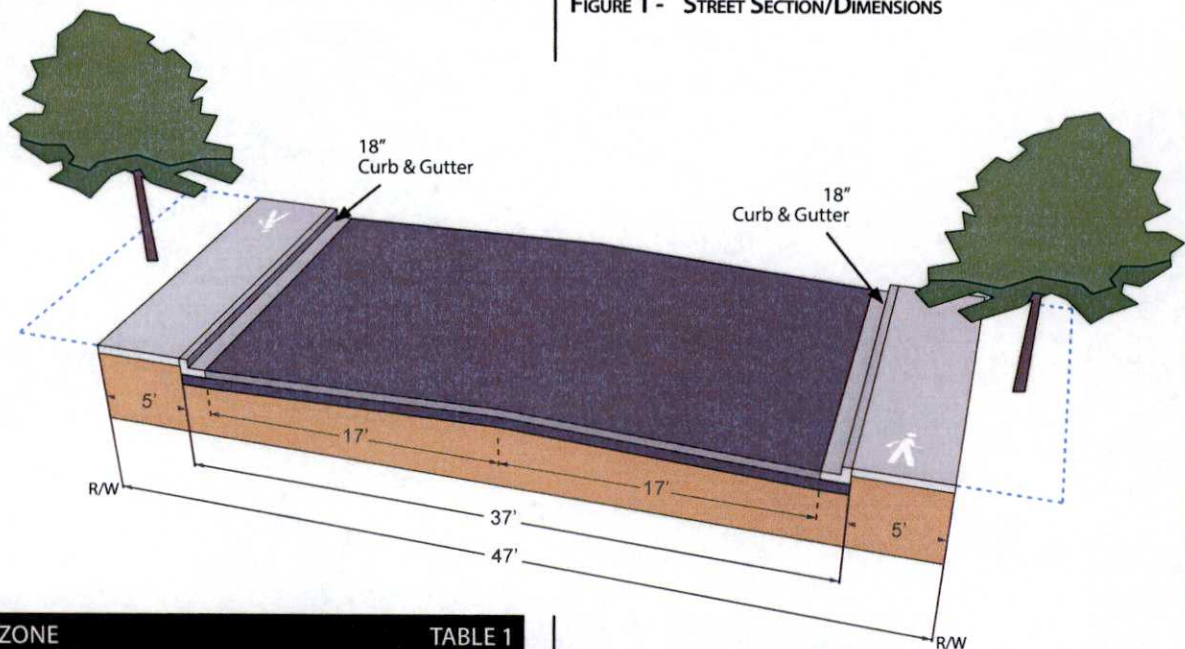
FIGURE 3 - AMENITY ZONE - LANDSCAPING/SIDEWALK



19.04.220

47' RESIDENTIAL STREET (NARROW LOT)

A street with a minimum right-of way width of forty-seven feet which is designed to carry residential traffic between minor collectors and is designed to accommodate on-street parking adjacent to residential lots with lot widths less than forty feet.



Illustrations & Graphics

19.04.220

FIGURE 1 - STREET SECTION/DIMENSIONS

AMENITY ZONE (see Figures 2 and 3)		TABLE 1
A. Utility & Mechanical Boxes	Above ground utilities shall be sited outside of the right-of-way ¹	
B. Street Lights	18 inches from back of curb ²	
C. Fire Hydrants	Shall be placed in the amenity area in accordance with the fire code	
D. Sidewalk Width	5 feet	
E. Tree Placement	1 tree per lot placed to provide maximum shade of sidewalk while providing adequate root growth area	
F. On-site Tree Planting Zone	5 foot wide planting area adjacent to the front property line	
Maintenance	Maintenance of the amenity zone shall be the responsibility of the adjacent property owners	

Footnotes:

1. If permitted within the right-of-way, above ground utilities shall be located in the amenity area.
2. Street light conduits and permitted underground dry utilities shall be located under the sidewalk.

FIGURE 2 - AMENITY ZONE - UTILITY AND PUBLIC SAFETY FEATURES

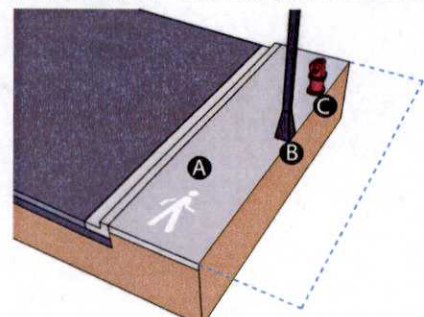
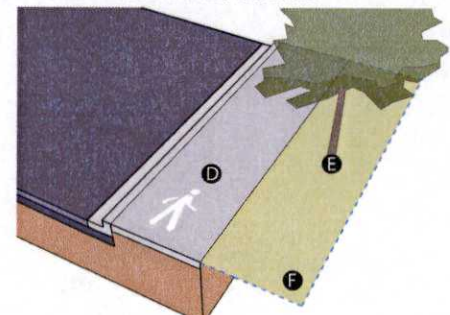


FIGURE 3 - AMENITY ZONE - LANDSCAPING/SIDEWALK





19.06

Residential Districts – Purpose and Development and Design Standards

Unified
Development
Code

Title 19





19.06

Residential Districts - Purpose and Development and Design Standards

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APPLICABILITY**19.06.010**

This chapter applies to all residential development within the City of Las Vegas and to all residential 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 RESIDENTIAL DEVELOPMENT STANDARDS**19.06.020**

The intent of establishing standards for residential development is:

- A. To ensure that new residential development will not negatively impact the use and enjoyment of adjacent and neighboring properties;
- B. To ensure that new residential 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; and
- E. To reduce unsightly views;
- 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**19.06.030****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 Paragraph (1) of this Subsection. 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.

D. Lot Size

Lot size refers to the amount of horizontal land area contained within property lines. No lot area shall be so reduced that the size, width, setbacks, yards, required open space or total lot area is less than prescribed by this Title; nor shall the unit density be increased in any manner, except in conformity with the regulations established in this Chapter.

1. Yard Area. No yard, open space or off-street parking or loading space, required in conjunction with a building or land use, shall be included as part



of a yard, open space or parking or loading space required for any other building or land use, unless otherwise provided in this Title.

2. **Utility Facilities.** Public and private utility facilities (i.e. pumping and switching stations, reservoirs, power substations, etc.) using land or an unoccupied building requiring less than 500 square feet of site area are exempt from the minimum lot size requirements of all zoning districts, provided that all other applicable provisions of this Chapter are satisfied.
3. **Reduction of Existing Lot.** When an existing lot is reduced as a result of conveyance to a federal, state or local government for a public purpose and the remaining area is at least ninety (90) percent of the required minimum lot size for the district in which it is located, then that remaining lot shall be deemed to be in compliance with the minimum lot size standards of this Chapter, without the necessity of further administrative approvals.

DEVELOPMENT STANDARDS

19.06.040

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

B. Building Placement

In addition 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. **Projections into Setback Area.** The following structures are permitted to project into the established setback area for the lot or parcel as indicated:
 - a. **Architectural Features.** Bay windows, fireplaces, roof eaves overhangs, media niches, stairwell landings, wing walls, window and door pop-out surrounds, pot shelves, trim, shutters, and material veneers, cabinets designed to screen utility meters and similar architectural features may encroach no more

than two feet into any required setback area, provided that the encroachments:

- i. Remain at least three feet from the property line; and
- ii. Do not increase the living space of the structure at the floor level. Such architectural features may or may not be supported by a foundation, as long as it does not increase living space.

- b. **Other Architectural Embellishments.** Architectural embellishments and institutional symbols for churches, public buildings and quasi-public buildings may extend into any required setback area, provided that they are clearly shown and approved as a part of a Special Use Permit, Site Development Plan or other required application.

- c. **Lots Adjacent to Open Space.** On any lot which adjoins a golf course, park area, common open space or similar open space, open balconies may extend up to five feet into the required setback for the dwelling and toward the open space; provided, however, that the projection extends no closer than three feet from the property line.

- d. **Mechanical Equipment.** Mechanical equipment such as air-conditioning units, pool filtering and heating equipment, water softeners, and similar mechanical equipment may occupy the required rear and side yard setback areas if totally screened from abutting lots and streets by fences, walls or landscaping, and if such mechanical equipment does not restrict required access through such setback areas as determined by the Department.

C. Accessory Structures

In addition 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. No accessory structure shall be erected or moved onto any lot prior to construction of the main building unless a building permit has been issued for the construction of the main building.
2. ~~No accessory structure is permitted in front of the primary structure unless the structure is a side-loaded garage which is used strictly as an ancillary~~



~~use and does not encroach into the front setback area. Setbacks for front detach for accessory structures including casitas and side-loaded garages, shall be as described in the Modified Standards Tables. Casitas may include a kitchenette in which no oven and cook-top are provided.~~

3. No setback is required for a detached accessory structure from a property line which abuts an alley.
4. Accessory structures must be aesthetically compatible with the principal dwelling unit.
5. Accessory structures may contain any type of room use but may not contain any kitchen except as otherwise specifically provided in this Title with respect to a Class I accessory structure.
6. On corner lots, the roof of an accessory structure may be attached to the main dwelling, if there is a minimum six foot separation between the walls of the accessory structure and the main building and provided that at least two sides of the breezeway are open. A gate or fence which is at least 50 percent open construction may be attached to one end of the breezeway.

D. Building Height

In addition 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 LVMC 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. Patio Covers

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

1. Any patio cover extending into the established setback area for the lot or parcel may not be enclosed with any materials, including wood, metal, canvas, plastic, glass or any other screening material. An enclosed patio cover must conform

to the setback standards applicable to the main dwelling.

2. ~~The height of the patio cover shall not exceed twelve feet. Single-story patio covers shall not exceed 16' in height, unless the patio is located within the overall building form of the primary structure, in which case the maximum height shall be the same as the primary structure. Covered sun decks shall not exceed the maximum height of the primary structure.~~
3. A detached patio cover shall conform to the applicable Accessory Structure standards for the lot or parcel.

F. Landscape Buffers and Turf Limitations

In addition 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.



Illustrations & Graphics

19.06.040(F)

FIGURE 1 - STANDARD PLANTING REQUIREMENT

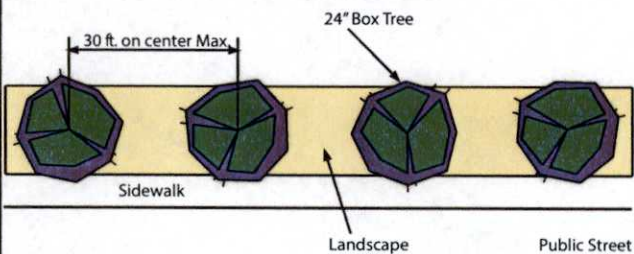
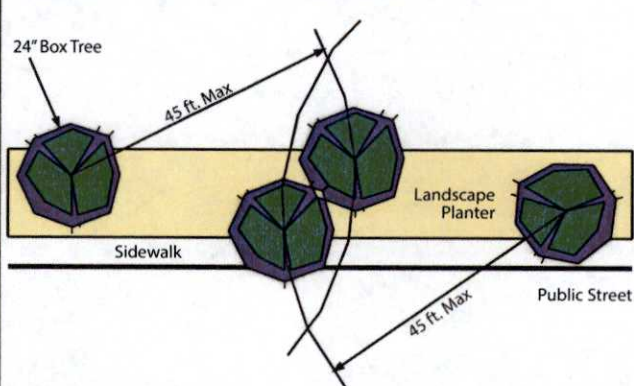
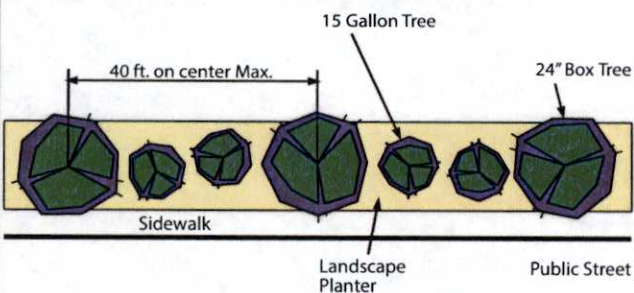


FIGURE 2 - STANDARD PLANTING REQUIREMENT ALTERNATIVE 1



CLUSTERED PLANTING: CLUSTERING OF TREES IS ALLOWED IF: 1) THE TOTAL NUMBER OF TREES EXCEEDS THE MINIMUM REQUIREMENT BY AT LEAST ONE TREE; AND 2) THE SPACING BETWEEN ANY TWO TREES DOES NOT EXCEED FORTY-FIVE FEET.

FIGURE 3 - STANDARD PLANTING REQUIREMENT ALTERNATIVE 2



VARIABLE SIZE PLANTING: ONE TWENTY-FOUR INCH BOX DECIDUOUS TREE, EVERGREEN TREE, OR FIFTEEN FOOT PALM TREE FOR EVERY FORTY LINEAR FEET OF PLANTER, PLUS ONE EXTRA TREE OF SIMILAR SIZE TO PROVIDE COVERAGE AT EACH END OF PLANTERS. THE SPACING OF SUCH TREES SHALL NOT EXCEED FORTY FEET ON CENTER. IN ADDITION, TWO FIFTEEN GALLON DECIDUOUS TREES, EVERGREEN TREES, OR PALM TREES ARE REQUIRED FOR EVERY FORTY LINEAR FEET OF PLANTER, TO BE LOCATED BETWEEN THE TREES PLANTED PURSUANT TO THE PRECEDING SENTENCE. THE FIFTEEN GALLON TREES MAY BE EITHER SPACED REGULARLY OR GROUPED IN BETWEEN THE LARGER TREES.

- e. Where perimeter landscape buffers are indicated the standard planting requirement is as set forth in Figure 1. Alternatives to the standard planting requirement are set forth in Figures 2 and 3.

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 19.02.190;
- 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 Paragraph (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
Single-Family	Limited to a maximum of 50% of the total side and rear yard areas or 100 square feet, whichever is greater (up to a maximum of 5,000 square feet) provided that no turf installation in a side or rear yard area has a dimension of less than 10 feet
Multi-Family	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 Subparagraph (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 Paragraph (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 – Standard Tree Spacing



Use	Standard
Single-Family	1-24" box tree per 30 linear feet
Multi-Family	1-24" box tree per 20 linear feet ¹

Footnotes:

1. Where adjacent to any 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 Paragraphs (1) through (7) of this Subsection 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 Paragraphs (8) through (10) of this Subsection 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 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. On streets having a 60' right-of-way or less, parking on the public right-of-way within a development parcel may be counted toward multi-family guest parking requirements only. In multi-family development, parking shall conform to federal ADA standards.
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 LVMC 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.
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. Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building.
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 250' 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; unless used in a decorative manner consistent with the architecture of the project.
- d. Bright colored plastic; and
- e. Untextured or unfinished concrete or block (CMU) walls. Unless used in a decorative manner consistent with the architecture of the project.

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 Subsection:

- 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 Subparagraph (a) of this Paragraph (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 Subparagraph (a) of this Paragraph (1).

2. Building Height And Setback Requirements

a. Proximity Slope

- i. Except as otherwise provided in this Paragraph (2), no building subject to the standards of this Subsection 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 Subsection. 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 Subsection are at the same elevation. The Proximity Slope limitation contained in this Subparagraph (i) applies to architectural projections above rooflines.
 - ii. The Proximity Slope limitation contained in Subparagraph (a)(i) 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 Subparagraph (a)(i), 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 Subparagraph (d) of this Paragraph (2).
- b. Changes in Grade.** Notwithstanding the Proximity Slope limitation contained in Subparagraph (a)(i) 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 Subsection shall be less than the required building setback for the protected property.

- e. **Waiver.** The requirements of this Paragraph (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 Paragraph (2) can be achieved; or
- ii. Any mixed-use development that contains a significant residential element.

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 Section 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.

J. Downtown Centennial Plan Overlay District

Building Height, Setback and Lot Coverage. All structures located in the Downtown Centennial Plan Overlay District are exempted 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.



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U UNDEVELOPED DISTRICT

The U District functions as a temporary classification to be used until property is ready for development for a more intense, permanent use. This classification is intended to be used as a holding zone to prevent the premature, haphazard development of property.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A. Minimum Lot Size	20,000 square feet	
Minimum Lot Width	100 feet ¹	
B. Max. Lot Coverage	NA	
Dwelling Units per Lot	1	
C. Minimum Front Yard Setback	50 feet to public street ² 30 feet to private street or access easement ³	
D. Minimum Side Yard Setback	10 feet	
E. Minimum Corner Side Yard Setback	15 feet	
F. Minimum Rear Yard Setback	35 feet	

Footnotes:

1. Notwithstanding the minimum lot width in this Table, lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of 30 feet in width at the front property line, provided the average lot width meets the required lot width.
2. The minimum front setback for an attached, open porte cochere is 30 feet.
3. For lots located on a cul-de-sac or a street knuckle, the minimum front yard setback shall be 20 feet from the edge of the private street or access easement.

ACCESSORY STRUCTURES (see Figure 2)		TABLE 2
A. Separation from Main Bldg.	6 feet	
B. Minimum Corner Side Yard Setback	15 feet	
C. Minimum Rear Yard Setback	3 feet	
D. Minimum Side Yard Setback	3 feet	
E. Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit ¹	

Footnotes:

1. The aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard area.



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FIGURE 1 - BUILDING PLACEMENT

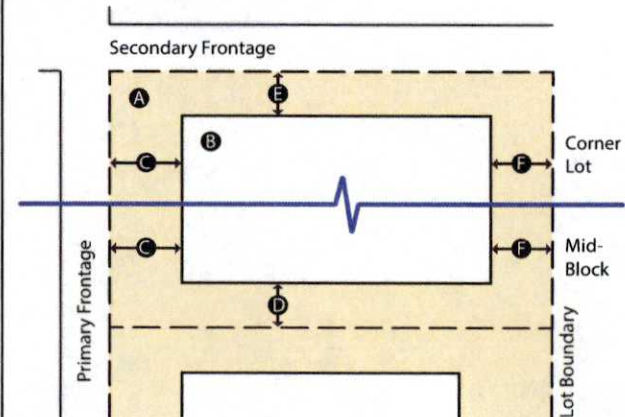
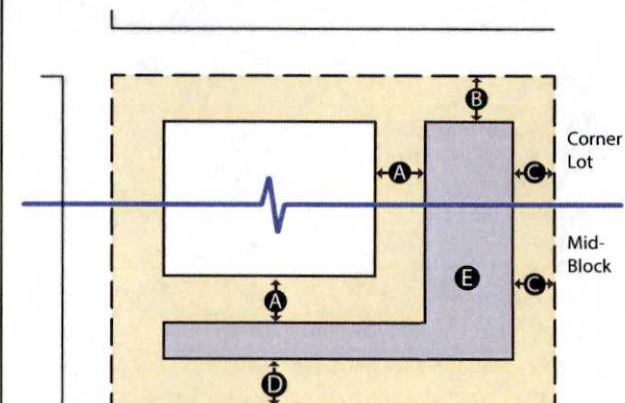


FIGURE 2 - ACCESSORY STRUCTURES



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FIGURE 3 - BUILDING HEIGHT

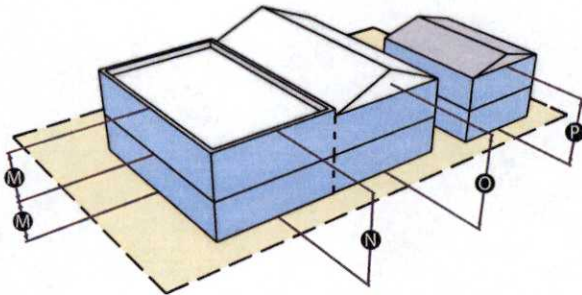
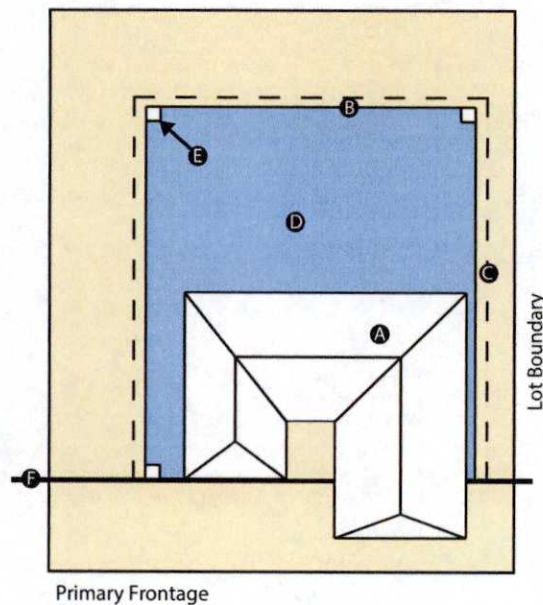


FIGURE 4 - PATIO COVER



BUILDING HEIGHT (see Figure 3)		TABLE 3
M. Stories	2 max	
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	

PATIO COVER (see Figure 4)		TABLE 4
A. Principal Dwelling Unit		
B. Patio Cover Setback to Post	15 feet - Rear 15 feet - Side 15 feet - Corner Side	
C. Patio Cover Overhang	May overhang 2 feet beyond the post/support column	
D. Patio Cover	Buildable Envelope	
E. Patio Cover Support Columns	Must be located within the required Setbacks	
F. Front Yard Setback	Patio Cover may not extend into	

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 5)		TABLE 5
A. Landscape Buffer - Minimum Zone Depths	6 feet - Adjacent to Right-of-Way ¹ 0 feet - Interior Lot Lines	
B. Primary Dwelling		
C. Impermeable Surfaces	Should be minimized to reduce stormwater quality management impacts	



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D. Front Yard Area - Turf Coverage	0%
E. Front Yard Setback Line	

Footnotes:

1. Only applies to single-family developments with five or more lots.

PARKING (see Figure 5)	TABLE 6
F. Minimum On-site Parking Requirement ¹ - Single Family Residential	2 unimpeded spaces per dwelling unit

Footnotes:

1. For any use approved for this district other than Single Family Residential (Attached or Detached) the On-site Parking Requirements 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.

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 6)	Table 7
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 inches
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 6).

FIGURE 5 - LANDSCAPE BUFFER AND TURF LIMITATIONS / SINGLE-FAMILY (ATTACHED OR DETACHED) PARKING

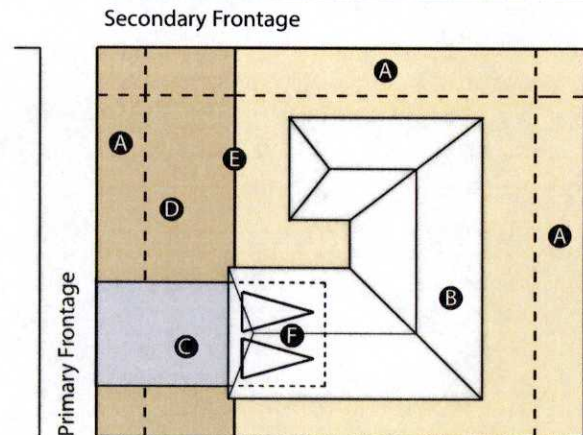


FIGURE 6 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

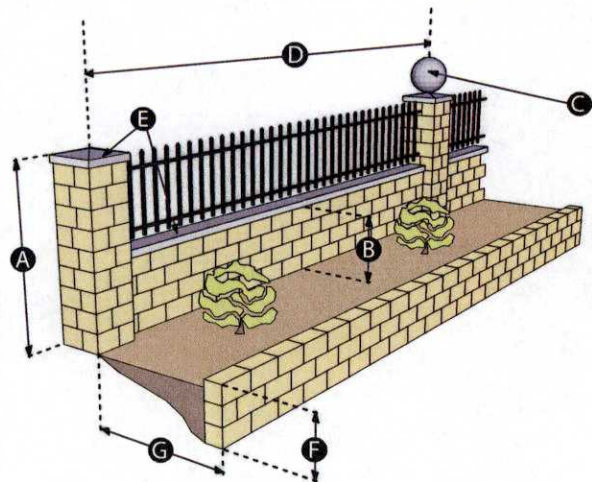


FIGURE 7 - RETAINING AND PERIMETER WALL

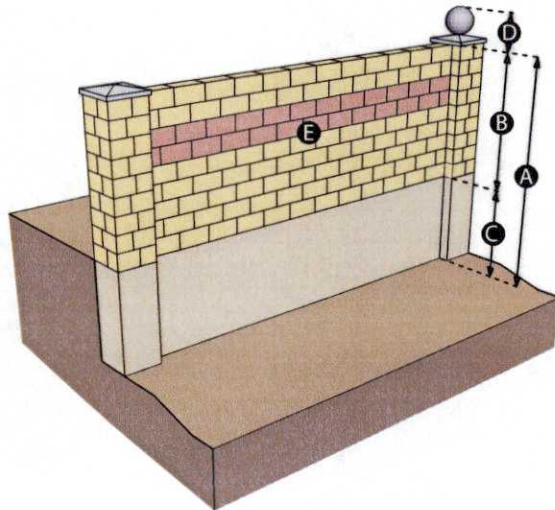
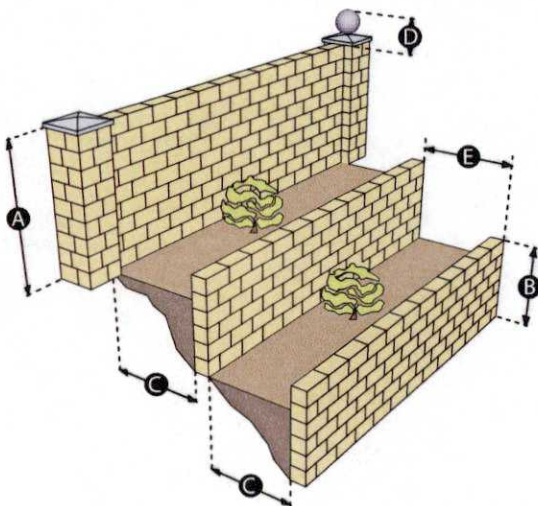


FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls (see Figure 7) Table 8

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%

Perimeter and Retaining Walls Standard Stepback (see Figure 8) Table 9

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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R-E RESIDENTIAL ESTATES DISTRICT

The purpose of the R-E District is to provide for low density residential units located on large lots and conveying a rural environment. This District is consistent with the policies of the Desert Rural Density Residential category of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A. Minimum Lot Size	20,000 square feet	
Minimum Lot Width	100 feet ¹	
B. Max. Lot Coverage	NA	
Dwelling Units per Lot	1	
C. Minimum Front Yard Setback	50 feet to public street ² 30 feet to private street or access easement ³	
D. Minimum Side Yard Setback	10 feet	
E. Minimum Corner Side Yard Setback	15 feet	
F. Minimum Rear Yard Setback	35 feet	

Footnotes:

1. Notwithstanding the minimum lot width in this Table, lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of 30 feet in width at the front property line, provided the average lot width meets the required lot width.
2. The minimum front setback for an attached, open porte cochere is 30 feet.
3. For lots located on a cul-de-sac or a street knuckle, the minimum front yard setback shall be 20 feet from the edge of the private street or access easement.

ACCESSORY STRUCTURES (see Figure 2)		TABLE 2
A. Separation from Main Bldg.	6 feet	
B. Minimum Corner Side Yard Setback	15 feet	
C. Minimum Rear Yard Setback	3 feet	
D. Minimum Side Yard Setback	3 feet	
E. Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit ¹	

Footnotes:

1. The aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard area.



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FIGURE 1 - BUILDING PLACEMENT

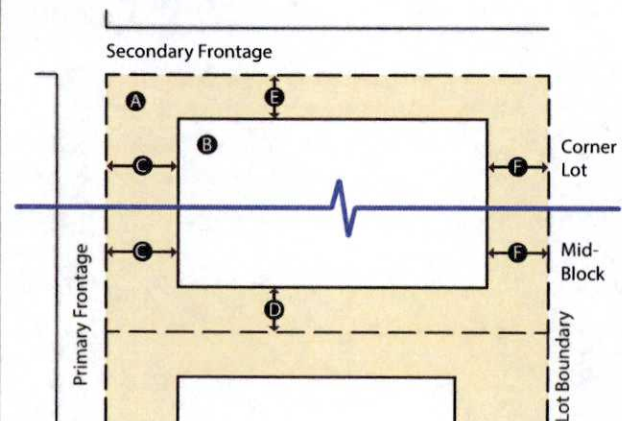
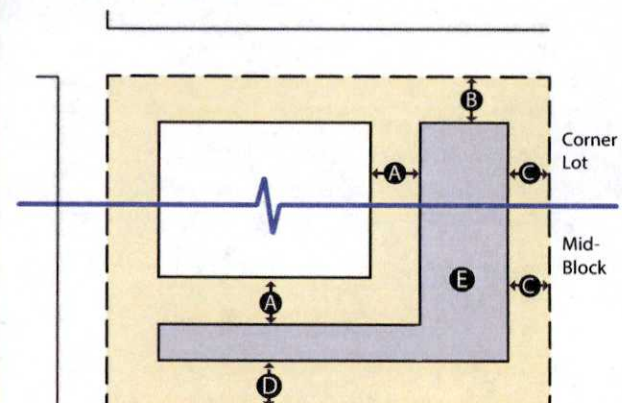


FIGURE 2 - ACCESSORY STRUCTURES



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FIGURE 3 - BUILDING HEIGHT

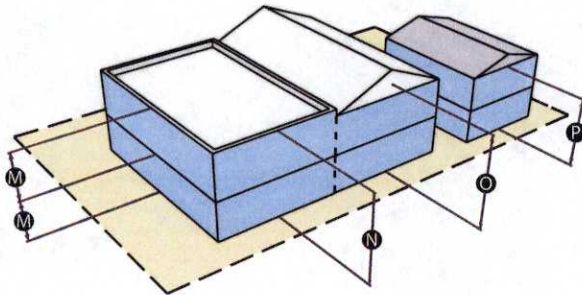
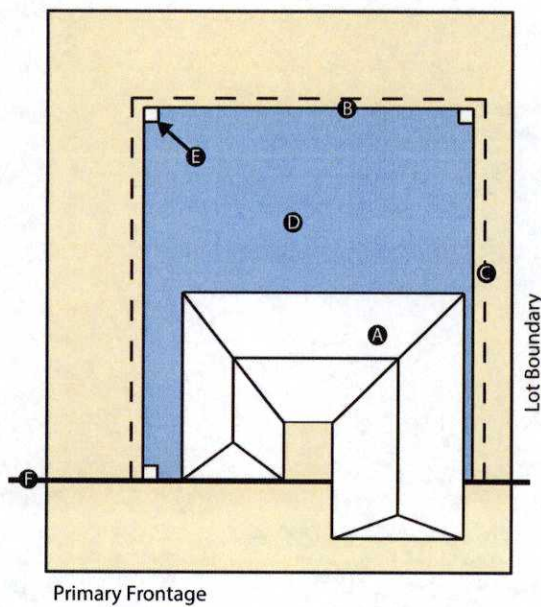


FIGURE 4 - PATIO COVER



BUILDING HEIGHT (see Figure 3)		TABLE 3
M. Stories	2 max	
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	

PATIO COVER (see Figure 4)		TABLE 4
A. Principal Dwelling Unit		
B. Patio Cover Setback to Post	15 feet - Rear 15 feet - Side 15 feet - Corner Side	
C. Patio Cover Overhang	May overhang 2 feet beyond the post/support column	
D. Patio Cover	Buildable Envelope	
E. Patio Cover Support Columns	Must be located within the required Setbacks	
F. Front Yard Setback	Patio Cover may not extend into	

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 5)		TABLE 5
A. Landscape Buffer - Minimum Zone Depths	6 feet - Adjacent to Right-of-Way ¹ 0 feet - Interior Lot Lines	
B. Primary Dwelling		
C. Impermeable Surfaces	Should be minimized to reduce stormwater quality management impacts	



D. Front Yard Area - Turf Coverage	0%
E. Front Yard Setback Line	

Footnotes:

1. Only applies to single-family developments with five or more lots.

PARKING (see Figure 5)	TABLE 6
F. Minimum On-site Parking Requirement ¹ - Single Family Residential	2 unimpeded spaces per dwelling unit

Footnotes:

1. For any use approved for this district other than Single Family Residential (Attached or Detached) the On-site Parking Requirements 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.

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 6)	Table 7
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 inches
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 6).



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FIGURE 5 - LANDSCAPE BUFFER AND TURF LIMITATIONS / SINGLE-FAMILY (ATTACHED OR DETACHED) PARKING

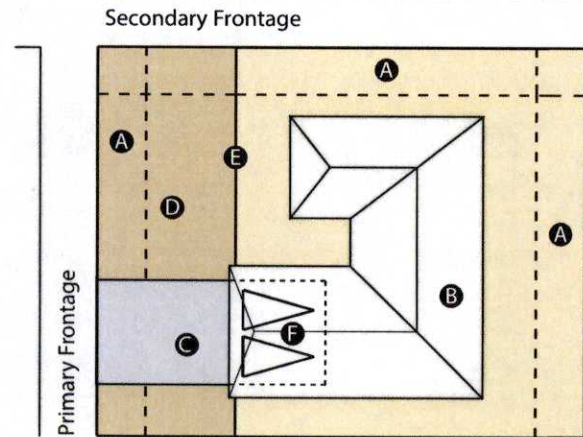


FIGURE 6 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

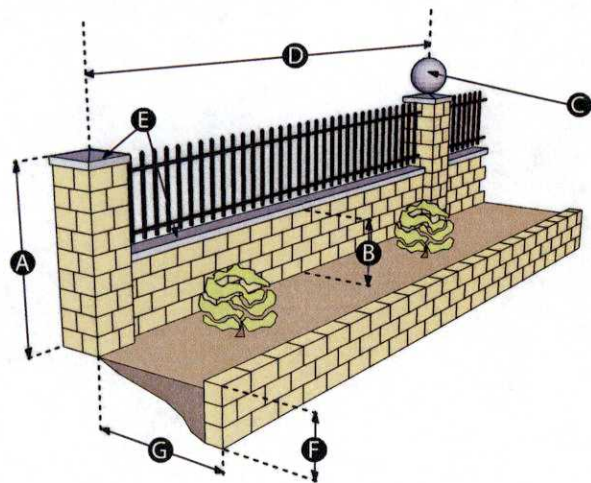


FIGURE 7 - RETAINING AND PERIMETER WALL

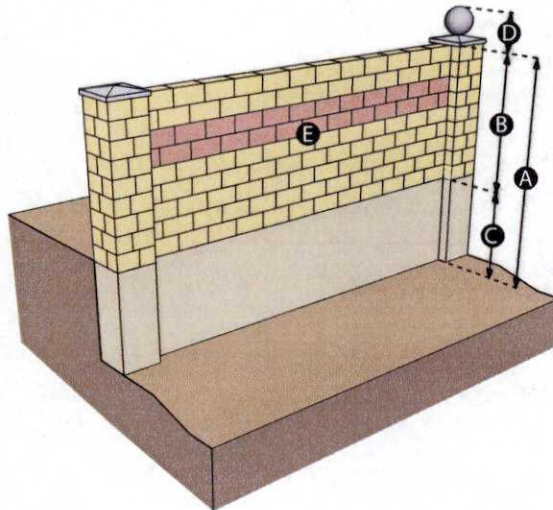
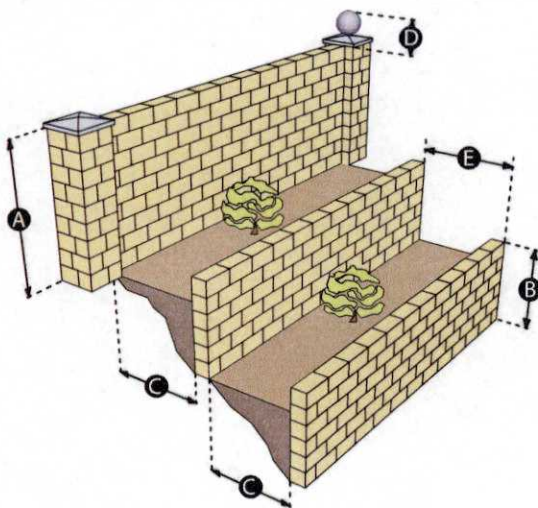


FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls (see Figure 7) Table 8

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%

Perimeter and Retaining Walls Standard Stepback (see Figure 8) Table 9

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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R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

The purpose of the R-1 District is to provide for the development of single-family detached dwellings in a suburban setting. The R-1 District is consistent with the policies of the Low Density Residential category of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A. Minimum Lot Size	6,500 square feet	
Minimum Lot Width	65 feet ¹	
B. Max. Lot Coverage	50%	
Dwelling Units per Lot	1	
C. Minimum Front Yard Setback	20 feet	
D. Minimum Side Yard Setback	5 feet	
E. Minimum Corner Side Yard Setback	15 feet	
F. Minimum Rear Yard Setback	15 feet	

Footnotes:

1. Notwithstanding the minimum lot width in this Table, lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of 30 feet in width at the front property line, provided the average lot width meets the required lot width.

ACCESSORY STRUCTURES (see Figure 2)		TABLE 2
A. Separation from Main Bldg.	6 feet	
B. Minimum Corner Side Yard Setback	15 feet	
C. Minimum Rear Yard Setback	3 feet	
D. Minimum Side Yard Setback	3 feet	
E. Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit ^{1,2}	

Footnotes:

1. The aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard area.
2. 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 1 - BUILDING PLACEMENT

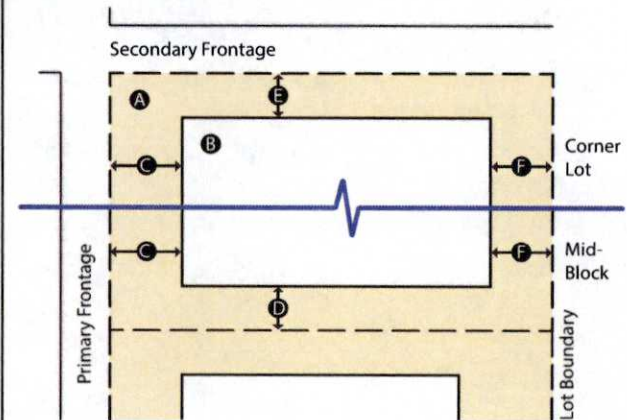
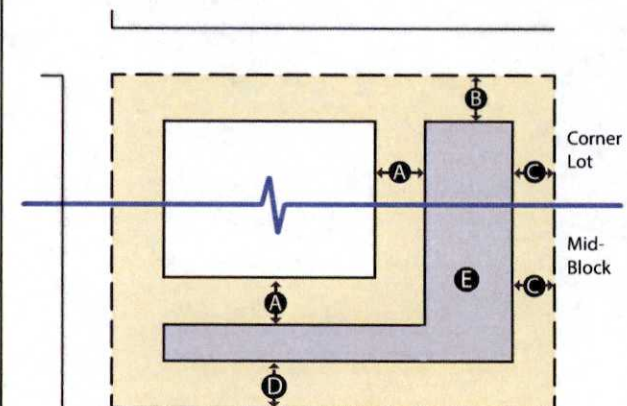


FIGURE 2 - ACCESSORY STRUCTURES



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FIGURE 3 - BUILDING HEIGHT

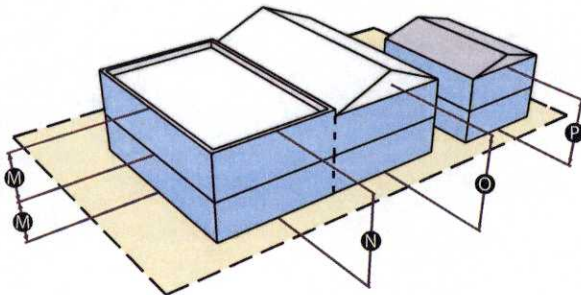
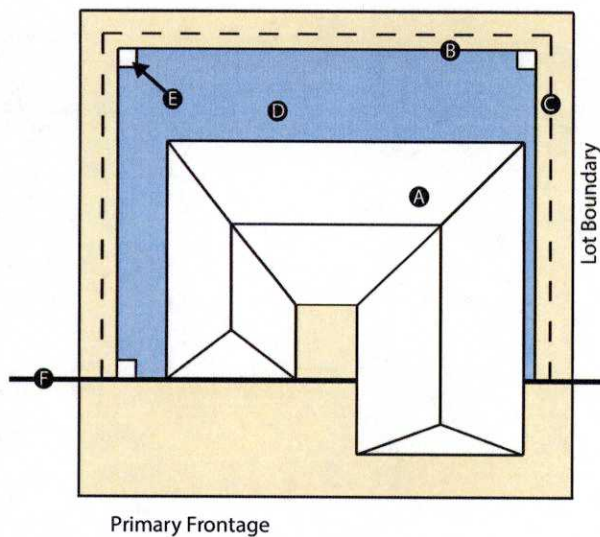


FIGURE 4 - PATIO COVER



BUILDING HEIGHT (see Figure 3)		TABLE 3
M. Stories	2 max	
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	

PATIO COVER (see Figure 4)		TABLE 4
A. Principal Dwelling Unit		
B. Patio Cover Setback to Post	5 feet - Rear 5 feet - Side 15 feet - Corner Side	
C. Patio Cover Overhang	May come to within 3 feet of Rear and Side Property Lines	
D. Patio Cover	Buildable Envelope	
E. Patio Cover Support Columns	Must be located within the required Setbacks	
F. Front Yard Setback	Patio Cover may not extend into	

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 5)		TABLE 5
A. Landscape Buffer - Minimum Zone Depths	6 feet - Adjacent to Right-of-Way ¹ 0 feet - Interior Lot Lines	
B. Primary Dwelling		
C. Impermeable Surfaces	Should be minimized to reduce stormwater quality management impacts	



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D. Front Yard Area - Turf Coverage	0%
E. Front Yard Setback Line	

Footnotes:

1. Only applies to single-family developments with five or more lots.

PARKING
(see Figure 5) **TABLE 6**

F. Minimum On-site Parking Requirement ¹ - Single Family Residential	2 unimpeded spaces per dwelling unit
---	--------------------------------------

Footnotes:

1. For any use approved for this district other than Single Family Residential (Attached or Detached) the On-site Parking Requirements 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.

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 6)	Table 7
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 inches
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 6).

FIGURE 5 - LANDSCAPE BUFFER AND TURF LIMITATIONS / SINGLE-FAMILY (ATTACHED OR DETACHED) PARKING

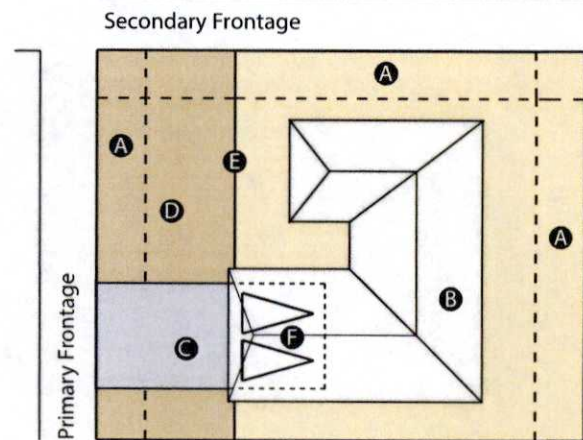


FIGURE 6 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

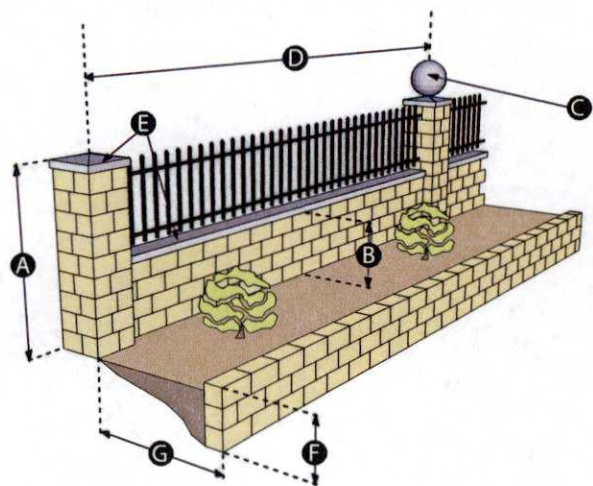


FIGURE 7 - RETAINING AND PERIMETER WALL

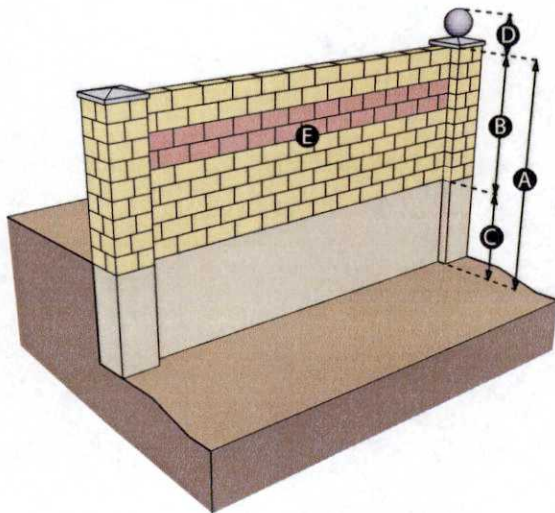
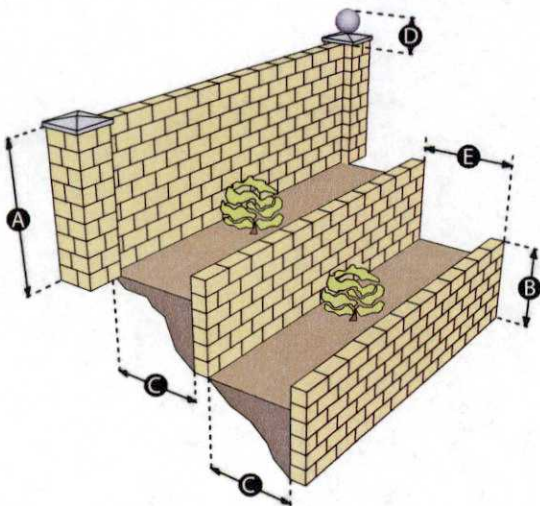


FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls
(see Figure 7)

Table 8

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%

Perimeter and Retaining Walls
Standard Stepback
(see Figure 8)

Table 9

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



19.06.080

R-CL SINGLE-FAMILY COMPACT-LOT DISTRICT

The purpose of the R-CL District has been to provide for single-family units and other customary residential uses on a smaller lot size. The density associated with the R-CL District is consistent with the policies of the Medium-Low Density Residential category of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A. Minimum Lot Size	3,000 square feet	
Minimum Lot Width	35 feet ¹	
B. Max. Lot Coverage	70%	
Dwelling Units per Lot	1	
C. Minimum Front Yard Setback	14 feet to house 18 feet to front entry garage	
D. Minimum Side Yard Setback	10 feet (combined) ^{2,3,4}	
E. Minimum Corner Side Yard Setback	10 feet	
F. Minimum Rear Yard Setback	10 feet	

Footnotes:

1. Notwithstanding the minimum lot width in this Table, lot widths shall be sufficient to provide the street frontage necessary for driveways to conform to the requirements of LVMC 13.16, 19.02.230 and any other driveway standards adopted by the City.
2. The side yard setbacks may be configured in any manner that conforms to the International Building Code and results in maintaining the total side yard setback width required on each lot. In no case, however, may lots be configured or improvements placed on lots in a manner that results in open space or yard setback area for one lot actually being located on a separately owned lot. The use of "use easements" to create such a result is specifically prohibited.
3. For corner lots, the minimum corner side yard setback is ten feet; therefore, the total combined side yard setback width must be fifteen feet.
4. All dwellings located less than ten feet from a side property line must maintain a separation of at least ten feet between principal structures (including garages) on adjacent lots.

ZERO-LOT LINE DEVELOPMENT (see Figure 2)		TABLE 2
A. Minimum Side Yard Setback	10 feet	
B. Building Setback Line		
C. Minimum Maintenance Easement Width	3 feet ^{1,2}	

Footnotes:

1. A perpetual easement shall be provided on the adjacent lot for the maintenance of the wall of the dwelling with the zero lot line. With the exception of walls, fences, vertical trellises or other connecting elements, the

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FIGURE 1 - BUILDING PLACEMENT

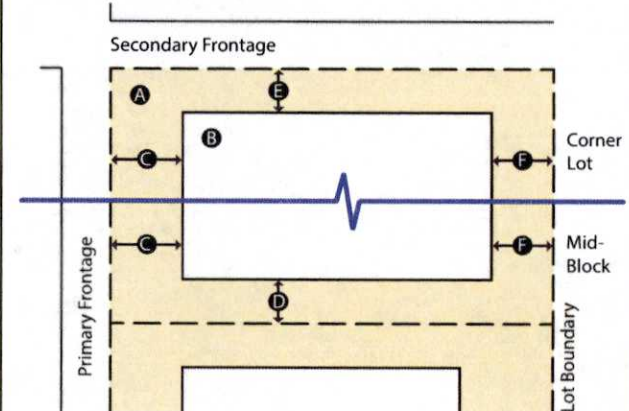


FIGURE 2 - ZERO-LOT LINE DEVELOPMENT

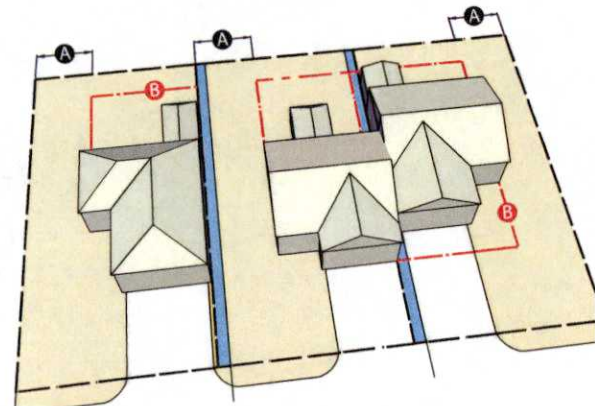


FIGURE 3 - ACCESSORY STRUCTURES

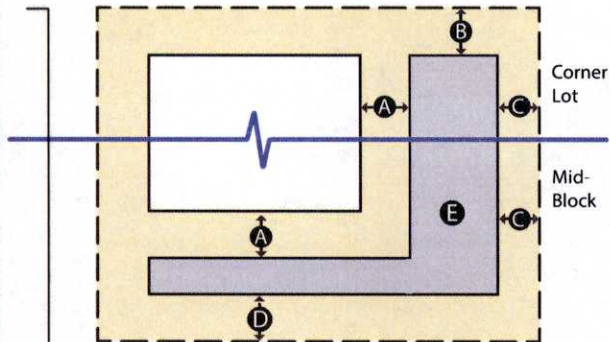
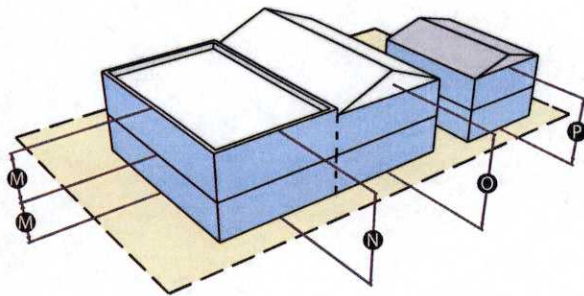


FIGURE 4 - BUILDING HEIGHT



required easement shall be kept free of structures. No doors, windows, air conditioning units, utility meters, electrical panel boxes or openings of any kind shall be permitted on the wall of a dwelling or garage placed on a zero lot line. The roof must be designed to prevent waste runoff from draining on to the adjoining lot. Required easements shall be shown on the Final Map and shall be incorporated into each deed transferring title to the property.

2. In no case shall the owner of any zero lot line property be granted an easement on the adjoining property for the use or enjoyment of any portion of that property.

ACCESSORY STRUCTURES (see Figure 3)		TABLE 3
A. Separation from Main Bldg.	6 feet	
B. Minimum Corner Side Yard Setback	10 feet	
C. Minimum Rear Yard Setback	3 feet	
D. Minimum Side Yard Setback	3 feet	
E. Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit ^{1,2}	

Footnotes:

1. The aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard area.
2. 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 4)		TABLE 4
M. Stories	2 max	
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	



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PATIO COVER (see Figure 5)		TABLE 5
A. Principal Dwelling Unit		
B. Patio Cover Setback to Post	5 feet - Rear 5 feet - Side 10 feet - Corner Side	
C. Patio Cover Overhang	May come to within 3 feet of Rear and Side Property Lines	
D. Patio Cover	Buildable Envelope	
E. Patio Cover Support Columns	Must be located within the required Setbacks	
F. Front Yard Setback	Patio Cover may not extend into	

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 6)		TABLE 6
A. Landscape Buffer - Minimum Zone Depths	6 feet - Adjacent to Right-of-Way ¹ 0 feet - Interior Lot Lines	
B. Primary Dwelling		
C. Impermeable Surfaces	Should be minimized to reduce stormwater quality management impacts	
D. Front Yard Area - Turf Coverage	0%	
E. Front Yard Setback Line		

Footnotes:

1. Only applies to single-family developments with five or more lots.

PARKING (see Figure 6)		TABLE 7
F. Minimum On-site Parking Requirement ¹ - Single Family Residential	2 unimpeded spaces per dwelling unit	

Footnotes:

1. For any use approved for this district other than Single Family Residential (Attached or Detached) the On-site Parking Requirements 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.

FIGURE 5 - PATIO COVER

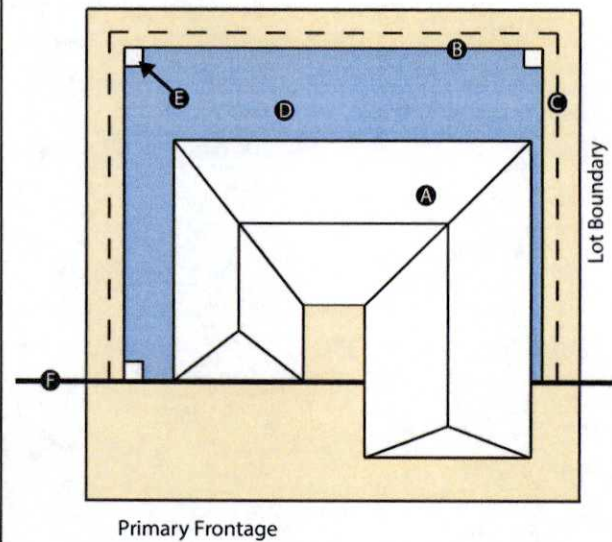


FIGURE 6 - LANDSCAPE BUFFER AND TURF LIMITATIONS / SINGLE-FAMILY (ATTACHED OR DETACHED) PARKING

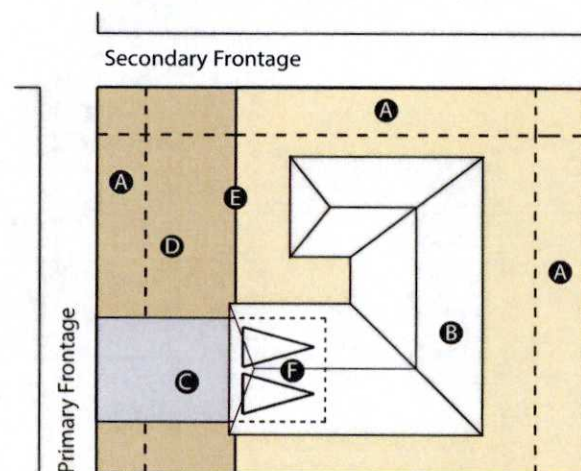


FIGURE 7 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

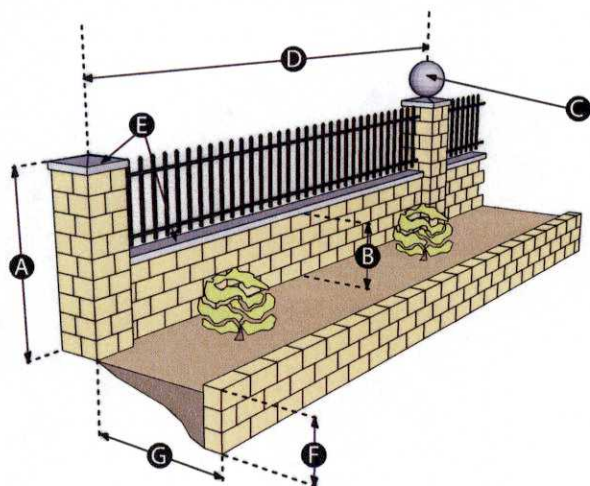
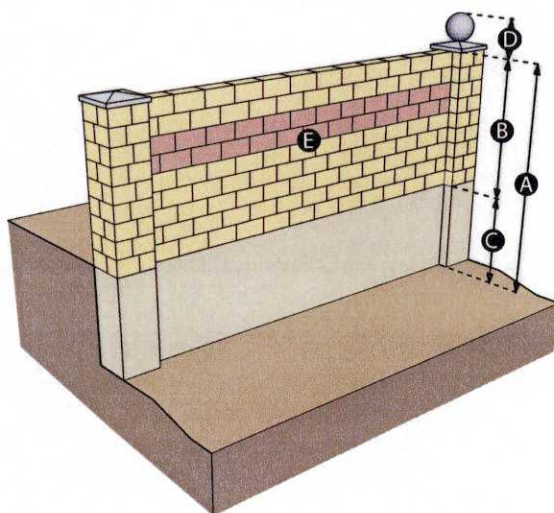


FIGURE 8 - RETAINING AND PERIMETER WALL



FENCES AND WALLS

Front Yard Wall/Fence (see Figure 7)	Table 8
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 inches
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 7).

Perimeter and Retaining Walls (see Figure 8)	Table 9
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

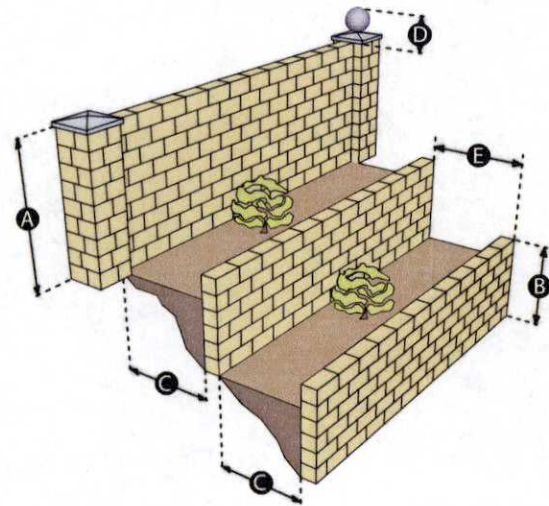
Illustrations & Graphics

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D. Maximum Pilaster Height	18 inches
E. Contrasting Material	20%

Perimeter and Retaining Walls Standard Stepback (see Figure 9)	Table 10
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

FIGURE 9 - RETAINING AND PERIMETER WALL STANDARD STEPBACK





19.06.090

R-TH SINGLE FAMILY - ATTACHED DISTRICT

The purpose of the R-TH district is to accommodate single-family attached residences with designs and densities that transition between multi-family and single-family uses. The R-TH district is consistent with the policies of the Medium Density Residential category of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A. Minimum Lot Size	1,600 square feet	
Minimum Lot Width	20 feet	
B. Max. Lot Coverage	95%	
Dwelling Units per Lot	1	
C. Minimum Front Yard Setback	10 feet ¹	
D. Minimum Side Yard Setback	n/a	
E. Minimum Corner Side Yard Setback	10 feet	
F. Minimum Rear Yard Setback	5 feet	

Footnotes:

1. A porch, if provided, may encroach a maximum of five feet into the required setback area.

ACCESSORY STRUCTURES (see Figure 1)		TABLE 2
G. Separation from Main Bldg.	6 feet	
H. Size and Coverage	Not to exceed 50% of 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.

BUILDING HEIGHT (see Figure 2)		TABLE 3
A. Stories	3 max.	
Max. Height	45 feet ¹	
B. Accessory Bldg. Stories	Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less	

Footnotes:

1. Height is measured to the top of the roof coping of a flat roof or to the midpoint between the eaves and ridgeline of a pitched roof.

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R-TH 19.06.090

FIGURE 1 - BUILDING PLACEMENT/ACCESSORY STRUCTURES

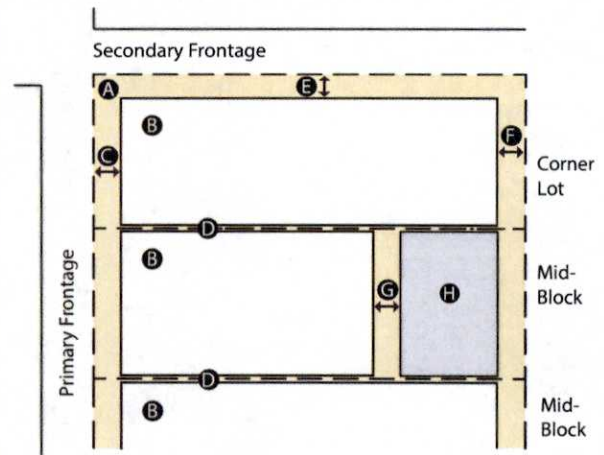


FIGURE 2 - BUILDING HEIGHT

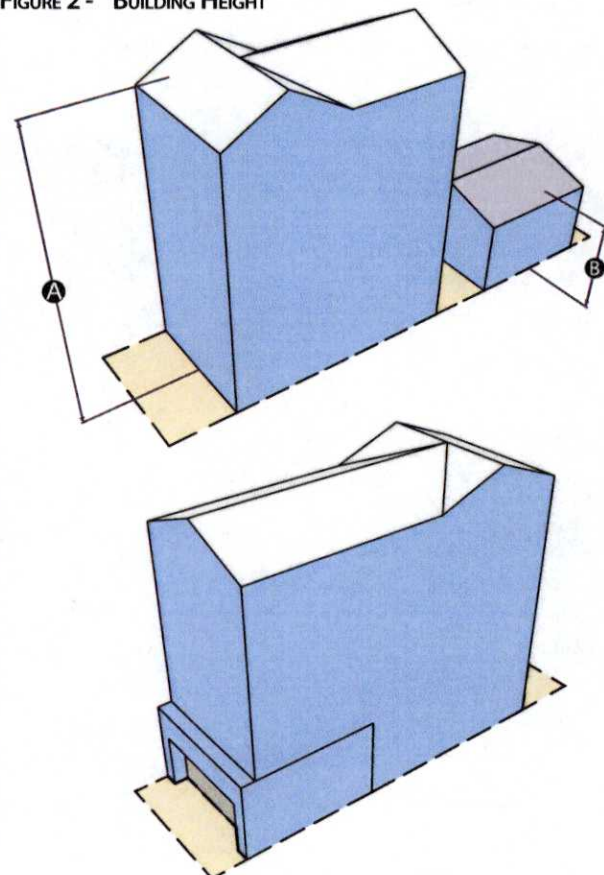


FIGURE 3 - LANDSCAPE BUFFER AND TURF LIMITATIONS / SINGLE-FAMILY (ATTACHED) PARKING

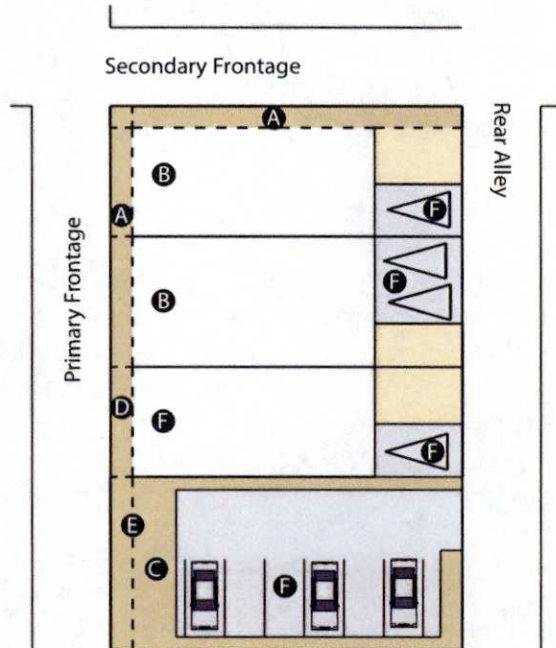
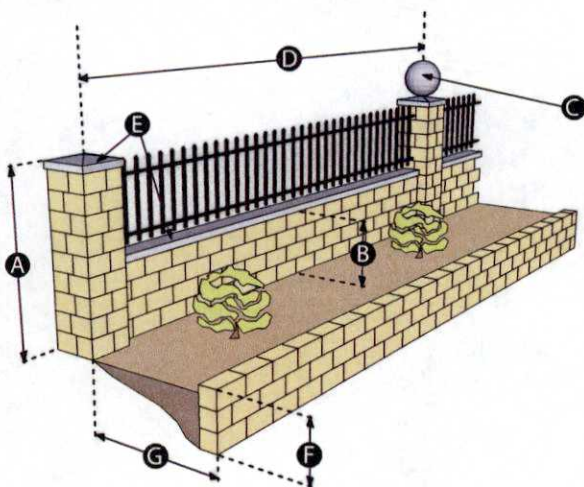


FIGURE 4 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK



LANDSCAPE BUFFERS AND
TURF LIMITATIONS
(see Figure 3)

TABLE 4

A. Landscape Buffer - Minimum Zone Depths	6 feet - Adjacent to Right-of-Way ¹ 0 feet - Interior Lot Lines
B. Primary Dwelling	
C. Parking Lot Screening	Screening from adjacent roadways shall be provided ²
D. Front Yard Area - Turf Coverage	0%
E. Front Yard Setback Line	

Footnotes:

1. Only applies to single-family developments with five or more lots.
2. Screening may be accomplished by use of a low wall or berm with a maximum height of thirty inches, a solid living hedge with an approximate maximum height of thirty-six inches, or some other screening method that has been approved as part of a landscape plan and provides a continuous screen.

PARKING
(see Figure 3)

TABLE 5

F. Minimum On-site Parking Requirement ¹ - Single-Family Attached District	1 unimpeded space per dwelling unit plus 1 guest parking space per 6 units ²
---	---

Footnotes:

1. For any use approved for this district other than Single-Family Attached or Townhouse the On-site Parking Requirements 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. Guest parking shall be evenly spread throughout the development.

FENCES AND WALLS

Front Yard Wall/Fence
(see Figure 4)

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 inches



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 4).

Perimeter and Retaining Walls Table 7
(see Figure 5)

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 - RETAINING AND PERIMETER WALL

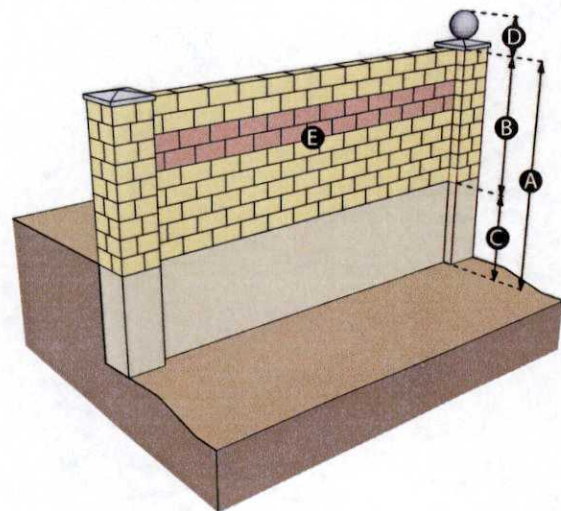
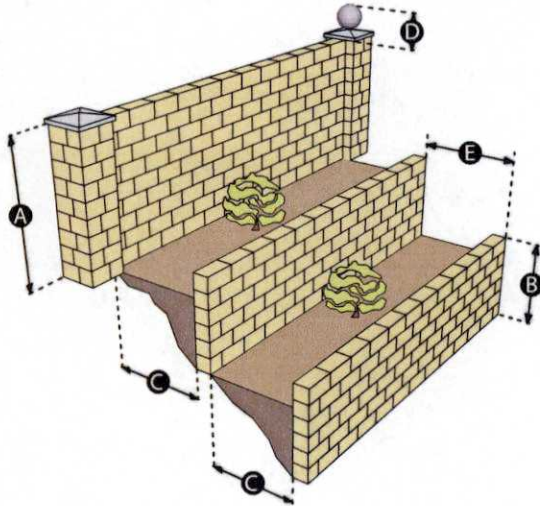


FIGURE 6 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls Standard Stepback (see Figure 6)	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



19.06.100

R-2 MEDIUM-LOW DENSITY RESIDENTIAL DISTRICT

The purpose of the R-2 District is to establish lots primarily for medium to low density single-family detached units and duplex units. The R-2 District is consistent with the policies of the Medium-Low Density and Medium-Low Attached Residential categories of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A. Minimum Lot Size	6,500 square feet	
Minimum Lot Width	NA	
B. Max. Lot Coverage	NA	
Dwelling Units per Acre	6-12	
C. Minimum Front Yard Setback	20 feet	
D. Minimum Side Yard Setback	5 feet	
E. Minimum Corner Side Yard Setback	5 feet	
F. Minimum Rear Yard Setback	20 feet	
G. Minimum Distance Between Buildings	10 feet	

ACCESSORY STRUCTURES (see Figure 2)		TABLE 2
A. Separation from Main Bldg.	6 feet	
B. Minimum Corner Side Yard Setback	5 feet	
C. Minimum Rear Yard Setback	3 feet	
D. Minimum Side Yard Setback	3 feet	
E. Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit ¹	

Footnotes:

1. The aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard area.

Illustrations & Graphics

R-2

19.06.100

FIGURE 1 - BUILDING PLACEMENT

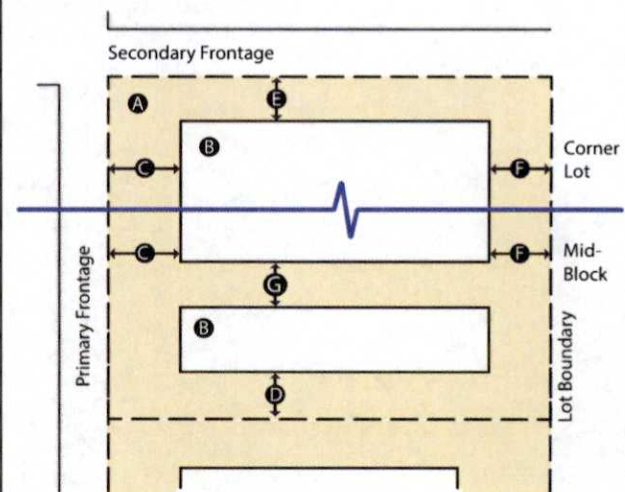
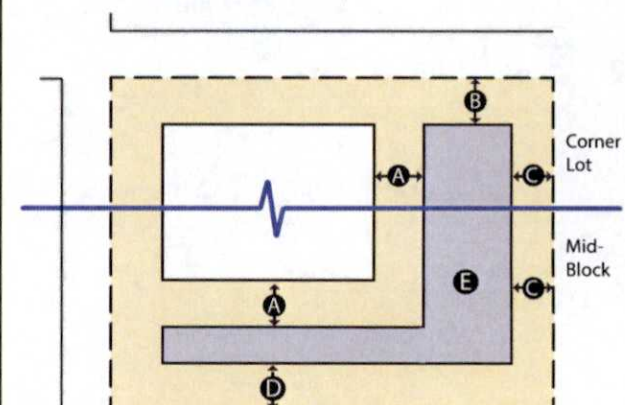


FIGURE 2 - ACCESSORY STRUCTURES



DESIGN REVIEW PROCESS

The Master Developer shall administer all project submittals and approvals for development within Kyle Canyon with regard to the implementation of the Design Guidelines. ***All development proposals within Kyle Canyon must be approved by the Master Developer prior to submission to any applicable public agency.***

As an expression of the Master Developer's vision for Kyle Canyon, the Design Guidelines are intended to provide builders, architects, civil engineers, and others an overall direction in the design process. The criteria contained within the Design Guidelines provides examples of ways in which the vision can be achieved, however, the Master Developer strongly encourages creativity, innovation, and variety throughout the community. Builders may propose other design solutions to project development, as long as the overall intent of the community vision and Design Guidelines is achieved.

All project submittals, whether designed in strict accordance with the design criteria contained herein or with other design solutions not specifically addressed in the Design Guidelines, will be reviewed by the Master Developer to ensure that all projects achieve the goals and objectives of the vision as expressed throughout the Design Guidelines.

All parcel improvements by the builder and/or homeowner will require review and approval by the Master Developer. Improvements requiring review include but are not limited to residential product including new construction, commercial and mixed-use projects, landscape, signage, and amenities such as parks, open play areas or community facilities and ancillary structures. Refer to Exhibit "A."

Design Review Committee (DRC)

The Master Developer shall establish a Design Review Committee (DRC) to review each project submittal. The DRC shall consist of representatives from the Master Developer along with an architectural consultant, landscape consultant, and civil engineering consultant. In addition, the DRC may consult with other professional advisors as deemed appropriate. Projects for design review shall be submitted to the Design Review Committee at the address listed below. Complete submissions are required in order for the DRC to make an expeditious review.

DESIGN REVIEW COMMITTEE
c/o Master Developer Name
Street Address
City, State, ZIP

Telephone
Fax:

Submittal Requirements

The following items must be submitted to and approved by the Kyle Canyon DRC prior to submittal to any public agency. Submittals shall be made online to the DRC or by submitting two sets of electronic CDs with all drawings in a scaleable pdf format.

- ***Builder Statement***

For each project submittal, the builder shall provide a written summary of how the proposed project fulfills the community character envisioned for Kyle Canyon as expressed throughout these Design Guidelines. Particular emphasis should be given to edge conditions and connectivity.

- ***Preliminary Concept Site Plan (Per Production Neighborhood; 1" = 40')***

The purpose of this submittal is to ensure that the overall concept of the neighborhood design, particularly regarding the layout of proposed streets and lots, is consistent with the intent of the design guidelines before the builder begins preparation of tentative tract maps. The following are required elements of the Preliminary Concept Site Plan submittal:

- Conceptual street layout
 - Conceptual lot layout
 - Proposed pedestrian connections
 - Adjacent streets and open space
 - Proposed wall types, heights and locations
- ***Detailed Development Plan (Per Production Phase; 1" = 40')***
 - Proposed street locations and dimensions
 - Proposed lot lines and dimensions
 - Proposed pedestrian connections
 - Pre-plotting of units along parcel edges that are visible from master planned roads and open space
 - Building footprints (Model and elevation must be specified)
 - Driveway and/or alley placement
 - Wall and Fence locations and heights
 - Adjacent street(s) and open space
- ***Architectural Plans (half size 1/8" scale drawings only)***
 - Identify parcel number on title sheet of architectural package and/or on the title block of each page of the submittal
 - Floor plans with dimensions
 - Dimensioned unit floor plans and building composites for attached and multi-family products
 - Floor plan modifications (if any) per architectural style
 - Wrap elevations with dimensions for each architectural style (Label architectural style for each elevation)
 - Enhanced elevations for corner side and visible side and rear elevations

- Material call-outs and depth of recesses or pop-outs should be identified
- Floor area calculations including living area per floor, total living area, and garage square footage
- Typical lot for each floor plan indicating building footprint, setback requirements, driveway locations, and sidewalk locations
- Site plan for reference
- All submittals in pdf format on a CD and 1/8" scale hard copy
- **Material and Color Package (Maximum Size of Board(s): 11" x 17")**
 - Noted or color coded elevations
 - Primary stucco color(s) (Actual paint chip)
 - Secondary stucco color(s) (Actual paint chip)
 - Accent and trim colors (Actual paint chip)
 - Accent material samples (Stone, Brick, Etc.) (Manufacturer's printed picture)
 - Roof tile (Actual material and color sample)
- **Landscape Plan (1" = 40')**
 - Street tree species, size and location
 - Neighborhood entries
 - Planting and fencing details

Plan Check Fees

The following plan check fees shall apply to the design review process:

Submittal Type		Fee
1	Preliminary Concept Site Plan:.....	\$tbd
2	Initial Full Submittal including:	\$tbd
	• Detailed Development Plan	
	• Architectural Plans	
	• Material and Color Sample Board	
	• Landscape Plan	
3	2 nd Submittal addressing comments from Initial Submittal:.....	\$tbd
4	Subsequent Submittals (if necessary):.....	\$tbd per submittal
5	Public Agency Submittals.....	Fee per public agency requirements. Applicant is responsible for any and all public agency fees that apply to the project submittal.

Upon review of the submittal, additional fees may be required to cover expenses incurred by the DRC. The plan check fee shall be submitted to the following:

Design Review Committee
c/o Master Developer Name
Street Address
City, State, ZIP

Telephone:

Fax:

DRC Design Review and Approval Process

The Design Review Committee (DRC), established by the Master Developer, shall review each project submittal. Within 15 working days of receipt of a complete submittal, the DRC shall recommend "approved", "approved with modifications", or "denied". The DRC shall summarize its finding in a written response letter to the Master Developer. The Master Developer shall make the final decision regarding approval of the submittal. If the Master Developer fails to notify the applicant within 30 calendar days as to its decision regarding the project submittal, then the submittal shall be deemed "approved".

The DRC shall review each submission for the design's commitment to overall community development and adherence to the Design Guidelines. The DRC is not responsible for the review of submissions to determine conformance to any applicable codes and standards established by public agencies.

Submittals that are "Approved" by the DRC may then be submitted to public agencies, if required. Submittals that are "Approved with Modifications" or "Denied" shall be revised as necessary and re-submitted to the DRC for approval. ***All submittals must be approved by the DRC prior to submission to any public agency.*** Submittals to public agencies must be accompanied by a letter from the Master Developer indicating that the project has been reviewed and approved by the Master Developer.

Administration

Amendment

The Design Guidelines may be amended from time to time by the Master Developer. Any amendment, revision, or update to the Design Guidelines shall be distributed by the Master Developer to the City of Las Vegas for review and comment. Once finalized, the Master Developer will provide the updated Design Guidelines to the parcel owner of record. The parcel owner shall then be responsible to notify and distribute the Design Guidelines to any consultants preparing submittal packages on the parcel owner's behalf.

Prevalence of Declaration

In the event of any conflict between the provisions of the Design Guidelines and the Master CC&R's for Kyle Canyon, the most restrictive shall prevail.

Miscellaneous

All items submitted during the review process shall become the property of the Master Developer. Changes to the approved plans shall be re-submitted to the DRC for approval and shall clearly identify the revision(s).

Prosecution of Work After Approval

After approval of the final plans by the Master Developer, the construction, alteration or other work described therein shall be commenced and completed in accordance with the rules set forth in these Design Guidelines and the Declarations. The Master Developer or its representative has the right to enter the lot or premises and to inspect the project for compliance with the Design Guidelines or Declarations at any time, without advance notice to the lot owner nor fear of trespass and liability.

Violations

Construction deemed by the Owner to be in violation of approved drawings, the Design Guidelines, or the Master CC&R's shall be corrected as described in the Declarations.

Recordation of Notice

Upon approval of the final plans, the Owner shall, upon written request from the applicant, provide a statement of approval in a form appropriate for recordation. The Owner may also record a notice to reflect any work which has not been approved or any approval previously given which has been revoked.

Rule Making Authority

The Owner adopts these Design Guidelines for the purpose of interpreting, applying, supplementing and implementing the provisions of the Master CC&R's pertaining to the design of site improvements. A copy of the Design Guidelines as from time to time adopted, amended or repealed shall be maintained in the office of the Owner and shall be available for inspection during normal business hours by any applicant or any architect or agent of any such applicant. It shall be the responsibility of the applicant or architect or agent of any such applicant to inform themselves as to any and all such changes of these Design Guidelines.

Liability of Committee

Provided that the Owner acts in good faith, neither the Owner nor any representative thereof shall be liable to any applicant or any other person for any damage, loss or prejudice suffered or claimed on account of the review of any plans, specifications or

materials. The review and delivery of a form of approval or disapproval is not to be considered an opinion as to whether or not the plans are defective or whether the construction methods or performance of the work proposed therein is defective, or whether the facts therein are correct or meet Clark County Building Codes.

Professional Advice

The Owner may employ the services of an architect, attorney, land planner, landscape architect or engineer to render professional advice and may charge the cost for services of such a professional to the applicant, but only after the applicant has been informed in advance such compensation shall be so charged.

Date: _____

Submittal Checklist

Builder: _____

Contact Name: _____

Address: _____

Phone No: _____ e-mail: _____

Civil Engineer _____

Contact Name: _____

Address: _____

Phone No: _____ e-mail: _____

Architect: _____

Contact Name: _____

Address: _____

Phone No: _____ e-mail: _____

Landscape Architect _____

Contact Name: _____

Address: _____

Phone No: _____ e-mail: _____

Parcel No. : _____

Land Use Category: _____

Modified Development Standards Zoning Category: _____

DRC Submittal Materials

- _____ Builder Statement
- _____ Preliminary Concept Site Plan
- _____ Detailed Development Plan
- _____ Architectural Plans
- _____ Landscape Plan
- _____ Material and Color Package
- _____ DRC Submittal Fees

EXHIBIT A

SKYE CANYON MASTER PLANNED COMMUNITY
DEVELOPMENT AGREEMENT
SECOND AMENDMENT

Kyle Canyon Design Guidelines dated June 21, 2011

Design Review Committee (DRC)

- DRC shall review each project submittal;
- Submittals to public agencies must be accompanied by a letter from the Master Developer/Master Community Home Owners Association indicating that the project has been reviewed and approved by the Master Developer/Master Community Home Owners Association;
- Improvements requiring review include but are not limited to residential projects including new construction, commercial and mixed-use projects, landscape, signage, and amenities such as parks, open play areas or community facilities and ancillary structures.

WORK TO BE PERFORMED UNDER REQUIRED PERMITS		DRC LETTER REQUIRED	
		YES	NO
1.	Exterior improvements or modifications affixed to existing buildings such as awnings, security grills, exterior veneers, patios, decks, balconies, stairways, security shutters, signs (including free-standing signs), etc.	X	
2.	Swimming pools/spas	X	
3.	Roof-mounted photovoltaic systems on existing residential and commercial buildings	X	
4.	Ground-mounted photovoltaic systems on existing residential and commercial properties	X	
5.	Water features with permanent water and/or electrical supplies at residential and commercial properties	X	
6.	Replacement of exterior air-conditioning equipment in same location as original		X
7.	Re-roofing of existing structures with same material as original		X
8.	Exterior repairs with same building materials		X
9.	Underground piping such as gas piping for barbecues, fire pits, etc.		X
10.			
11.			
12.			
13.			

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Unified Development Code

Title 19

Mayor
Oscar B. Goodman

City Council
Mayor Pro Tem Gary Reese
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stravros S. Anthony

City Manager
Elizabeth N. Fretwell

Adopted March 16, 2011

The City of Las Vegas





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19.00

General Provisions

Unified Development Code

Title 19





19.00

General Provisions

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SHORT TITLE**19.00.010**

The provisions of this Title shall be known and may be cited as the Unified Development Code of the City of Las Vegas and may be referred to as "this Title".

AUTHORITY**19.00.020**

This Title is adopted pursuant to the provisions of the Nevada Revised Statutes (NRS), including NRS Chapter 278. The City Council may amend the text of this Title or the Official Zoning Map Atlas which is a part of this Title whenever public necessity, safety, general welfare or convenience requires.

PURPOSE AND INTENT**19.00.030**

It is the purpose and intent of the City Council that this Title promotes the following purposes:

General

- A. To preserve and enhance the present qualities and advantages that exist in the City;
- B. To encourage the most appropriate use of land, water and natural resources consistent with the public interest;
- C. To overcome present problems and handicaps and effectively manage future problems that may result from the use and development of land and property;
- D. To prevent the impacts of both overcrowding of land and undue concentrations of population as well as the negative effects of leapfrogging sprawl and under-utilization of land and property;
- E. To manage the orderly and efficient provision of adequate levels of public facilities and services necessary to support planned development;
- F. To protect human, environmental, social, natural and economic resources;
- G. To maintain, through orderly growth and development, the character and stability of present and future land use and development in the City.
- H. To ensure that required on-site and off-site dedications and public improvements are properly installed or guaranteed;

Implementation of General Plan

- I. To coordinate and ensure the execution of the City's General Plan through effective implementation of development review requirements, adequate facility and services review and other goals, policies or programs contained in the General Plan.

Comprehensive, Consistent and Equitable Regulations

- J. To establish a system of fair, comprehensive, consistent and equitable regulations, standards and procedures for the review and approval of all proposed development, divisions, and mapping of land within the City in a manner consistent with State law.

Efficiently and Effectively Managed Procedures

- K. To promote fair procedures that are efficient and effective in terms of time and expense and that appropriate process is followed in the review and approval of applications made under this Title;
- L. To be effective and responsive in terms of the allocation of authority and delegation of powers and duties among ministerial, appointed and elected officials; and
- M. To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.

Sustainability

- N. To promote the implementation of the "Sustaining Las Vegas" Policy, Sustainable Energy Strategy and Climate Protection resolution of the City.

RELATIONSHIP TO GENERAL PLAN**19.00.040**

The adoption of this Title is consistent and compatible with and furthers the goals, policies, objectives and programs of the General Plan. It is the intent of the City Council that all regulatory decisions made pursuant to this Title be consistent with the General Plan.

For purposes of this Section, "consistency with the General Plan" means not only consistency with the Plan's land use and density designations, but also consistency with all policies and programs of the General Plan, including those that promote compatibility of uses and densities, and orderly development consistent with available resources.



RELATIONSHIP OF ZONING DISTRICTS TO GENERAL PLAN

19.00.050

The establishment of zoning districts is intended to be one of the means of implementing the City's General Plan and any amendment thereto, as such implementation is permitted and required by State Law. The General Plan serves as a guideline and framework for the zoning and regulatory provisions of this Title. With respect to the Land Use Element of the General Plan, there are goals, objectives and provisions for use categories and density ranges, but also for the achievement of other planning objectives such as appropriate mixing and buffering of uses to ensure overall compatibility.

EFFECTIVENESS AND APPLICABILITY

19.00.060

A. General

The provisions of this Title are effective as of the date specified by Ordinance 6135 as adopted by the City Council on March 16, 2011, unless otherwise modified by ordinance, and shall apply to the development of all land, public or private, within the corporate limits of the City, except as specifically provided otherwise in Nevada Revised Statutes. No application for the development of land, or for approval of a map under this Title, shall be approved unless the application is determined to be in conformance with the requirements of this Title and all applicable development regulations, including any standards, plans or policies that have been adopted so as to have a regulatory effect. No land shall be divided, used, or structure constructed, except in accordance with the regulations and requirements of this Title, including the requirement to obtain applicable approvals and permits prior to the development of the property. All development applications filed on or after the effective date of this Title, whether for new development or for the expansion or alteration of existing development, shall be processed in accordance with the standards, requirements and procedures established herein. For development applications which were filed before and are pending on the effective date of this Title, the City may require compliance with the standards and procedures set forth in this Title unless the applicant demonstrates that it is inequitable for the City to do so.

B. Exceptions

The provisions of this Title and any amendments hereto shall not affect the validity of any lawfully issued and effective building permits for development issued prior to the effective date of this Title, if the construction was prior to the effective date of this ordinance, and if the

construction continued under valid permits until complete. If any such permit expires prior to completion, all future development shall be in conformance with the requirements of this Title.

ADMINISTRATION

19.00.070

A. Director of Planning

For the purposes of this Title, the term "Director" means the Director of the Department of Planning. The Director is hereby designated as the Secretary of the Planning Commission. Except where otherwise specified, the Director is responsible for the administration and enforcement of this Title. In connection with that responsibility, the Director shall have the authority to:

1. Accept and process applications under this Title;
2. Organize and maintain records associated with those applications;
3. Conduct the necessary review of maps and development documentation which have been submitted under this Title;
4. Verify compliance with all subdivision, zoning and development requirements;
5. Adopt specifications and procedures relating to the administration of this Title;
6. Take action to approve, deny or otherwise act upon applications in accordance with the provisions of this Title;
7. Approve or deny administrative deviations, exceptions and waivers in accordance with the provisions of this Title;
8. Perform any other function described in this Title that is not otherwise assigned to a particular person or entity; and
9. Delegate, designate or assign to another person any function described in this Section or Title, except to the extent not permitted by law.

B. Delegation of Authority

Whenever reference is made to the head of a Department or to some other City officer or employee, the reference shall be construed as authorizing the head of the Department or other officer to designate, delegate to and authorize professional-level subordinates to perform the required act or duty, unless the terms of the provisions or an applicable State statute specifies otherwise.



A. Rules of Interpretation

In interpreting the language of this Title, the rules set out in this Section shall be observed unless the interpretation would be inconsistent with the express language of this Title. In the case of conflicting language, the more restrictive language shall apply.

B. Meaning and Intent

All provisions, terms, phrases and expressions contained in this Title shall be liberally construed in order to carry out the intent of the City Council. Terms used in this Title, unless otherwise specifically defined, shall have the meanings prescribed by NRS for the same terms. Any term not specifically defined or prescribed shall have the ordinary meaning ascribed to it in a dictionary of common usage.

C. Text Controls

In case of any conflict between the text of this Title and any figure, the text shall control.

D. Computation of Time

The time within which an act is to be performed shall be computed by excluding the first day and including the last day. If the last day is a Saturday, Sunday, legal holiday or other day that the City is officially closed to the public, that day shall be excluded. The following time-related words shall have the meanings ascribed below:

"Day" means a calendar day unless otherwise stated.

"Week" means seven calendar days.

"Month" means one calendar month.

"Year" means a calendar year, unless a fiscal year is indicated.

E. Other Clarifications**1. Headings**

- a. Levels of headings used in this Title include Chapters (for example "Chapter 19.00"), Sections (for example "19.00.010"), Subsections (for example "A."), Paragraphs (for example "1.") and Subparagraphs (for example "a.").
- b. The headings contained in this Title are for convenience only and do not limit or modify the intent or meaning of the provisions.

2. **Tense.** Unless clearly indicated to the contrary, words used in the present tense shall include the future, words used in the plural shall include the singular, words used in the singular shall include the plural, and words of one gender shall include the other.

3. **Use of Certain Words.** The words "shall," "must," and "will" are always mandatory. The words "may" and "should" are discretionary. Words and phrases shall be construed according to the common and approved usage in the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in the law shall be construed and understood according to that meaning.

4. **Written Information.** References to "written" information shall mean any representation of words, letters or figures whether by printing or other form or method of writing.

5. **Conjunctions.** Unless the context clearly indicates the contrary, conjunctions shall be interpreted as follows:

"And" indicates that all connected items or provisions apply; and

"Or" indicates that the connected items or provisions may apply singularly or in any combination.

H. Implementation

All applications which have been accepted as complete by the Director prior to the effective date of this Title shall be processed in accordance with, and subject to, the regulations and requirements in effect at the time the application was accepted as complete. Unless otherwise provided in this Title, the review of previously approved Special Use Permits and other zoning actions bearing a time limitation or subject to periodic review may be evaluated with reference to the requirements of this Title, as amended, unless the property owner or developer demonstrates that it is inequitable for the City to do so. Except as otherwise provided in LVMC 19.00.060 (B), any application accepted as complete after the effective date of this Title shall be processed in accordance with and subject to this Title.

I. Minimum Requirements

Within the scope and authority of this Title, the provisions hereof are intended to be the minimum requirements adopted for the promotion of the public health, safety and general welfare. Where the provisions of this Title impose greater restrictions than those of any other



ordinance, resolution or regulation, the provisions of this Title shall prevail. Where the provisions of any other ordinance, resolution or regulation impose greater restrictions than those of this Title, the provisions of that other ordinance, resolution or regulation shall prevail.

J. Private Covenants or Deed Clauses

No provision of this Title is intended to interfere with or abrogate or annul any easement, private covenants, deed restriction or other agreement between private parties. In cases in which this Title imposes a greater restriction upon the use of land or structures, the provisions of this Title shall prevail and control. By virtue of this Title, the City is not a party to and has no power or authority to enforce private deed covenants, conditions or restrictions. Private covenants or deed restrictions which impose conditions more restrictive than those imposed by this Title, or which impose restrictions not covered by this Title, are not implemented nor superseded by this Title.

K. Regulatory Conflicts

Except as otherwise specifically provided, it is not the intent of this Title to repeal, abrogate, annul, or in any way to impair or interfere with any other existing provisions or law or ordinance, or any other rules, regulations or permits previously adopted or issued, or which will be adopted or issued pursuant to law relating to the erection, construction or alteration of an establishment or the moving or enlargement of any buildings. Without limiting the application of the preceding sentence, the provisions of LVMC Chapter 14.11 shall prevail over any provision of this Title to the extent of any conflict or inconsistency.

L. Limitations on City Action

The issuance or granting of a building permit or approval of plans or specifications under the authority of the Building Code shall not be construed to be a permit for, or an approval of, any violation of any provisions of this Title or any amendments thereto, or of any other law. No permit, approval, representation, action or inaction on the part of a City officer or employee which purports, or could be interpreted, to authorize the violation or cancellation of any of the provisions of this Title shall limit the City's authority to enforce the provisions of this Title or any other provision of the Municipal Code. No permit or other approval issued under the provisions of this Title shall constitute or imply approval of any business license or permit required by any provision of the Municipal Code. Any permit, license or other approval which is issued in error in conflict with this Title is voidable by order of the City.

M. Other Limitations

No provision in this Title amounts to a guarantee, warranty or promise that any particular type of construction will be free from defect, will perform in a certain manner, or will be exempt from other legal requirements applicable thereto. The issuance of a permit, or the inspection or approval of any permit, plans or work under this Title, shall in no way constitute a guarantee, warranty or promise that any particular material, labor or construction will be free from defect, or perform in a certain manner, or will be durable, safe or fit for a particular purpose or use. Compliance with this Title is not intended to substitute for the performance of any private duty, nor to reduce or eliminate any private liability on the part of an owner, developer or permittee.

N. Appeals of Interpretation

- 1. General.** Except as otherwise provided in Paragraph (2) below, any person aggrieved in connection with the inability to obtain a building permit or by the decision of any administrative officer or agency based upon or made in the course of the administration or enforcement of any provision of this Title may appeal the decision to the City Council. An appeal must be in written form and must be filed in the office of the City Clerk, with a copy to be filed in the office of the Department. The appeal must be filed within ten days after the administrative decision is made and shall specifically describe the decision at issue and the basis for the appeal. The appeal shall be considered on the next available agenda of the City Council.
- 2. Appeal Unavailable.** An appeal pursuant to Paragraph (1) is not available:
 - a.** For the purpose of avoiding or circumventing the application procedures set forth in LVMC Chapter 19.16; or
 - b.** Regarding a decision where the result of, or the remedy or relief from, that decision is specifically provided for by means of an application or process described in LVMC Chapter 19.16. Such decisions include without limitation:
 - i.** An administrative decision to deny a particular application where LVMC Chapter 19.16 specifically provides for a subsequent application or process to follow such a denial; or
 - ii.** An administrative decision that a particular development or activity does not qualify



or is ineligible for a particular type of application, where LVMC Chapter 19.16 specifically provides for a subsequent application or process to follow such a decision.

ENFORCEMENT

19.00.090

A. General

1. **Purpose.** Enforcement of the provisions of this Title shall be pursued in order to provide for its effective administration, to ensure compliance with any condition of development approval, to promote the City's planning efforts, and to protect the public health, safety and general welfare.
2. **Responsibility.** The provisions of this Title, and any conditions of development approval which have been imposed thereunder, may be enforced by the Director; the Las Vegas Metropolitan Police Department; and any other City of Las Vegas officer and employee designated to do so. Any structure or use which is established, operated, erected, moved, altered, enlarged, or maintained contrary to the provisions of this Title shall be subject to the remedies and penalties set forth in this Chapter. A building permit, business license, subdivision or other application may be denied for failure to comply with this Title, including any condition or standard imposed on any application granted under this Title.
3. **Stop Work Order.** A "Stop Work Order" may be issued with respect to any construction which is in violation of this Title or in violation of any condition which has been imposed on a permit or other approval under this Title.

B. Violations

1. Misdemeanor

- a. It is unlawful for any person to sell, offer for sale or cause or permit to be sold or offered for sale, any portion of any subdivision or other division of land in the City prior to the recording of an approved parcel map or final map with the County Recorder;
- b. It is unlawful for any person, whether acting as a principal, agent or employee, to violate any provision of this Title, or of any condition imposed upon a Tentative Map, Parcel Map, Special Use Permit, Site Development Plan Review, Variance, Administrative Deviation,

Home Occupation Permit or Temporary Commercial Permit granted hereunder.

- c. It is unlawful for the owner, general agent, lessee or tenant of a building or premises or for any other person to cause, permit or assist in the occurrence or commitment of a violation of any provision of this Title or of any condition imposed upon a Tentative Map, Parcel Map, Special Use Permit, Site Development Plan Review, Variance, Administrative Deviation, Home Occupation Permit or Temporary Commercial Permit granted hereunder.
2. **Administrative Action.** For any violation of this Title, or of any approval granted or condition of approval imposed hereunder, the City may pursue administrative action to:
 - a. Review, modify, suspend, or revoke an approval or permit issued hereunder;
 - b. Require the discontinuance of a use operating as a conditional use under LVMC 19.12.040; or
 - c. As an alternative to requiring discontinuance under Subparagraph (b) of this Paragraph (2), require that a use operating as a conditional use under LVMC 19.12.040 comply with additional conditions or limitations.
3. **Nuisance.** Any building or structure set up, erected, built, moved, or maintained or any use of property contrary to the provisions of this Title shall be, and is declared to be, unlawful and a public nuisance and the City Attorney shall, upon order of the City Council, immediately commence actions or proceedings for the abatement, removal and enjoinder of it in a manner provided by law and shall take such other steps and shall apply to the court as may have jurisdiction to grant relief to abate or remove the building, structure or use, and restrain and enjoin any person from setting up, erecting, building, moving, or maintaining any building or structure, or using any property contrary to the provisions of this Title.
4. **Remedies Cumulative.** All remedies provided herein shall be cumulative and not exclusive.
5. **Violations Continue.** Any violation of the previous Subdivision Regulations or Zoning Code will continue to be a violation under this Title and be subject to penalties and enforcement under this Section, unless the use, development, construction, or other activity complies with the provisions of this Title.



A. Adoption of Official Zoning Map

The boundaries of each zoning district are delineated and shown on the Official Zoning Map of the City of Las Vegas. The Official Zoning Map, together with all notations, references, dimensions, designations and other information shown on the map, is adopted and made part of this Title by reference. The Official Zoning Map shall be stored, maintained, and kept current by the Department.

B. Establishment of Zones

1. The residential zoning districts established by this Title are as follows and shall be known and cited as:

Abbreviated Designation	Zoning District Name	District Purpose
U	Undeveloped	page 69
R-E	Residential Estates	page 73
R-1	Single Family Residential	page 77
R-CL	Single Family Compact-Lot	page 81
R-TH	Single Family Attached	page 87
R-2	Medium-Low Density Residential	page 91
R-3	Medium Density Residential	page 95
R-4	High Density Residential	page 99
R-MH	Mobile/Manufactured Home Residential	page 103

2. The commercial and industrial zoning districts established by this Title are as follows and shall be known and cited as:

Abbreviated Designation	Zoning District Name	District Purpose
P-O	Professional Office	page 151
O	Office	page 155
C-1	Limited Commercial	page 159
C-2	General Commercial	page 163
C-M	Commercial/Industrial	page 167
M	Industrial	page 171

3. The special area zoning districts established by this Title are as follows and shall be known and cited as:

Abbreviated Designation	Zoning District Name	District Purpose
C-V	Civic	page 219
P-C	Planned Community	page 221
PD	Planned Development	page 225
T-C	Town Center	page 231

4. The overlay zones established by this Title are as follows and shall be known and cited as:

Abbreviated Designation	Zoning District Name	District Purpose
A-O	Airport Overlay	page 239
CD-O	Designed Commercial Overlay	page 243
DC-O	Downtown Casino Overlay	page 245
DCP-O	Downtown Centennial Plan Overlay	page 251
DE-O	Downtown Entertainment Overlay	page 253
G-O	Gaming Overlay	page 255
HS-O	Hillside Development Overlay	page 257
HD-O	Historic Designation Overlay	page 269
SB-O	Las Vegas Boulevard Scenic Byway Overlay	page 281
LW-O	Live/Work Overlay	page 283
RP-O	Rural Preservation Overlay	page 285

C. Transitional Rules

Property which, on the effective date of this Title, was classified under a zoning classification which no longer exists under this Title will be reclassified by the City to an existing classification by subsequent Rezoning action. Until that action occurs, such property shall be governed by the requirements and limitations applicable to the zoning classification in effect just before the adoption of this Title.



D. Amendments

1. No change to the Official Zoning Map shall be authorized without the approval of a rezoning application. The application shall be processed in accordance with the requirements of LVMC 19.16.090. No change to the Official Zoning Map shall be authorized or become effective without final action of the City Council or a court of competent jurisdiction.
2. No amendment or rezoning shall be approved unless it is consistent with the goals, objectives and policies of the General Plan.
3. The Official Zoning Map shall show the dates and appropriate action references for all approved amendments.

E. Correction of Errors

The new Official Zoning Map may correct drafting and clerical errors or omissions in the previous Official Zoning Map, but no corrections shall have the effect of amending this Title or any subsequent amendment thereto except in accordance with the notice and hearing procedures set forth in LVMC 19.16.090.

F. Preservation of Old Maps

Unless the previous Official Zoning Map is lost or totally destroyed, all of the remaining parts shall be preserved, together with all available records pertaining to its adoption or amendment.

RULES FOR INTERPRETATION OF ZONING DISTRICT BOUNDARIES 19.00.110

A. Boundary Presumptions

The following presumptions shall apply in determining uncertain boundaries of a district as shown on the Official Zoning Map:

1. Where a boundary follows a public street or alley, the centerline of the street shall be the boundary.
2. Where a boundary follows a lot line, the lot line shall be the boundary.
3. In cases where district boundary lines are indicated as approximately paralleling street, alley, right-of-way or easement lines existing at the time of the enactment of this Title, they shall be construed as meaning 100 feet distant from the street, alley,

right-of-way or easement line, unless otherwise specifically dimensioned on the Official Zoning Map.

4. In instances where district boundary lines divide a parcel of unsubdivided property, the precise location of the district boundary shall be determined by the use of the scale appearing on the Official Zoning Map, unless the boundary is indicated by a specific dimension on the Official Zoning Map.

5. Where any public right-of-way is officially vacated or abandoned, the land use district regulations applied to abutting property shall thereafter extend to the former centerline of the vacated or abandoned right-of-way.

B. Determination

With regard to any uncertainty of boundaries that cannot be resolved with reference to the above presumptions, the Director shall determine the location of the district boundary.

FEE SCHEDULE 19.00.120

A. Adopted

The Director is authorized to charge fees related to the processing of applications, appeals and other requests in accordance with the Fee Schedule. The fee schedule, which is adopted by resolution of the City Council and is incorporated by this reference, shall be maintained on file in the office of the City Clerk. The fee schedule may be revised or amended from time to time by resolution of the City Council.

B. When payable

Fees for filing applications, appeals and other requests under this Title are set forth in the Fee Schedule and are due at the time the application or request is filed.

C. Additional Fees

With respect to any application, appeal or other request under this Title that requires notification of a public hearing, the applicant shall also pay the notification and advertising costs identified in the Fee Schedule. Payment of those costs shall be made upon filing of the application.



D. Waiver of Fees

The City Manager may waive any fee referred to in the Fee Schedule on behalf of:

1. Any member of the Southern Nevada Regional Planning Coalition; or
2. Any entity with whom the Coalition is required to integrate long-term planning programs pursuant to NRS 278.02584.



19.02

Subdivision Design, Construction and Improvement Requirements

Unified
Development
Code

Title 19





19.02

Subdivision Design and Improvement Requirements

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MINIMUM STANDARDS**19.02.010**

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 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 documentation;
- F. Approve or deny administrative exceptions and waivers in accordance with the provisions of this Title; and
- G. Delegate, designate or assign to another person any function described in this Section, except to the extent not 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

this Title, the size of any lot which is not served by public water supply or which is not served by a public sanitary sewer system must comply with applicable Clark County District Board of Health standards.

SIDEWALKS**19.02.040**

Sidewalks shall be provided in accordance with City standards. Alternative pedestrian ways, greenbelt 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 schools 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 all streets required to meet the provisions of LVMC Chapter 19.04, whether private or public, shall be eighteen inch L-type. All curbs and gutters on streets not required to meet LVMC Chapter 19.04 standards with a right-of-way width of sixty feet or more shall be twenty-four inch L-type. On all other streets, whether private or public, thirty-inch roll-type curb and gutter may be allowed as long as the requirements of the site-specific drainage plan and technical drainage study do not prohibit the use of roll-type curb due to anticipated drainage flows.

SANITARY 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 alleys. In any case where 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 lines shall be installed to provide laterals to each lot. Laterals that serve single-family dwellings shall have a minimum diameter of four inches and be extended to the property line. Plans and profiles showing the exact coordinates for both manholes and laterals shall be provided on all Sanitary Sewer and Storm Drain Final Location Maps after construction of such facilities have been completed. Such Maps shall be submitted to the City upon completion of construction.

SANITARY SEWER CLEANOUT

19.02.090

No sanitary sewer or grease, sand, or oil separator cleanout shall be permitted in public rights-of-way.

WATER SUPPLY

19.02.100

A. Adequacy

Water supply shall be adequate for all domestic use plus fire protection. The system is adequate if it can furnish the required fire flow (in gallons per minute) from any fire hydrant for the required duration of time while the required residual pressures are maintained in the system. Fire flow shall be provided in accordance with the requirements of the Fire Code and the Department of Fire and Rescue.

B. Delivered By Pump

Adequate water supply does not include the extent to which a system depends upon pumps delivering directly to mains. Required fire flow shall be available even though pumps may not be operating.

C. Source Other Than Water District

For a subdivision that proposes a water supply from a source other than the Las Vegas Valley Water District, the subdivider must submit to the City a copy of a State well permit; the design showing pressure, capacity, potential population capable of being served; and measures necessary to comply with National Board of Fire Underwriters recommended fire flow. The subdivider must submit an agreement or other written commitment satisfactory to the City guaranteeing a water supply for the subdivision. Lines to hydrants shall conform to recommendations of the National Board of Fire Underwriters.

D. From Wells

Any water supply obtained from wells shall be clearly shown on the map. A statement shall be submitted stating the capacity of the well, pressure, population that can be served and State certificate number issued for each well.

FIRE HYDRANTS

19.02.110

A. Determination of Number Required

For purposes of determining the number of hydrants required for a particular development, the maximum amount of flow per hydrant that may be counted in determining the system's adequacy is one thousand five hundred gallons per minute. The criteria for determining the fire flow and number of hydrants for any specific subdivision shall be those set forth in the Fire Code and the I.S.O. Manual adopted by the City.

B. Placement

Fire hydrants shall be spaced in accordance with the requirements of the Fire Code and the Department of Fire and Rescue.

C. Location

Hydrants shall be located in conformance with applicable Standard Drawings and the Fire Code. No hydrant shall be located inside or within twenty feet of the required right-of-way radius of a cul-de-sac. Public fire hydrant easements shall be provided for all public fire hydrants not located within public street rights-of-way.

D. Installation

Fire hydrants shall be installed prior to the commencement of any combustible construction in accordance with the requirements of the Fire Code and the Department of Fire and Rescue. All-weather access, as approved by the Department of Fire and Rescue, shall be provided to all hydrants and combustible construction.

E. Specifications

Hydrants shall conform to the latest edition of American Water Works Standard, C502, for fire hydrants, and the specifications set forth in City standards.



LANDSCAPING PLAN

19.02.120

Where landscaping is proposed or required for a residential subdivision, a landscaping plan shall be provided by the subdivider as an integral part of the subdivision design. Such a plan shall be prepared and submitted with each final map application addressing the landscape design of the subdivision with respect to such features as wall or fence design; land forms or berms; rocks and boulders; trees and plant materials; sculpture, art, paving materials, street furniture; subdivision entrance statements; common area landscaping; and other open space areas. Landscaping shall conform to all applicable City requirements. In no case shall landscaping or landscaping features be permitted that impede proper visibility at intersections or driveways.

IMPROVEMENTS

19.02.130

A. Essential Rights-Of-Way and Off-Site Improvements

Uses of land permitted in each zoning district shall be allowed only when the permit for any proposed improvement on the land includes provisions for the:

1. Dedication of all essential rights-of-way for major streets, minor streets, flood control, utilities and other public purposes; and
2. Provisions for the installation of essential off-site improvements as directed by the City. Essential rights-of-way and off-site improvements are defined as those rights-of-way and improvements required in connection with a proposed Rezoning, Special Use Permit, Variance, or Site Development Plan; required by the subdivision regulations of the City; or required by the Director of Public Works as appropriate and necessary to mitigate the impact of the development of property in the area. All improvements shall be constructed in accordance with the City standards and specifications.

B. Construction Agreement

The subdivider is responsible for the construction of all public improvements and for any private improvements associated with the parcel map or subdivision that may be required by the City. Required improvements shall be completed prior to the recordation of the parcel map or final map, unless the subdivider enters into an agreement with the City to install such improvements as provided for in Subsection (C) of this Section or has executed a covenant running with a land agreement, whichever is applicable, as determined by the Department of Public Works. Required dedications

must be accomplished prior to the release of the parcel map or final map or such dedications must be noted on the approved maps as being offered for dedication.

C. Secured Agreement Required

The subdivider shall execute an agreement that guarantees the construction of the required public improvements and shall provide security for their construction in an amount equal to the estimated cost of construction plus ten percent additional for contingencies. The agreement shall be secured by such good and sufficient bond or other security as is deemed appropriate by the City to protect the public interest, and shall be in an amount determined to be sufficient to complete all required improvements and to remove all rubbish, trash, debris, surplus material and equipment from the area. The Director of Public Works shall be responsible for review and, if deemed acceptable, approval of all cost estimates for construction of required public improvements. The subdivider's engineer shall be responsible for submitting all improvement plans and quantity estimates in a manner and form that complies with City requirements.

D. Common Area and Off-Site Improvements Requirements

1. In connection with the approval of any parcel map or final map, the developer or subdivider must provide for the installation of common area and off-site improvements by obtaining the City's approval of either a phasing plan or a development agreement, as determined by the Director and the Director of Public Works.
2. The phasing plan or development agreement shall set out a development schedule for all common area and off-site improvements, including but not limited to water, sewer and storm drainage lines; streets; open space improvement; trails; parks; and landscaping. Except as otherwise provided in Paragraph (3), completion of common area and off-site improvements within any residential subdivision shall be scheduled to be concurrent with development (e.g., when fifty percent of the development is completed, at least fifty percent of the common area and off-site improvements shall be completed). Calculation of the percentage of the development that is completed shall be based upon the number of building permits issued.
3. All common area and off-site improvements within any residential subdivision shall be completed when seventy-five percent of the development is completed (e.g., when seventy-five percent of the development is completed, one hundred percent



of the common area and off-site improvements shall be completed). Calculations of the percentage of the development that is completed shall be based on the number of building permits issued.

4. A phasing plan is subject to review and approval by the Director of Public Works, as are revisions to the plan.
5. A development agreement is subject to review and approval pursuant to LVMC 19.16.150.
6. In the case of either a phasing plan or development agreement, the City is authorized to require security or a performance guarantee for the installation of common area and off-site improvements. The amount of the required security or performance guarantee shall be established by the Director of Public Works, and the form of security or performance guarantee must be acceptable to the City Attorney. To the extent possible, the provisions of Subsection (C) shall apply directly or by analogy to the installation of improvements and security required under this Section.
7. In accordance with LVMC 19.16.050(K), a specific parks in-lieu-of plan must be approved with the tentative map if the developer proposes park improvements in lieu of paying residential construction taxes.

E. Security Documents

The surety documents or other documents of security required in connection with an agreement to install improvements shall specify the duration of the security and its manner of release, and shall provide remedies in the event of default. Such security may be in the form of:

1. A cash deposit or approved government securities;
2. A performance or surety bond issued by a company authorized to issue such bonds in Nevada;
3. An agreement with a lending institution operating under Nevada law; providing, that the institution shall reserve sufficient funds out of the subdivider's construction loan (or funds otherwise set aside for the use of the subdivider) to assure completion of all required improvements, shall retain ten percent of the funds until the improvements are accepted by the City and shall not release any funds without the approval of the Director of Public Works;
4. A first deed of trust on real property located in or near the City. The deed of trust must name the City

as beneficiary and be accompanied by appropriate agreements or other documents that sufficiently bind the subdivider and trustor to the satisfaction of the City Attorney. The appraised market value of the property which is the subject of the deed of trust must equal or exceed one hundred twenty-five percent of the value of the amount of security determined necessary by the Director of Public Works; or

5. In the case of improvements whose estimated cost is fifty thousand dollars or less, an agreement with the City providing that, in consideration of issuing a building or grading permit, the City may withhold certificates of occupancy or the inspection of buildings associated with the project unless and until the improvements have been completed to the City's satisfaction.

F. Special Improvement Districts

A subdivider may request the inclusion of a subdivision within a special improvement district and the City may include a subdivision in accordance with applicable procedures. If the City Council approves a special improvement district that includes a subdivision, the City may release the subdivider from the improvement guarantee executed pursuant to Subsection (E) above. The obligation to release shall not accrue until the contract for the special improvement district project has been awarded, and the release shall be only to the extent that the work of improvement will be accomplished through the special improvement district.

G. May Be Required

In connection with development approvals or permit approvals for residential and nonresidential developments that are not otherwise subject to the land division requirements of this Title, the City may require, as a condition of approval, that the developer install one or more of the following, to applicable City standards:

1. Appropriate off-site improvements;
2. Site access improvements; and
3. Private streets and common area improvements that are proposed to serve the development.

H. Off-Site Improvements Agreement—Security

In order to assure the installation of any improvements required pursuant to Subsection (G) of this Section, the developer may be required to do one or more of the following:



1. Enter into a development agreement or covenant running with land agreement;
2. Enter into an off-site improvements agreement and post adequate security therefor in accordance with the provisions of this Section;
3. Provide an alternate or equivalent means of assurance that is satisfactory to the City, including the payment of moneys in lieu of improvements.

INTERSECTIONS 19.02.140

A. Length

Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred twenty feet, measured from centerline to centerline. Intersections of streets providing service internally within a subdivision, where they do not intersect arterial or major streets, shall be offset a minimum of one hundred twenty-five feet. The City Traffic Engineer, at his sole discretion, may allow lesser separation than the distances set forth above if the applicant can demonstrate that the alternative design can safely accommodate traffic circulation.

B. Angles

Street intersections shall be at an angle of ninety degrees, or as close to ninety degrees as is practicable. In no case shall an intersection be at an angle less than seventy-five degrees.

C. Standard Compliance

Intersection designs shall comply with the applicable Uniform Construction Design Standards except in cases where a 60-foot planned minor collector intersects a roadway of an equal or lesser right-of-way width. At such intersections, pavement widths and curb return radii shall comply with City Standards.

VERTICAL CURVES 19.02.150

Vertical curves shall be provided in all changes in grade where the total algebraic difference is one percent or greater meeting the standards of the most recent edition of "A Policy on Geometric Design of Highways and Streets" (also known as The Green Book). The Director of Public Works may waive this requirement if the applicant can demonstrate that meeting this requirement is impractical.

REVERSE OR COMPOUND CURVES 19.02.160

Reverse or compound curves on any street, except residential streets, shall be separated by a tangent of one hundred feet or more. The Director of Public Works may waive this requirement if the applicant can demonstrate that meeting this requirement is impractical.

ROADWAYS AND STREETS -- DESIGN CRITERIA 19.02.170

- A. The design of roadways shall take into account and be based upon topography and drainage considerations.
- B. All lots shall have frontage on, and access to, a public street or an irrevocable private street or private drive. Public street dedications to ensure lot access or the continuity of necessary public streets adjacent to or through the subdivision also may be required, as necessary, by the Department of Public Works.

STREET GRADE REQUIREMENTS 19.02.180

All streets should be designed and located so that as many building sites as possible are at or above the grade of the street. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves should be avoided. Minimum street grade shall be 0.004 feet per foot, unless an acceptable alternate design is approved by the Director of Public Works.

SIGHT CLEARANCE 19.02.190

A sight visibility restriction zone (SVRZ) shall be provided at all intersections, including roadway with roadway and driveway with roadway intersections. Each such zone shall comply with Standard Drawing No. 201.2 of the Uniform Standard Drawings, Clark County Area, as it may be revised from time to time, or the applicable sign restriction standards set forth in the most recent edition of the manual entitled "A Policy on Geometric Design of Highways and Streets," as published by the American Association of State Highway and Transportation Officials. Each SVRZ shall be detailed on all plans that depict drainage, grading, fence layout, landscaping or other construction improvements. If required by the City Traffic Engineer, an additional exhibit detailing the SVRZ shall be recorded and a copy submitted to the City plans library. The final map shall provide a general statement making reference to the latest approved construction improvement plan. If a separate SVRZ exhibit is required by the City Traffic Engineer, the final map shall make reference to the exhibit as a recorded document identified by its book and instrument numbers. The SVRZ requirements of this Section shall apply to the location



of all public and private facilities and improvements, as determined by the Director of Public Works.

PAVING TRANSITIONS AND CROSSOVERS

19.02.200

The Director of Public Works may require the subdivider to install paving transitions and crossovers to accommodate existing and proposed paving improvements with a "sawtooth" or nonuniform alignment or width if the necessary public right-of-way or easement exists or can be obtained by the City.

ACCESS STREET PAVING REQUIREMENTS

19.02.210

The subdivider shall provide paved access from existing paved streets to the subdivision boundary where no such access exists. The access must be paved to a minimum travel width of twenty-four feet, with AC paving and standard base course as specified by the Director of Public Works. The Director of Public Works shall designate which street must be improved as an access street and may require a secondary paved access route and other mitigation measures deemed necessary as a result of or based upon traffic projects within the subdivision, the location of the subdivision, or neighborhood concerns.

COMPACTION OF STREET SUB-GRADE AND BASE MATERIALS

19.02.220

Compaction of street sub-grade and base materials shall comply with City standards.

DRIVEWAYS

19.02.230

- A. Driveway design and construction shall comply with City standards.
- B. For nonresidential development, or for residential lots other than single-family or duplex lots, the number, type and location of driveways must first be approved by the Director of Public Works.
- C. Except as otherwise permitted by this Chapter or by City standards, or as otherwise approved by the Director of Public Works:
 1. For any single-family or duplex residential lot, no more than a single entrance or circular driveway shall be provided.
 2. No driveway access shall be permitted from the side or rear yard of any residential lot onto any

primary or secondary thoroughfare so designated on the City's Master Plan of Streets and Highways.

STREET LIGHTING

19.02.240

Street lighting for public streets shall be designed, installed or upgraded in accordance with City standards unless the City Council allows an exception. The installation or upgrading of conforming lighting may be deferred if the deferral is approved by the City Council and the applicant executes a covenant running with land agreement to secure the installation or upgrade.

ACCESS CONTROL GATES AND STORAGE AREAS

19.02.250

When utilized on private streets or drives, access control gates and storage areas shall be designed, installed and located in accordance with City standards. Access control gates and all appurtenant facilities and equipment shall not be located in the public right-of-way. An adequate vehicle queuing area as determined by the Director of Public Works must be provided in order to prevent blockage of public streets. A pedestrian gate separate from the vehicular movement area shall also be provided.

EMERGENCY ACCESS GATES

19.02.260

All emergency access gates shall be designed, installed and maintained in accordance with City standards.

PRIVATE DRIVE CONSTRUCTION

19.02.270

Private drives shall be constructed in sufficient manner and width to accommodate anticipated on-site traffic conditions and shall be in accordance with LVMC 19.04.090 and any other applicable City standards.

TRAFFIC CIRCULATION SAFETY

19.02.280

Subdivisions shall be designed to provide safe and convenient living environments and traffic circulation. Whenever blocks are longer than one thousand two hundred feet, the Planning Commission may require the dedication and construction of pedestrian walkways, pedestrian or bicycle pathways or greenbelts of not less than five feet in width where deemed necessary for circulation and access to schools and playgrounds. The complete length of any such way shall be fully visible from the adjacent street.



**VEHICULAR ACCESS PROHIBITION
TO PRIMARY OR SECONDARY
THOROUGHFARES**

19.02.290

Each lot within a subdivision shall have access to a public or private street or private drive that complies with City standards. Lots with residential zoning and having less than one hundred feet on any side adjacent to a primary or secondary thoroughfare, as designated on the City's Master Plan of Streets and Highways, shall be prohibited vehicular access to the primary or secondary thoroughfare. The access prohibition shall be clearly indicated on the recorded final map. Unless no alternative exists due to the size or depth of the land to be divided, no residential lot shall front onto a primary or secondary thoroughfare. All such lots shall be oriented to have either their rear or side yard lines adjacent to the primary or secondary thoroughfare.

**MULTIPLE SPECIES HABITAT
CONSERVATION**

19.02.300

A. Definitions

As used in this Section, the following terms shall have the following meanings:

"Development permit" means an on-site or off-site permit issued by the City to authorize the development of a parcel which has not previously been improved in accordance with all applicable City ordinances. The term includes building permits and grading permits for construction activity, but does not include demolition permits or temporary power permits.

"Implementing Agreement" means the document entitled "Clark County Multiple Species Habitat Conservation Plan Implementing Agreement," approved by the City Council on November 1, 2000, and as thereafter modified.

"Mitigation fee" means the fee imposed pursuant to the provisions of this Section.

"Multiple Species Habitat Conservation Plan" means the "Clark County Multiple Species Habitat Conservation Plan" approved by the City Council on August 18, 1999, and as thereafter modified.

"Parcel" means a parcel of real property that is the subject of a development permit application.

"Residential unit" means a building or portion thereof used by one family and containing but one kitchen, and designed for single-family residential purposes only.

"Section 10(a) permit" means a permit issued by the Secretary of Interior pursuant to Section 10(a) of the Federal Endangered Species Act of 1973, 16 U.S.C. Section 1539, to allow the incidental taking of threatened or endangered species in the course of otherwise lawful activities.

B. Purpose of Provisions

The purposes of this Section are to:

1. Provide funds to implement conservation actions within the City to protect various habitats and species located within the City;
2. Comply with the terms of the Multiple Species Habitat Conservation Plan and the corresponding Implementing Agreement, both of which have been approved by the City Council; and
3. Comply with Section 10(a) permits that have been or will be issued with regard to development activity within the City.

C. Mitigation Fee

1. Development Permits

No development permit for or real property located within the City shall be issued or approved without payment of the mitigation fee. Except as otherwise provided in Subparagraphs (a) and (b), each applicant for a development permit shall pay a mitigation fee of five hundred fifty dollars per gross acre (or portion thereof) that is included within any parcel to be developed and any additional area to be disturbed for related off-site improvements.

a. Land Disturbance Report Required. Each applicant for a development permit shall, prior to issuance thereof, complete a land disturbance report on the forms furnished by City departments responsible for issuing development permits. The land disturbance report must be complete, be signed by the applicant and contain at a minimum the following information: assessor's parcel number(s), number of acres within the parcel and the area to be disturbed by related off-site improvements; and the amount of any mitigation fee(s) actually paid.

b. Processing Fee. Each applicant for a development permit shall pay to the City department responsible for the issuance of a development permit a processing fee of twenty-five dollars per residential development permit



and fifty dollars per commercial development permit.

2. Exceptions

The following types of development are not required to pay the mitigation fee:

- a. Reconstruction of any structure damaged or destroyed by fire or other natural causes;
- b. Rehabilitation or remodeling of existing structures or existing off-site improvements; or
- c. Any land disturbance by the City for a governmental purpose.

3. Adjustments

In the following cases, the mitigation fee shall be adjusted as indicated:

- a. For any development concerning which the developer previously has paid mitigation-related fees pursuant to a consultation under Section 7 of the Federal Endangered Species Act, the mitigation fee shall be reduced by the amount of any Section 7 fees actually paid to the federal government.
- b. For single-family residential development and manufactured housing on lots two gross acres in size or greater, where less than one-quarter of an acre of the property is graded or otherwise disturbed, with the balance of the property left in its natural condition, the mitigation fee shall be one hundred thirty-seven dollars and fifty cents. Where more than one-quarter acre but less than one-half acre is graded or otherwise disturbed, and the balance of the property is left in its natural condition, the fee shall be two hundred seventy-five dollars. Where more than one-half acre is graded or otherwise disturbed by the construction, the fee shall be five hundred fifty dollars per acre for each acre (or fraction thereof greater than one-half) which is graded or otherwise disturbed.
- c. For freestanding off-premises signs, communication towers and similar structures that are unoccupied except for maintenance, where less than one-quarter of an acre of the property is graded or otherwise disturbed, the mitigation fee shall be one hundred thirty-seven dollars and fifty cents. Where more than one-quarter but less than one-half acre

is graded or otherwise disturbed, the fee shall be two hundred seventy-five dollars. Where more than one-half acre is graded or otherwise disturbed by the construction, the fee shall be two hundred fifty dollars per acre for each acre (or fraction thereof greater than one-half) which is graded or otherwise disturbed.

- d. Where a development permit has been issued previously and has expired, the applicant for a new development permit on the same parcel shall pay the mitigation fee required by the current version of this Section less any amount previously paid under this Section or its predecessor.

4. Collection and Deposit to Special Reserve Fund

All mitigation fees collected pursuant to the provisions of this Section shall be transmitted on a monthly basis, pursuant to an interlocal agreement, for deposit into a special reserve fund. That fund, including interest and other income which accrues thereto, shall be expended solely for the implementation of the terms of the Multiple Species Habitat Conservation Plan and associated Section 10(a) permits, as those documents currently exist or as they may hereafter be amended or issued.

5. Real Property Acceptance In Lieu of Payment

After approval by the U.S. Fish and Wildlife Service and the City Council, and upon compliance with any applicable statutory or charter provisions, the City or its designee may accept real property or interests therein in lieu of the payment of mitigation fees. The fair market value of such real property must equal or exceed the amount of the mitigation fees otherwise required to be paid.

D. Compliance with Provisions

- 1. Any person, firm or entity that engages in any activity within the City which is covered by the Multiple Species Habitat Conservation Plan, including residential and commercial development, agriculture, mining, grazing, and off-highway vehicle activities shall comply with the provisions of the following, all of which are on file in the offices of the City Clerk and the Department:
 - a. This Section;
 - b. The Multiple Species Habitat Conservation Plan;



- c. The Implementing Agreement; and
 - d. Any Section 10(a) permit issued in connection therewith.
2. Any person, firm or entity (including any agent or employee) that complies with the provisions of this Section is permitted to incidentally take any species for which a Section 10(a) permit has been issued in favor of the City so long as that person, firm or entity has complied and continues to comply with the provision of the Multiple Species Habitat Conservation Plan, the Implementing Agreement, and any Section 10(a) permit issued in connection therewith.
 3. Any person, firm or entity that is not required to pay a mitigation fee pursuant to this Section, but which is otherwise in compliance with the provisions of this Section, the Multiple Species Habitat Conservation Plan, the Implementing Agreement, and any Section 10(a) permit issued in connection therewith, is permitted to incidentally take any species covered by the Multiple Species Habitat Conservation Plan and for which a Section 10(a) permit has been issued in favor of the City.
 4. The City is authorized to immediately revoke the permission granted to any person, firm or entity pursuant to Paragraphs (2) or (3), without additional action or notice, if that person, firm or entity ceases to be in compliance with Paragraphs (1), (2) or (3) of this Subsection.





19.04

Complete Streets Standards

Unified Development Code

Title 19





19.04

Complete Streets Standards

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STREET CONNECTIVITY**19.04.010****A. Purpose**

The purpose of this Chapter is to set forth requirements for achieving a connected transportation system as outlined in the City's General Plan to provide a safe and accessible environment for a variety of transportation modes and users.

All proposed development shall be designed in a manner that provides for and facilitates the logical overall design, placement and continuity of streets with respect to adjacent land parcels, and in accordance with this Title, the City's Master Plan of Streets and Highways and LVMC Title 13.

B. Applicability

1. The street connectivity standards set forth herein are minimum requirements and shall apply to all new development projects whether utilizing public streets, private streets or private drives. Except as otherwise provided in this Chapter, any request to deviate from these standards shall require the submittal of an application for a Variance, which shall be subject to the procedures and standards set forth in LVMC 19.16.140.
2. Where a proposed development is adjacent to existing improvements, the Director of Public Works shall determine the extent to which it is appropriate to implement the standards outlined in this Chapter and approve, if necessary, designs for the transition from existing improvements to those that meet the standards of this Chapter.

ROADWAY NETWORK**19.04.020**

- A.** The roadway network of the City shall generally be laid out as outlined below:
1. Arterials shall follow section lines unless otherwise addressed in LVMC Title 13.
 2. Major collector road spacing shall be of at distances not exceeding 2,640 feet (1/2 mile) from an arterial or another major collector;
 3. Minor collector road spacing shall not be closer than 660 feet from an arterial, major collector or another minor collector;
 4. Residential and Local Street spacing shall be at intervals of no more than 660 feet.

5. High Density Residential or Mixed-Use Development shall provide street connections at intervals of no more than 330 feet.

**VEHICLE/PEDESTRIAN SEPARATION
MANAGEMENT****19.04.030**

Pedestrian and vehicle separation shall be accomplished by the following treatments:

- A.** Sidewalks shall be required on both sides of all public and private streets in accordance with City Standards.
- B.** Sidewalks shall be provided adjacent to private drives to separate pedestrian and vehicular movements to include but not limited to commercial center drives, commercial driveways, park entrances and multi-family residential developments.
- C.** Sidewalks shall be offset from vehicular travel lanes along arterial and collector streets as illustrated for each such street classification in LVMC 19.04.170 through 19.04.200.
- D.** Sidewalk location on residential streets should be as illustrated for each such street classification in LVMC 19.04.210 through 19.04.220. The ultimate location shall be determined by the approved roadway cross section for the development.
- E.** Pedestrian roadway crossings not located at intersections, also known as mid-block crossings, must receive the approval of the City Traffic Engineer prior to being marked or used for such purposes.

CONNECTIVITY**19.04.040**

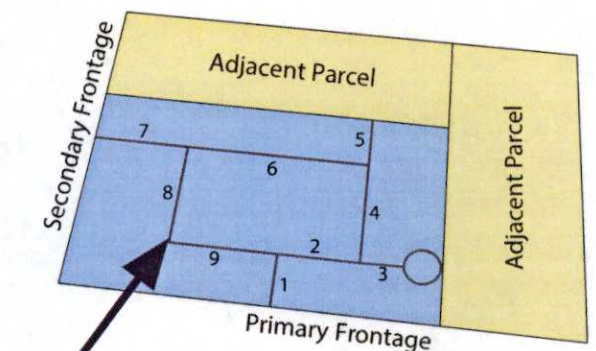
- A.** Connectivity is a measure of how efficiently a transportation network provides access between internal and external destinations. It is measured using a Connectivity Ratio.
- B.** A Connectivity Ratio shall be used to determine the adequacy of street layout design for all proposed development.
1. The Connectivity Ratio is calculated as the ratio of the number of street links (road sections between intersections) in the development's street layout divided by the number of street nodes (intersections and cul-de-sac heads). For comparison purposes, a perfect street grid has a Connectivity Ratio over 2.0, while a conventional cul-de-sac subdivision has a Connectivity Ratio of 1.0. Figure 1 illustrates the



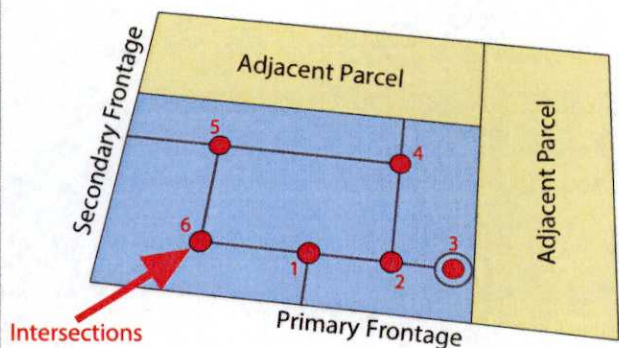
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19.04.040

FIGURE 1 - CALCULATING THE CONNECTIVITY RATIO FOR A SITE



of Links = 9



of Nodes = 6

Connectivity Ratio
Equation = Links/Nodes*

$$9(\text{Links})/6(\text{Nodes}) = 1.5$$

*Only Links and Nodes that are Internal to the site are used in the connectivity equation.

elements used to determine a site's Connectivity Ratio.

- a. As set forth in Table 1 of this Section, elements of a development's transportation network shall have the assigned value for use in calculating a development's Connectivity Ratio.

Table 1

Transportation Network Element	Connectivity Value (Link or Node)
Internal Street	1.0 Link
Intersection – Internal	1.0 Node
Cul-de-sac Terminus	1.0 Node
Intersection – External Street or Stub Terminus (to future adjacent development)	0.5 Link
Intersection – Stub Terminus (to future adjacent development) with Temporary Turn Around Easements	1.0 Link
Non-vehicular (pedestrian/bicycle) Path – Unrestricted	0.5 Link

- i. Any curve or bend of a street that exceeds 75 degrees shall receive credit as a node. Any curve or bend that does not exceed 75 degrees shall not be considered a node.
- ii. A node (Intersection) with a master planned street providing access to a proposed subdivision shall not be considered in computing the Connectivity Ratio.
- iii. If a subdivision is planned to be constructed in distinct development phases, the initial phase individually and in conjunction with all subsequent phases shall achieve and maintain the minimum required Connectivity Ratio.
- iv. Temporary stub-out streets shall be constructed to the property line of the development or phase to which access is proposed for future development of adjacent lands. In addition, a temporary turn-around must be provided. The additional right-of-way needed to accommodate a temporary turn around shall be provided through a temporary easement which must be clearly labeled on the Final Map.



v. If the temporary stub-outs street shall ultimately provide connectivity to the adjacent property, the following shall apply:

(A) For all projects where the connection stub street is constructed as part of the initial or only phase of construction, a sign stating "Street Connection to Future Development" shall be installed by the developer at the end of the stub street prior to the first Certificate of Occupancy being issued. Maintenance of the sign shall be the responsibility of the developer until City of Las Vegas, Homeowners Association or other private entity accepts the streets for maintenance.

(B) For projects where the connections are not constructed until future phases, stub streets shall be constructed to extend to the end of the radii at the intersection with the future street. A sign stating "Future Internal Street and Connection to Future Development" shall be installed by the developer at the end of the stub street. The sign shall be placed immediately after the placement of the base paving course. Maintenance of the sign shall be the responsibility of the developer until the City of Las Vegas, Homeowners Association or other private entity accepts the streets for maintenance.

b. The Final Map shall disclose and identify all stub streets and include any notations of any street stubs which are intended to provide future connection to adjoining future streets or undeveloped property.

2. The minimum Connectivity Ratio required shall be 1.30 (links/nodes) for all development in R-1, R-MH, R-CL, R-TH, R-2, R-3 and R-4 zoning districts.

a. The required Connectivity Ratio may be reduced by the Director, with the advisement of the Director of Public Works, through the submittal of an application for an Administrative Deviation, which shall be subject to the procedures and standards set forth in LVMC 19.16.120, if the applicant demonstrates it is impossible or impracticable to achieve due to topographic conditions, natural features, adjacent existing development patterns, or other site limitations.

3. For developments proposed in zoning districts not identified in Paragraph (2) above, there is no minimum Connectivity Ratio requirement; however, a Connectivity Ratio shall be calculated and submitted with any Site Development Plan Review or Tentative Map submittal.

STREET NAMING AND ADDRESS ASSIGNMENTS

19.04.050

A. The naming of streets and the assignment of addresses and address numbers to building and lots within the City shall conform to the provision of this Section.

B. The intersection of Main and Fremont Streets shall be the initial point of assigning the address numbers to all blocks, lots and building in the City.

C. Street Numbering - East-West Streets

1. All buildings or lots that front on east-west streets which intersect or start from Main Street shall be assigned address numbers beginning at that point with the numbers one and zero, and thereafter be numbered progressively through each block. Following each intersection with a numbered street, the numbering shall begin again with the numbers one and zero, with the number of hundreds indicated by the number of the intersecting street.

2. All numbers on the east-west streets shall be even on the north side and odd on the south side.

3. Where Main Street terminates at Las Vegas Boulevard South, Las Vegas Boulevard South shall be the base line for numbering along east-west streets to the southerly City limits.

D. Street Numbering - North-South Streets

1. All buildings or lots that front on north-south streets which intersect or start from Fremont Street (or the northwesterly prolongation thereof, as described in Paragraph (2) of this Subsection) shall be assigned address numbers beginning at that point with the numbers one hundred and one hundred one, and thereafter progressively through each block. Approximately eight blocks shall be assigned per mile; provided, however, that in areas in which other jurisdictions have established a different pattern, the numbers shall be apportioned accordingly.

2. For purposes of Paragraph (1) of this Subsection, the northwesterly prolongation of Fremont Street shall be defined as follows: Commencing at the intersection of the northwesterly prolongation



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19.06.100

FIGURE 3 - BUILDING HEIGHT

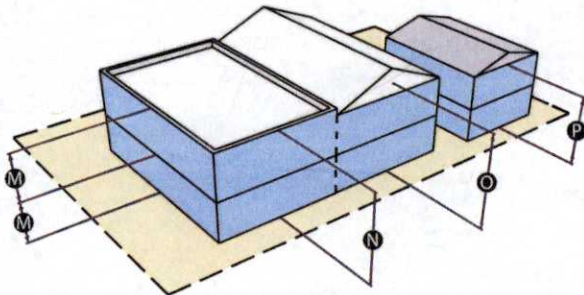
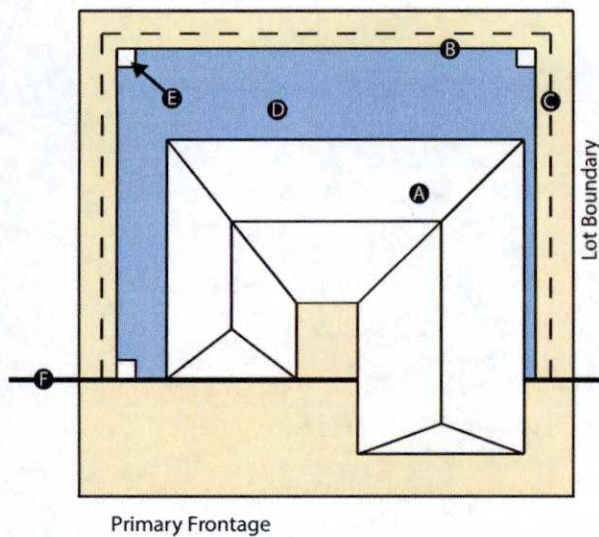


FIGURE 4 - PATIO COVER



BUILDING HEIGHT (see Figure 3)		TABLE 3
M. Stories	2 max	
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	

PATIO COVER (see Figure 4)		TABLE 4
A. Principal Dwelling Unit		
B. Patio Cover Setback to Post	5 feet - Rear 5 feet - Side 5 feet - Corner Side	
C. Patio Cover Overhang	May come to within 3 feet of Rear and Side Property Lines	
D. Patio Cover	Buildable Envelope	
E. Patio Cover Support Columns	Must be located within the required Setbacks	
F. Front Yard Setback	Patio Cover may not extend into	

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 5)		TABLE 5
A. Landscape Buffer - Minimum Zone Depths	6 feet - Adjacent to Right-of-Way ¹ 0 feet - Interior Lot Lines	
B. Primary Dwelling		



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R-2
19.06.100

C. Impermeable Surfaces	Should be minimized to reduce stormwater quality management impacts
D. Front Yard Area - Turf Coverage	0%
E. Front Yard Setback Line	

Footnotes:

1. Only applies to single-family developments with five or more lots.

PARKING (see Figure 5)

TABLE 6

F. Minimum On-site Parking Requirement ¹ - Single Family Residential	2 unimpeded spaces per dwelling unit
---	--------------------------------------

Footnotes:

1. For any use approved for this district other than Single Family Residential (Attached or Detached) the On-site Parking Requirements 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.

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 6)	Table 7
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 inches
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 6).

FIGURE 5 - LANDSCAPE BUFFER AND TURF LIMITATIONS / SINGLE-FAMILY (ATTACHED OR DETACHED) PARKING

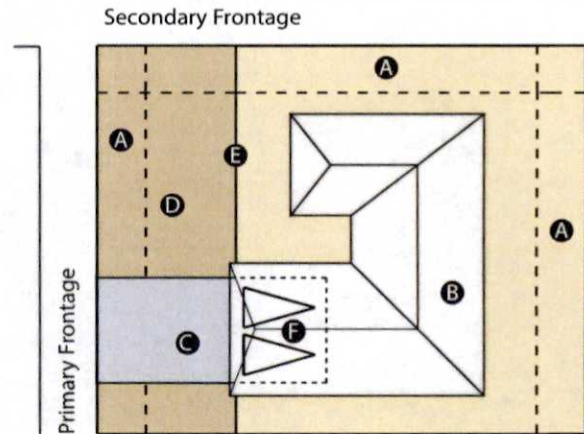


FIGURE 6 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

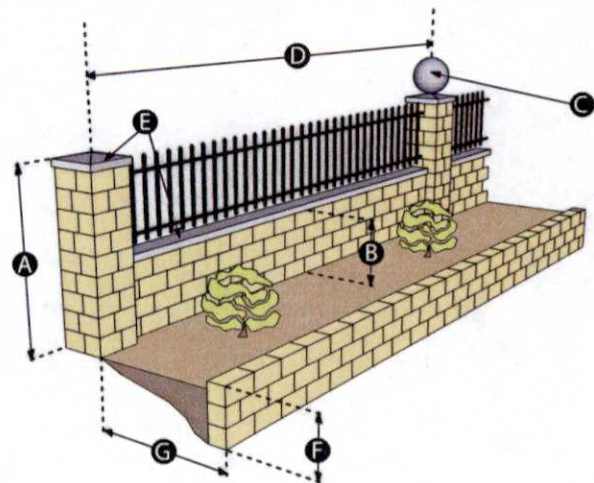


FIGURE 7 - RETAINING AND PERIMETER WALL

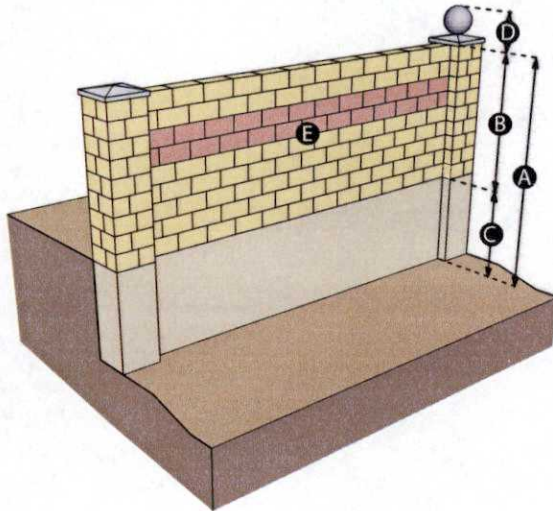
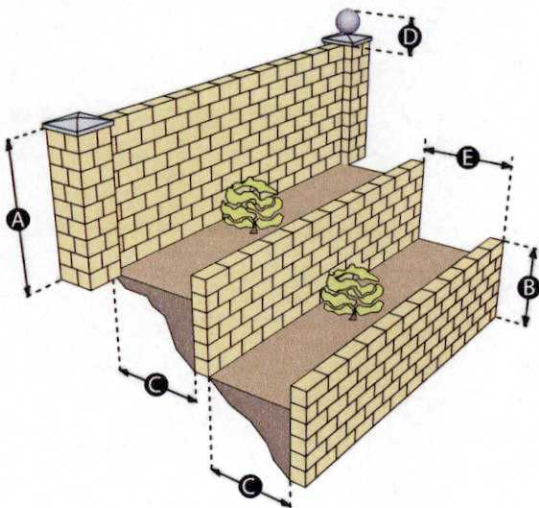


FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls Table 8
(see Figure 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%

Perimeter and Retaining Walls Standard Stepback Table 9
(see Figure 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



19.06.110

R-3 MEDIUM DENSITY RESIDENTIAL

The purpose of the R-3 District is to provide for the development of a variety of multi-family units such as duplexes, townhouses and medium density apartments. The R-3 District is consistent with the policies of the Medium Density Residential and High Density Residential categories of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A. Minimum Lot Size	6,500 square feet	
Minimum Lot Width	NA	
B. Max. Lot Coverage	NA	
Dwelling Units per Acre	13-50	
C. Minimum Front Yard Setback	10 feet	
D. Minimum Side Yard Setback	5 feet	
E. Minimum Corner Side Yard Setback	5 feet	
F. Minimum Rear Yard Setback	20 feet	
G. Minimum Distance Between Buildings	10 feet	

ACCESSORY STRUCTURES (see Figure 2)		TABLE 2
A. Separation from Main Bldg.	6 feet	
B. Minimum Corner Side Yard Setback	5 feet	
C. Minimum Rear Yard Setback	3 feet	
D. Minimum Side Yard Setback	3 feet	
E. Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit ¹	

Footnotes:

1. The aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard area.

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R-3

19.06.110

FIGURE 1 - BUILDING PLACEMENT

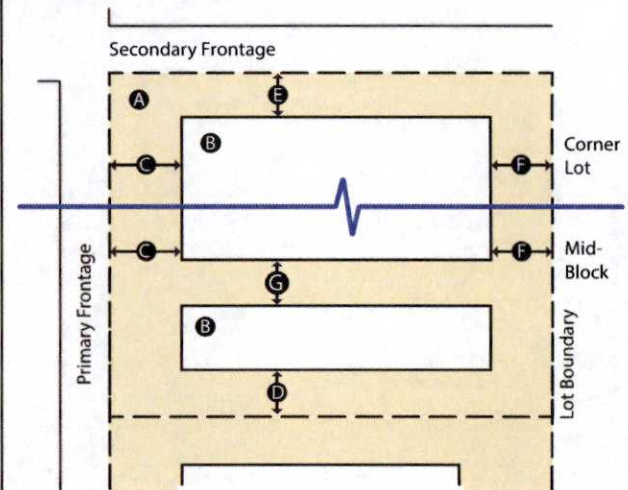
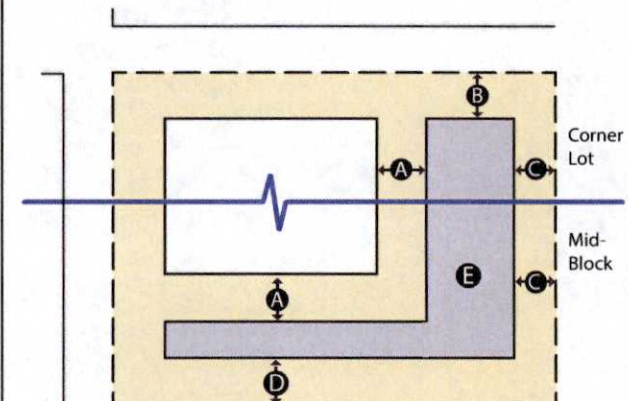


FIGURE 2 - ACCESSORY STRUCTURES



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R-3
19.06.110

FIGURE 3 - BUILDING HEIGHT

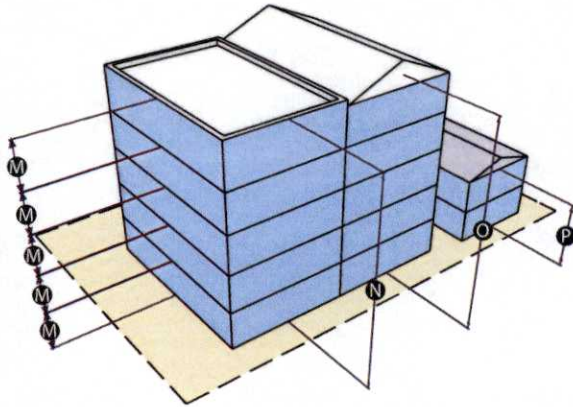
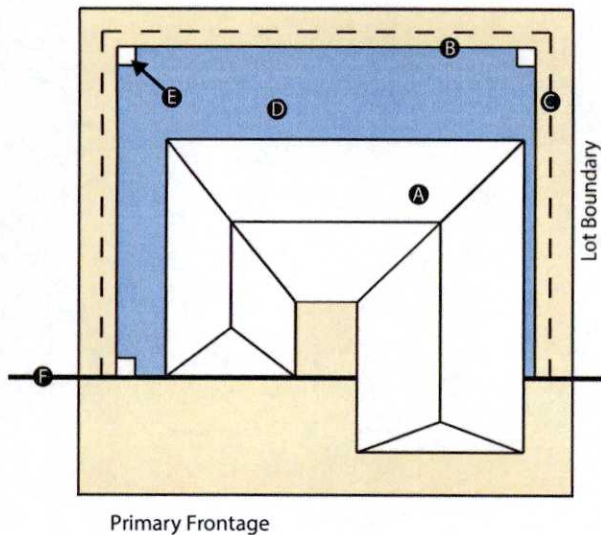


FIGURE 4 - PATIO COVER



BUILDING HEIGHT (see Figure 3)		TABLE 3
M. Stories	5 max	
N. Flat Roof - Max. Height	55 feet measured to the top of the roof coping	
O. Pitched Roof - Max. Height	55 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	

PATIO COVER (see Figure 4)		TABLE 4
A. Principal Dwelling Unit		
B. Patio Cover Setback to Post	5 feet - Rear 5 feet - Side 5 feet - Corner Side	
C. Patio Cover Overhang	May come to within 3 feet of Rear and Side Property Lines	
D. Patio Cover	Buildable Envelope	
E. Patio Cover Support Columns	Must be located within the required Setbacks	
F. Front Yard Setback	Patio Cover may not extend into	

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 5)		TABLE 5
A. Landscape Buffer - Minimum Zone Depths	10 feet - Adjacent to Right-of-Way ¹ 6 feet - Interior Lot Lines ²	
B. Primary Dwelling		
C. Turf Coverage	30% of landscapable area	
D. Front Yard Setback Line		

Footnotes:

1. When adjacent to or across the street from an existing single-family residential use or zoning district, the buffer shall be increased to 15 feet.
2. When building setbacks are less restrictive, the setbacks shall prevail.



Illustrations & Graphics

R-3
19.06.110

PARKING (see Figure 5)

TABLE 6

E. Minimum On-site Parking Requirement ¹ - Multi-Family Residential ²	1.25 spaces per studio or one bedroom unit 1.75 spaces per two bedroom unit 2.0 spaces per three or more bedroom unit plus one guest parking space per six units ³
---	--

Footnotes:

1. For any use approved for this district other than Multi-Family Residential the On-site Parking Requirements 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 for multi-family residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped.
3. Guest parking shall be evenly spread throughout the development.

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 6)

Table 7

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 inches

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 6).

FIGURE 5 - LANDSCAPE BUFFER AND TURF LIMITATIONS / MULTI-FAMILY PARKING

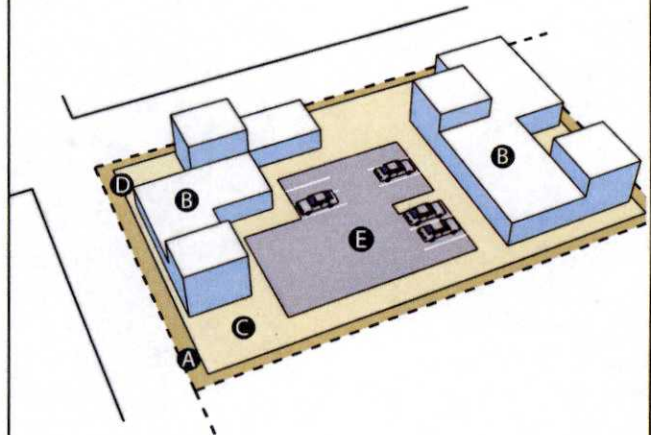


FIGURE 6 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

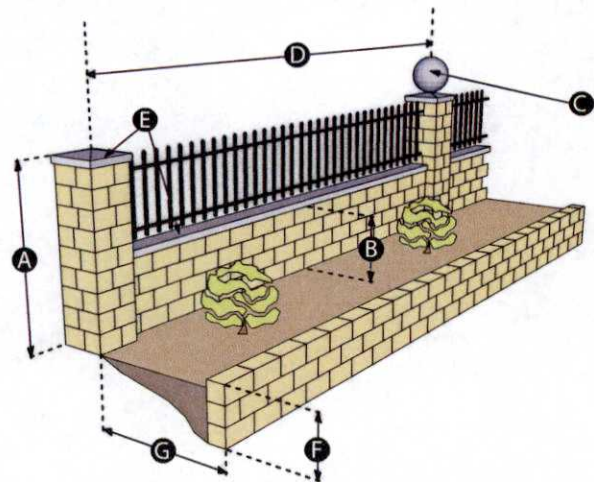


FIGURE 7 - RETAINING AND PERIMETER WALL

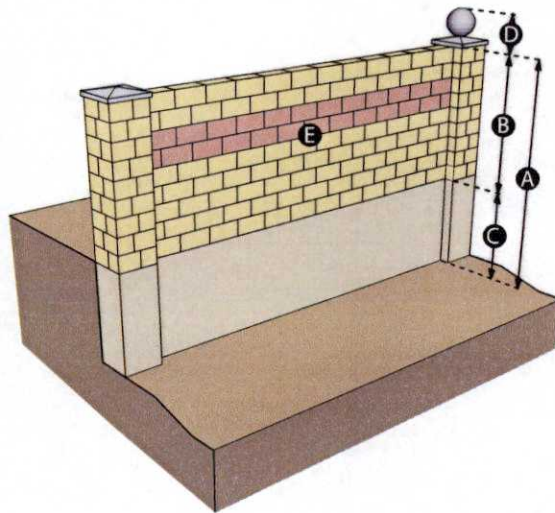
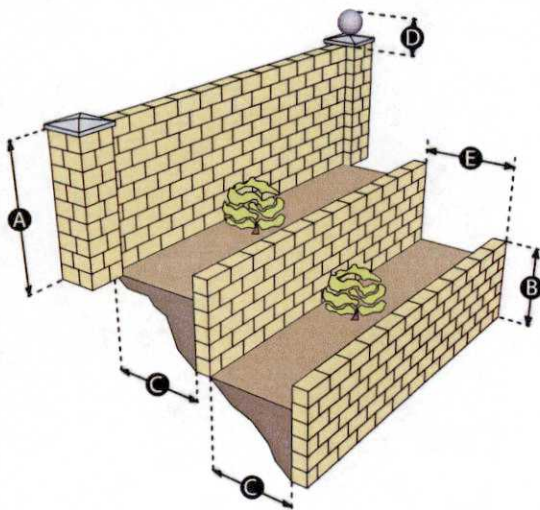


FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls
(see Figure 7)

Table 8

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%

Perimeter and Retaining Walls
Standard Stepback
(see Figure 8)

Table 9

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



19.06.120

R-4 HIGH DENSITY RESIDENTIAL DISTRICT

The R-4 District is intended to allow for the development of high density multi-family units within the downtown urban core and in other high intensity areas suitable for high density residential development. The R-4 District is consistent with the policies of the High Density Residential category of the General Plan.

BUILDING PLACEMENT (see Figure 1)		TABLE 1
A. Minimum Lot Size	7,000 square feet	
Minimum Lot Width	NA	
B. Max. Lot Coverage	NA	
Dwelling Units per Acre	Unlimited ¹	
C. Minimum Front Yard Setback	10 feet	
D. Minimum Side Yard Setback	5 feet	
E. Minimum Corner Side Yard Setback	5 feet	
F. Minimum Rear Yard Setback	20 feet ²	
G. Minimum Distance Between Buildings	Unlimited	

Footnotes:

1. The maximum density is unlimited. However, the height limit on development imposes a de facto limitation on density in all areas except as provided for by LVMC 19.06.040 (I).
2. Where the rear twenty feet of the lot has direct access to an alley and is used for the on-site parking, the rear yard setback area may be covered by a roof provided it is otherwise open on three sides.

ACCESSORY STRUCTURES (see Figure 2)		TABLE 2
A. Separation from Main Bldg.	6 feet	
B. Minimum Corner Side Yard Setback	5 feet	
C. Minimum Rear Yard Setback	3 feet	
D. Minimum Side Yard Setback	3 feet	
E. Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit ¹	

Footnotes:

1. The aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard area.

Illustrations & Graphics

R-4

19.06.120

FIGURE 1 - BUILDING PLACEMENT

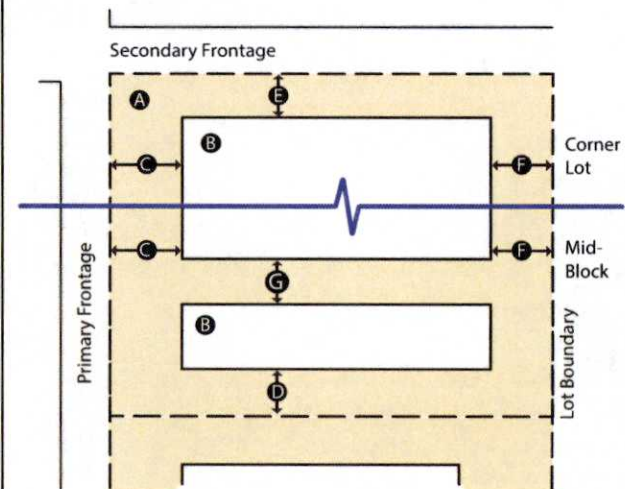
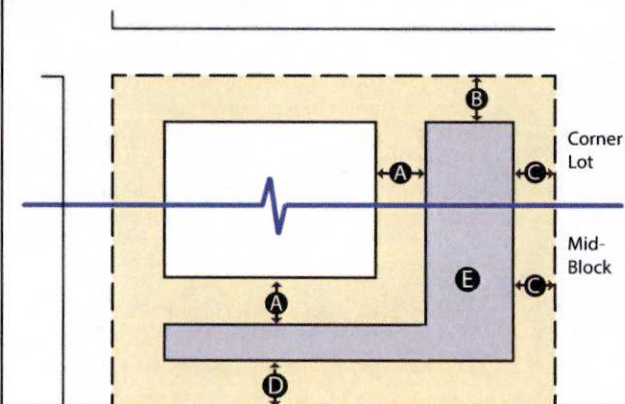


FIGURE 2 - ACCESSORY STRUCTURES



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R-4
19.06.120

FIGURE 3 - BUILDING HEIGHT

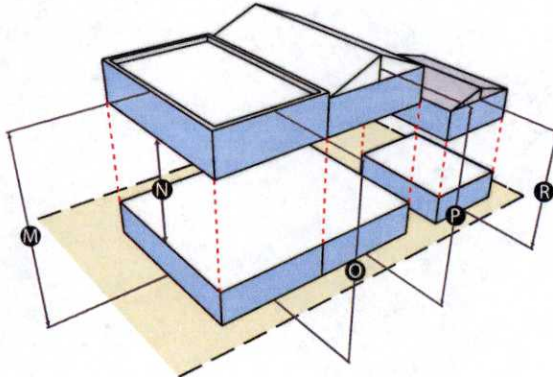
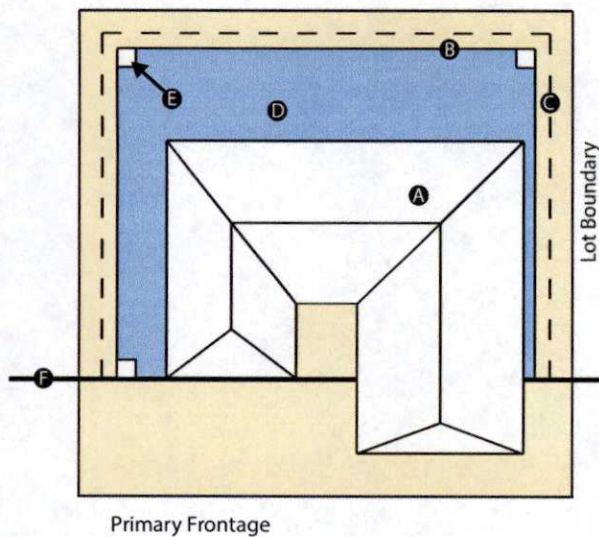


FIGURE 4 - PATIO COVER



BUILDING HEIGHT (see Figure 3)		TABLE 3
M. Stories		NA
N. Flat Roof - Max. Height		55 feet measured to the top of the roof coping
O. Pitched Roof - Max. Height		55 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

PATIO COVER (see Figure 4)		TABLE 4
A. Principal Dwelling Unit		
B. Patio Cover Setback to Post		5 feet - Rear 5 feet - Side 5 feet - Corner Side
C. Patio Cover Overhang		May come to within 3 feet of Rear and Side Property Lines
D. Patio Cover		Buildable Envelope
E. Patio Cover Support Columns		Must be located within the required Setbacks
F. Front Yard Setback		Patio Cover may not extend into

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 5)		TABLE 5
A. Landscape Buffer - Minimum Zone Depths		10 feet - Adjacent to Right-of-Way ¹ 6 feet - Interior Lot Lines ²
B. Primary Dwelling		
C. Turf Coverage		30% of landscapable area
D. Front Yard Setback Line		

Footnotes:

1. When adjacent to or across the street from an existing single-family residential use or zoning district, the buffer shall be increased to 15 feet.
2. When building setbacks are less restrictive, the setbacks shall prevail.



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R-4
19.06.120

PARKING (see Figure 5)

TABLE 6

E. Minimum On-site Parking Requirement ¹ - Multi-Family Residential ²	1.25 spaces per studio or one bedroom unit 1.75 spaces per two bedroom unit 2.0 spaces per three or more bedroom unit plus one guest parking space per six units ³
---	--

Footnotes:

1. For any use approved for this district other than Multi-Family Residential the On-site Parking Requirements 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 for multi-family residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped.
3. Guest parking shall be evenly spread throughout the development.

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 6)

Table 7

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 inches

Front Yard Wall/Fence with Standard Stepback¹

F. Maximum secondary wall height	2 feet
G. Minimum spacing between wall sections - Outside Dimensions	5 feet

FIGURE 5 - LANDSCAPE BUFFER AND TURF LIMITATIONS / MULTI-FAMILY PARKING

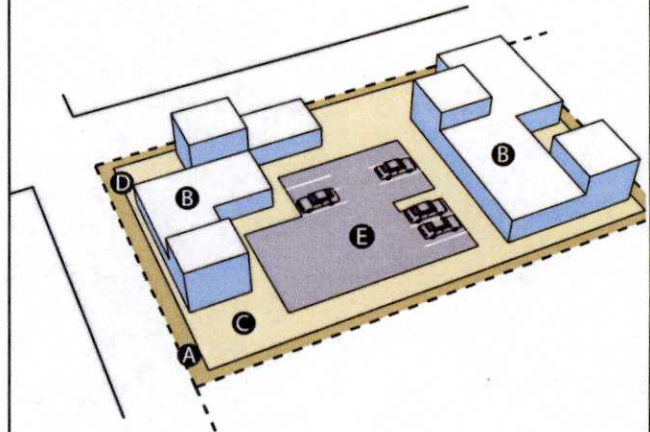


FIGURE 6 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

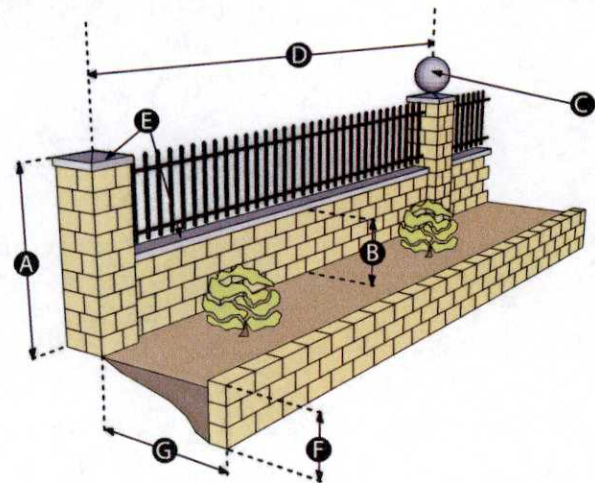


FIGURE 7 - RETAINING AND PERIMETER WALL

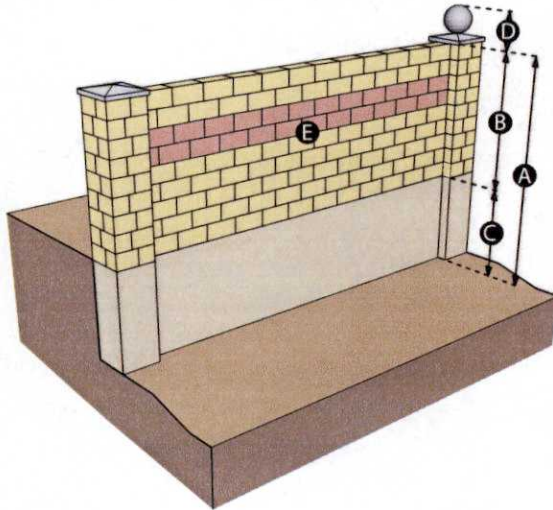
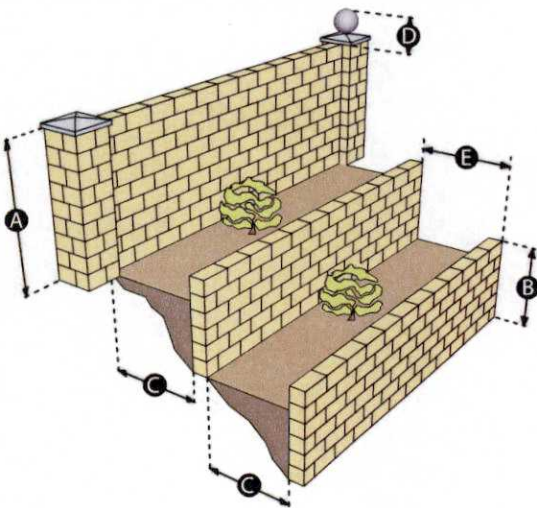


FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



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 6).

Perimeter and Retaining Walls (see Figure 7)	Table 8
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%

Perimeter and Retaining Walls Standard Stepback (see Figure 8)	Table 9
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



19.06.130

R-MH MOBILE/MANUFACTURED HOME RESIDENCE DISTRICT

The purpose of the R-MH District is to establish subdivision lots primarily for mobile or manufactured homes. The R-MH District is consistent with the policies of the Low Density Residential category of the General Plan.

BUILDING PLACEMENT ¹ (see Figure 1)		TABLE 1
A. Minimum Lot Size	6,500 square feet ²	
Minimum Lot Width	65 feet ^{2,3}	
B. Max. Lot Coverage	50%	
Dwelling Units per Lot	1	
C. Minimum Front Yard Setback	15 feet ⁴	
D. Minimum Side Yard Setback	5 feet	
E. Minimum Corner Side Yard Setback	10 feet ⁴	
F. Minimum Rear Yard Setback	10 feet ⁴	

Footnotes:

1. The wheels on a mobile home may be removed and the mobile home may be permanently attached to a footing and foundation in accordance with all requirements of the Department. In a Mobile Home Park, the wheels on a mobile home may be removed and the mobile home may be temporarily attached to a footing and foundation with written agreement from the park owner/manager and in accordance with the requirements of the Department.
2. Sites within a Mobile Home Park may have a minimum lot area of 4,000 square feet and minimum lot width of 45 feet.
3. Notwithstanding the minimum lot width in this Table, lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of 30 feet in width at the front property line, provided the average lot width meets the required lot width.
4. Sites within a Mobile Home Park may have a minimum front, corner side and rear yard setback of 5 feet.

ACCESSORY STRUCTURES ¹ (see Figure 2)		TABLE 2
G. Separation from Main Bldg.	6 feet	
H. Minimum Corner Side Yard Setback	10 feet	
J. Minimum Rear Yard Setback	3 feet	
K. Minimum Side Yard Setback	3 feet	
L. Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit ^{2,3}	



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R-MH 19.06.130

FIGURE 1 - BUILDING PLACEMENT

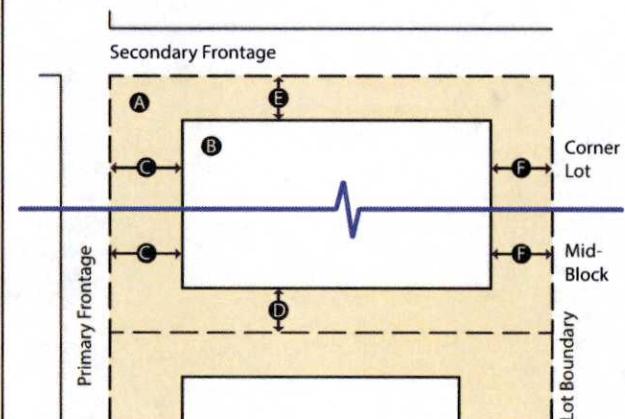


FIGURE 2 - ACCESSORY STRUCTURES

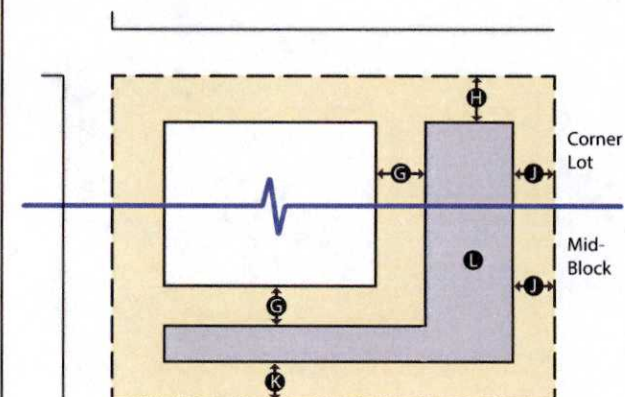


FIGURE 3 - BUILDING HEIGHT

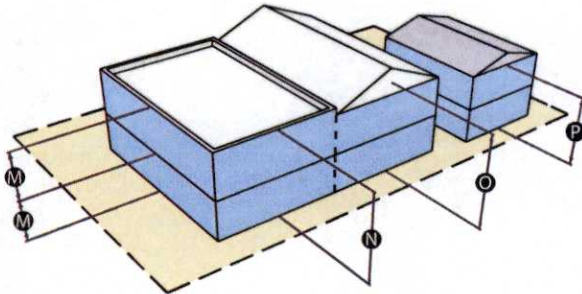
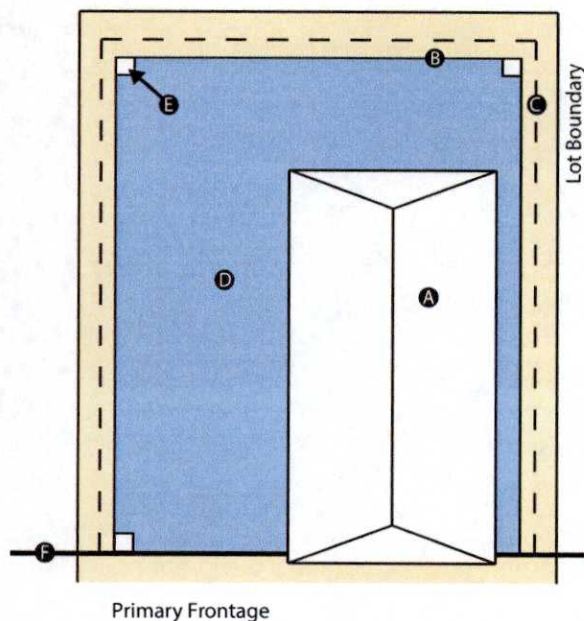


FIGURE 4 - PATIO COVER



Footnotes:

1. Any building attached to a mobile home and used for living purposes shall have interior access and shall contain no kitchen facilities. No living quarters of any kind will be permitted in any accessory building and no residential use of the property shall be permitted unless the lot contains a mobile home.
2. The aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard area.
3. 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 max	
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	

PATIO COVER (see Figure 4)		TABLE 4
A. Principal Dwelling Unit		
B. Patio Cover Setback to Post	5 feet - Rear 5 feet - Side 10 feet - Corner Side	
C. Patio Cover Overhang	May come to within 3 feet of Rear and Side Property Lines	
D. Patio Cover	Buildable Envelope	
E. Patio Cover Support Columns	Must be located within the required Setbacks	
F. Front Yard Setback	Patio Cover may not extend into	

LANDSCAPE BUFFERS AND TURF LIMITATIONS (see Figure 5)		TABLE 5
A. Landscape Buffer - Minimum Zone Depths	6 feet - Adjacent to Right-of-Way ¹ 0 feet - Interior Lot Lines	
B. Primary Dwelling		



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R-MH
19.06.130

C. Front Yard Area - Turf Coverage	0%
D. Front Yard Setback Line	

Footnotes:

1. Only applies to single-family developments with five or more lots.

PARKING (see Figure 5) TABLE 6

E. Minimum On-site Parking Requirement ¹ - Manufactured Home or Mobile Home	2 unimpeded spaces per dwelling unit ²
--	---

Footnotes:

1. For any use approved for this district other than Manufactured Home or Mobile Home, the On-site Parking Requirements shall be as outlined in LVMC 19.12.160 for that use and shall meet, if applicable, the parking area design standards as outlined in LVMC 19.08.110.

FENCES AND WALLS

Front Yard Wall/Fence (see Figure 6)	Table 7
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 inches
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 6).

FIGURE 5 - LANDSCAPE BUFFER AND TURF LIMITATIONS / MANUFACTURED HOME/MOBILE HOME PARKING

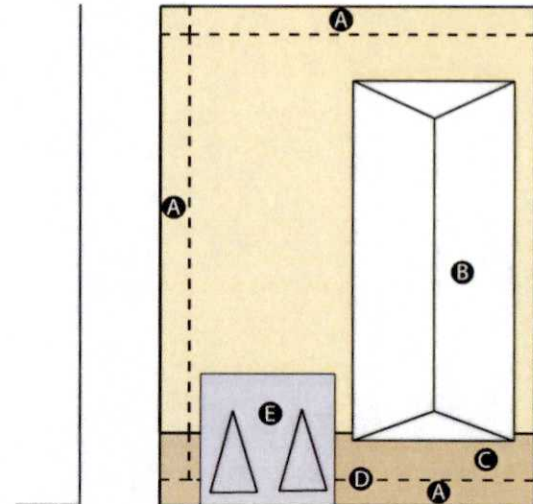


FIGURE 6 - FRONT YARD WALL/FENCE WITH STANDARD STEPBACK

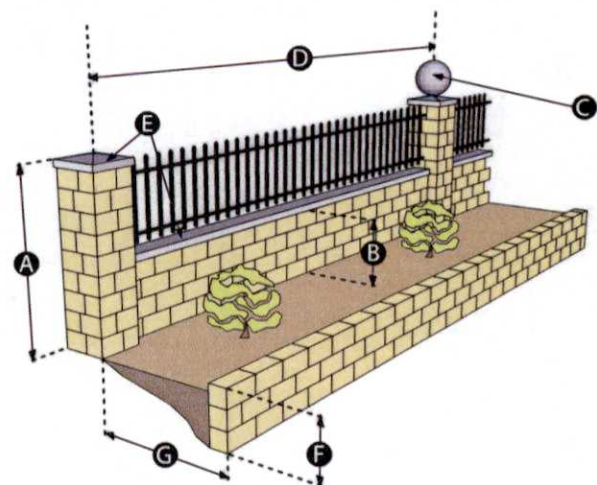


FIGURE 7 - RETAINING AND PERIMETER WALL

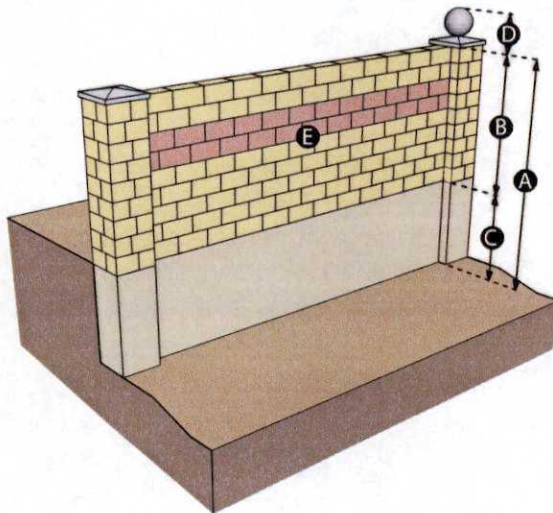
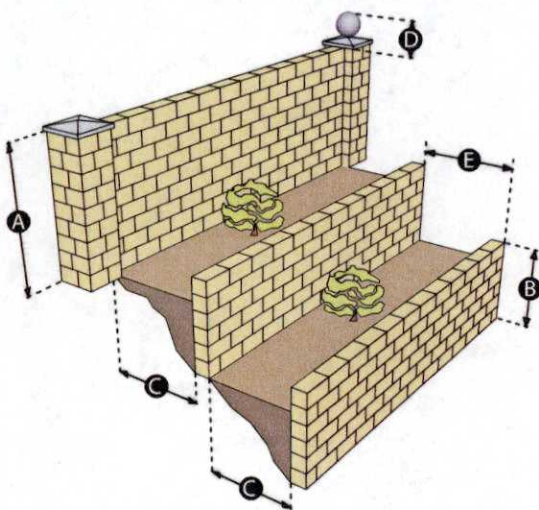


FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls¹
(see Figure 7)

Table 8

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%

Footnotes:

1. A Mobile Home Park shall have a decorative masonry perimeter wall six feet in height. Any wall abutting a public street shall be set back a minimum of five feet and landscaping shall be installed and permanently maintained between the wall and the public streets.

Perimeter and Retaining Walls
Standard Stepback
(see Figure 8)

Table 9

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



19.06.140

RESIDENTIAL 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 Section.

2. Purpose

The goal of this Section 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 Section 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 Section 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 Section;
- 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 Section; and

B. General Requirements

1. General

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

2. Compliance with City Codes

In addition to the requirements of this Section, 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 Section, 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 Section, 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 Section, and the number of signs on the lot does not exceed the limitations imposed by this Section.
- b. **Signs in public right-of-way.** Except as otherwise provided in LVMC 19.04.160, no sign shall be erected in the public right-of-way.
- c. **Required mounting.** Except as otherwise provided in this Section, 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 LVMC 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 LVMC 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 LVMC 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 Section 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 Section may contain non-commercial copy in lieu of any other copy.

2. Exempt Signs

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

- 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 Section;
- 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 Section;
- 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 Section;
- 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 Section;
- 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 permitted under the provisions for temporary signs.



Illustrations & Graphics

19.06.140(F)

FIGURE 1 - DECORATIONS

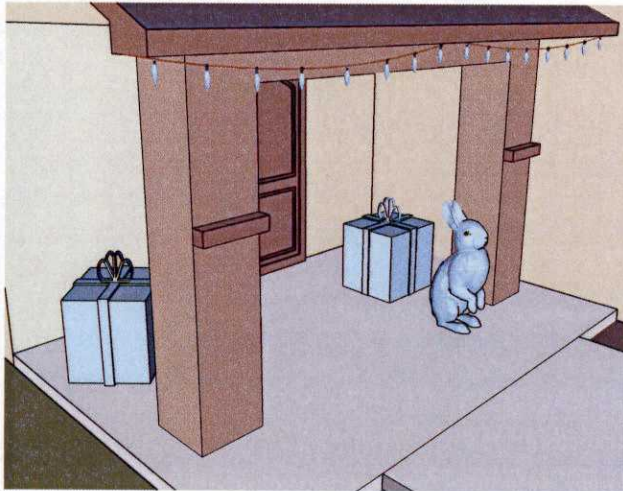
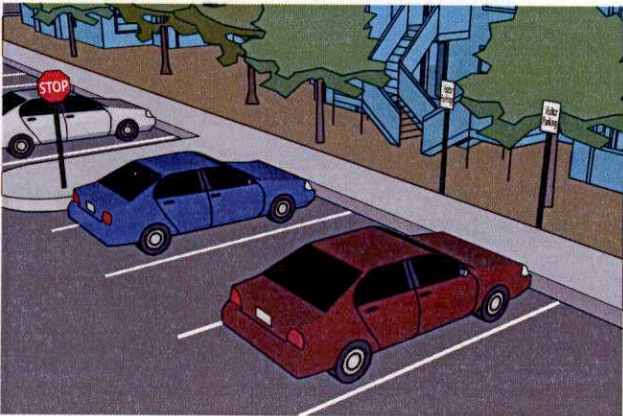


FIGURE 2 - TRAFFIC CONTROL SIGNS ON PRIVATE PROPERTY



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:

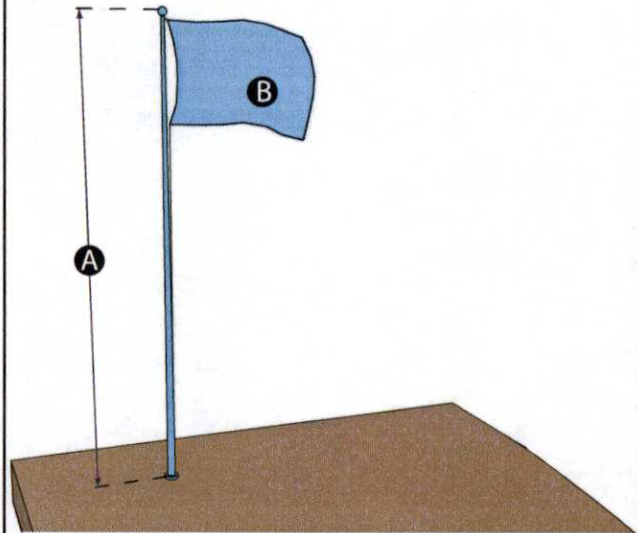


- a. The flags do not exceed 60 square feet in area (see "B" in Figure 3);
- b. The flags are not flown from a pole the top of which is more than 40 feet in height; and
- c. No more than one flag is permitted on each parcel of land.

Illustrations & Graphics

19.06.140(F)

FIGURE 3 - OFFICIAL FLAGS



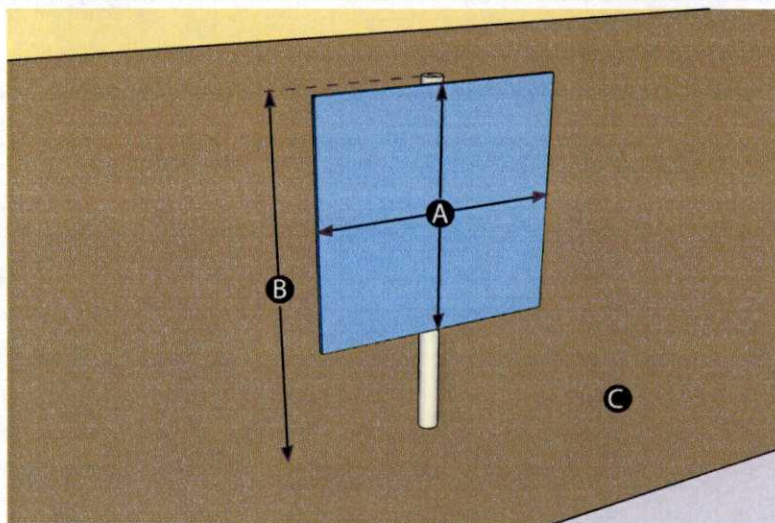


FIGURE 4

Table 1. Garage or Yard Sale Sign Standards in Residential Districts (see Figure 4)

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 4)	16 square feet
Maximum Height (see B in Figure 4)	6 feet
Location (see C in Figure 4)	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)

19.06.140(F)(6)

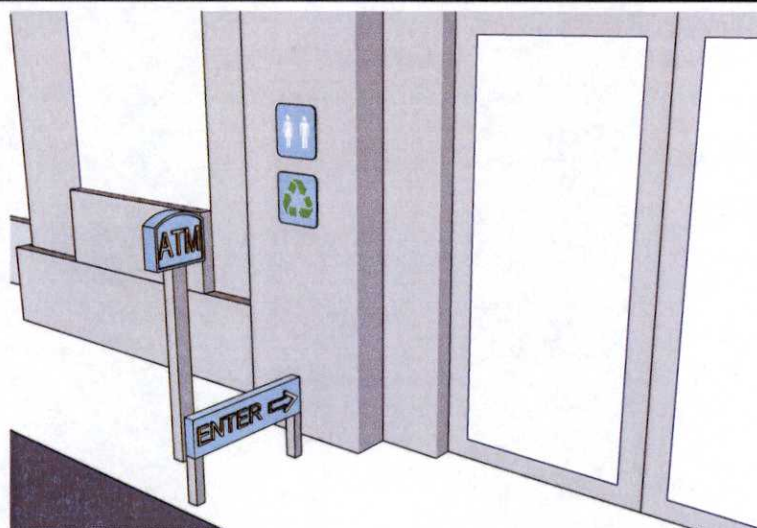


FIGURE 5

Table 2. Incidental Sign Standards (Attached or Freestanding) in Residential Districts (see Figure 5)

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	Non-directional signs shall not 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% 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



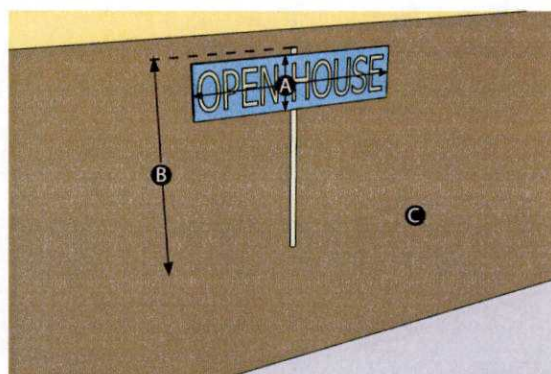


FIGURE 6

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



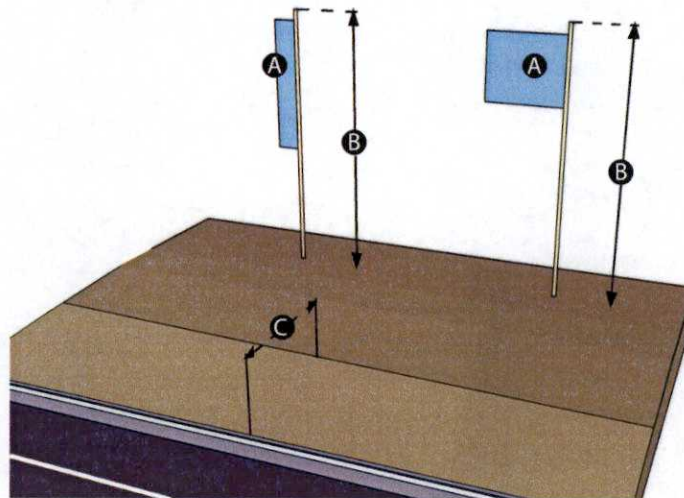


FIGURE 7

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
Project Flag Signs	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 Number	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 Area (see A in Figure 7)	24 square feet per flag
Maximum Height (see B in Figure 7)	24 feet
Location (see C in Figure 7)	5 feet to all property lines
Illumination Permitted	No
Certificate Required	No



Illustrations & Graphics

House of Worship Directional Signs 19.06.140(F)(9)

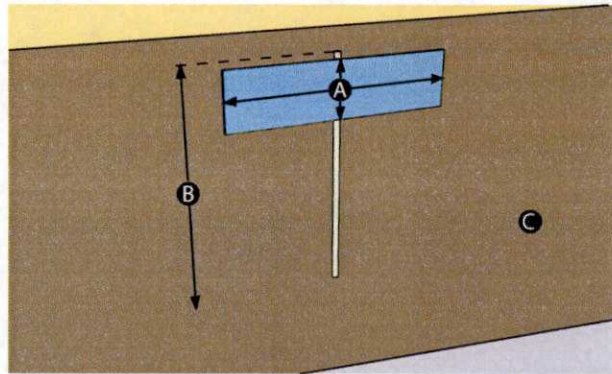


FIGURE 8

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

Standard	U, R-E, R-1, R-CL, R-TH, 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)	1. 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. 2. No such sign shall block or overhang any sidewalk or other established pedestrian walkway. 3. 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	1. All such signs shall contain the name of the house of worship and its address; 2. 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; 3. The house of worship shall be responsible for removal of the signs at the end of the display period; and 4. 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



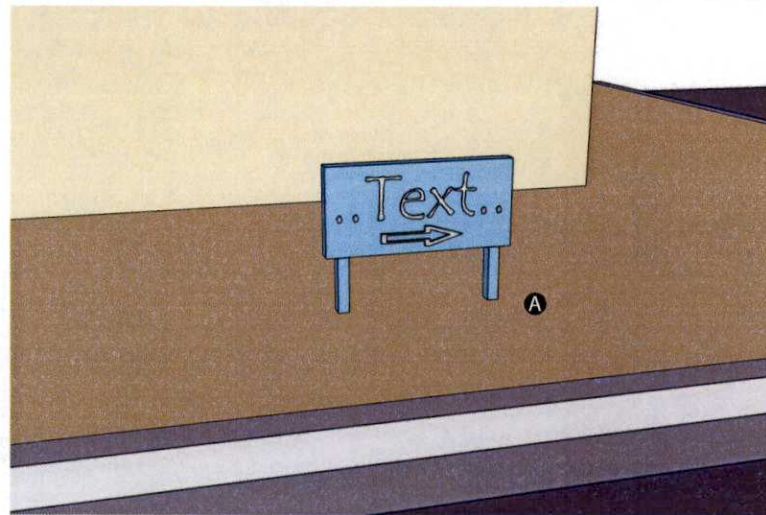


FIGURE 9

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

Standard	U, R-E, R-1, R-CL, R-TH, 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



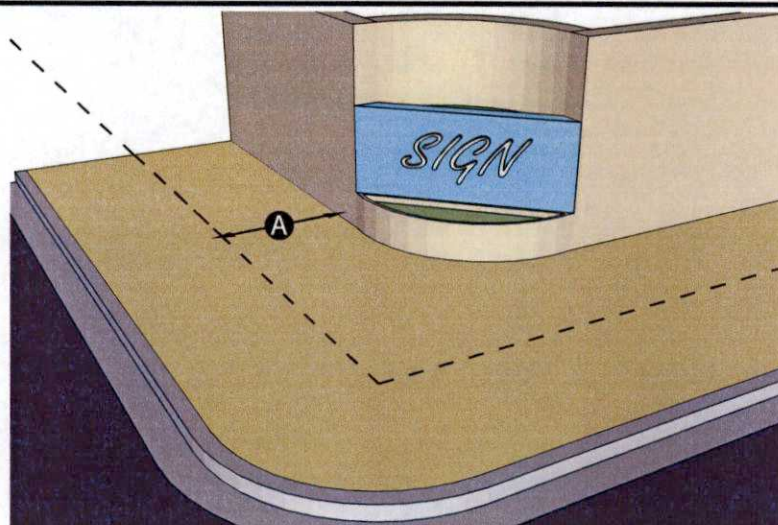


FIGURE 10

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

Standard	U, R-E, R-1, R-CL, R-TH, 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

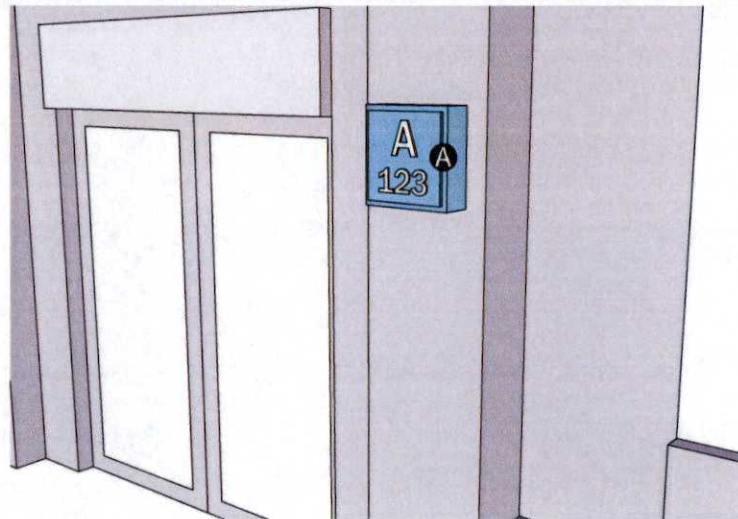


FIGURE 11

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

Standard	U, R-E, R-1, R-CL, R-TH, 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



Illustrations & Graphics

Directory Signs 19.06.140(F)(13)

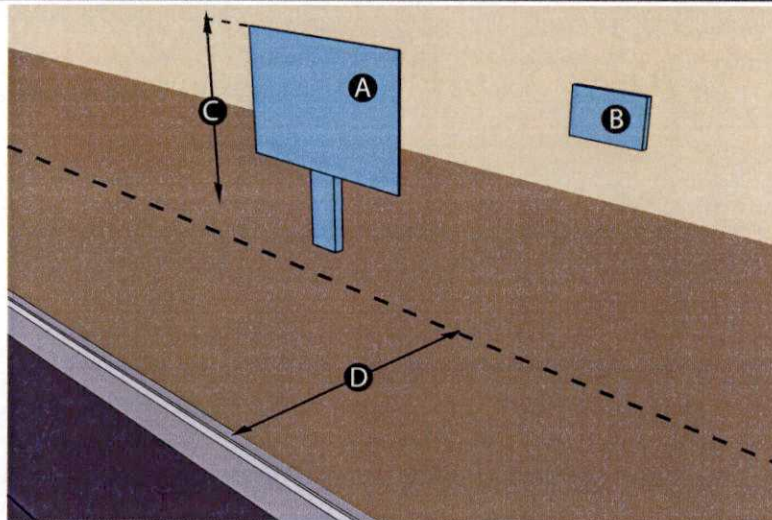


FIGURE 12

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



Illustrations & Graphics

Institutional Signs (Attached) 19.06.140(F)(14)

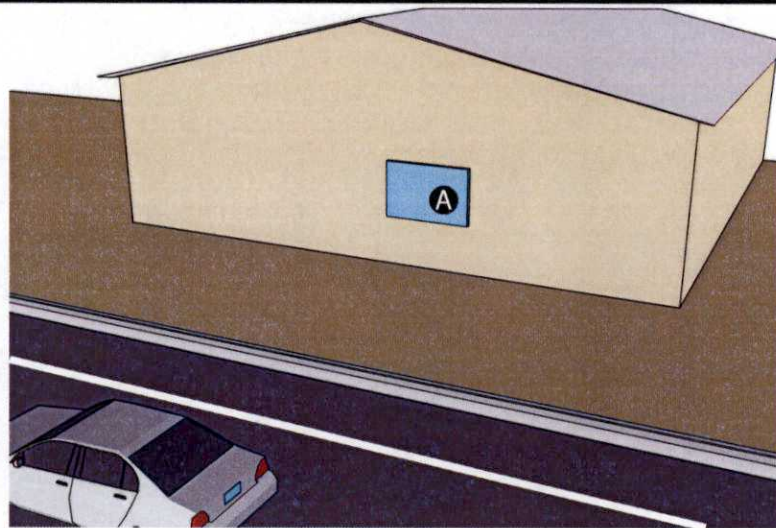


FIGURE 13

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

Standard	U, R-E, R-1, R-CL, R-TH, 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 A 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



Illustrations & Graphics

Institutional Signs (Freestanding) 19.06.140(F)(15)

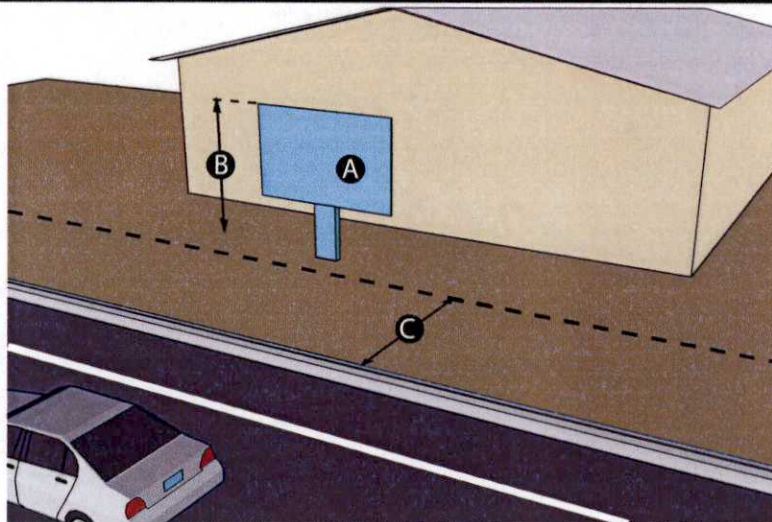


FIGURE 14

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

Standard	U, R-E, R-1, R-CL, R-TH, 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 A in Figure 14)	50 square feet
Maximum Height (see B in Figure 14)	8 feet
Minimum Setback (see C in Figure 14)	5 feet from all property lines
Illumination Permitted	Direct white light or internal illumination only
Certificate Required	Yes



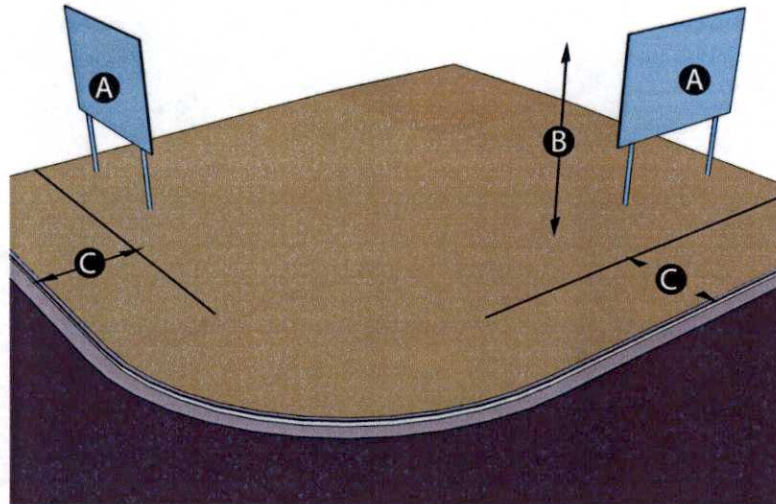


FIGURE 15

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 (see A in Figure 15)	48 square feet
Maximum Height (see B in Figure 15)	12 feet
Minimum Setback (see C in Figure 15)	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 LVMC 19.06.140 (C).
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





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	NA	NA
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 LVMC 19.06.140 (C).	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 LVMC 19.06.140 (C).
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



Illustrations & Graphics

Monument Signs 19.06.140(F)(18)

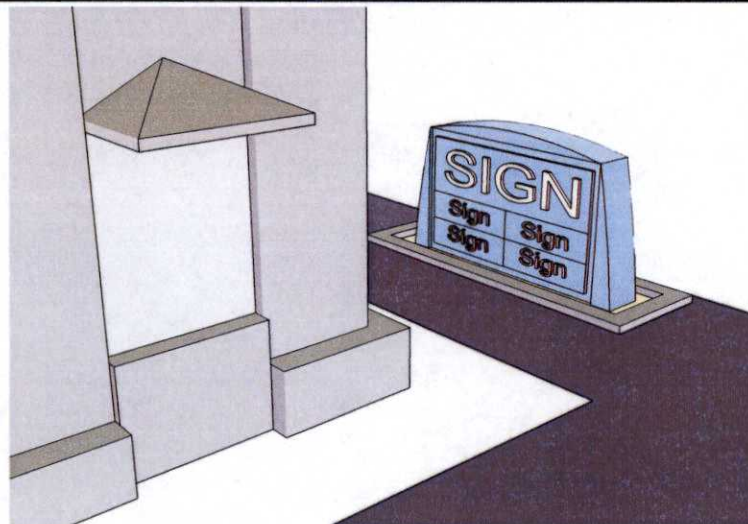


FIGURE 17

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 LVMC 19.06.140 (C).
Illumination Permitted	Direct white light or internal illumination only
Certificate Required	Yes



Illustrations & Graphics

19.06.140(G)

FIGURE 18 - POLITICAL SIGNS

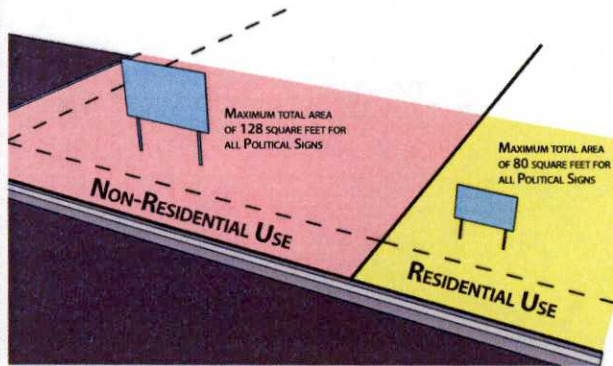


FIGURE 19 - SUBDIVISION DEVELOPMENT SALE SIGNS

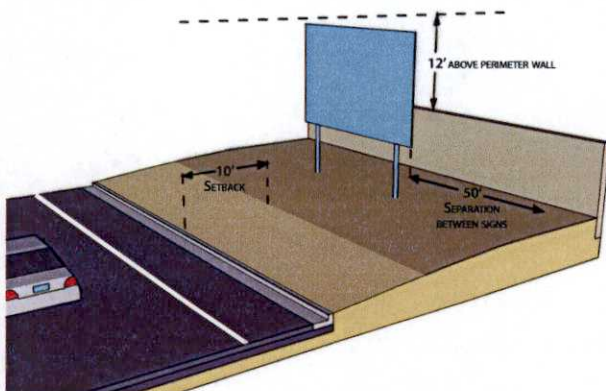
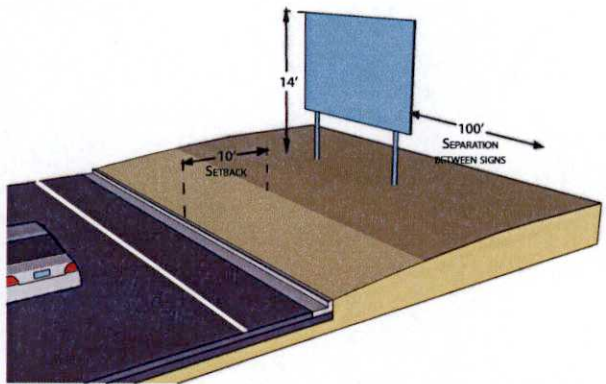


FIGURE 20 - SUBDIVISION DEVELOPMENT CONTINUOUS DIRECTIONAL SIGNS



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.
- 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 of 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



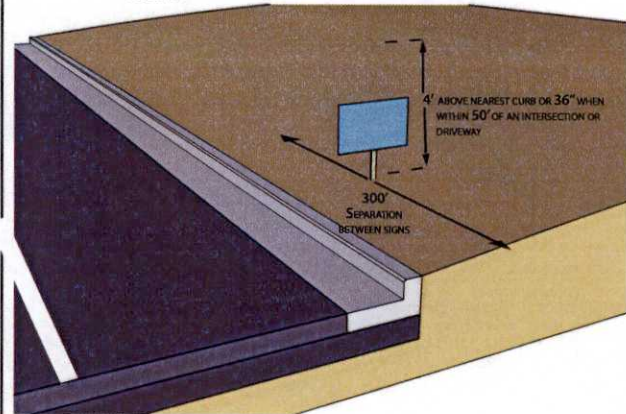
be presented for each development for which weekend directional signs are to be employed. The application and map shall be in a form and include exhibits as specified by the Department. The map shall indicate the approximate location on each street of each sign to be installed and shall include a statement 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 Section. 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 Title 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 signs are subject to the charges and remedies provided in Table 15 below.

Illustrations & Graphics

19.06.140(G)

FIGURE 21 - SUBDIVISION DEVELOPMENT WEEKEND DIRECTIONAL SIGNS



Illustrations & Graphics

19.06.140(G)

FIGURE 22 - REAL ESTATE SIGNS ADVERTISING RESIDENTIAL PROPERTY

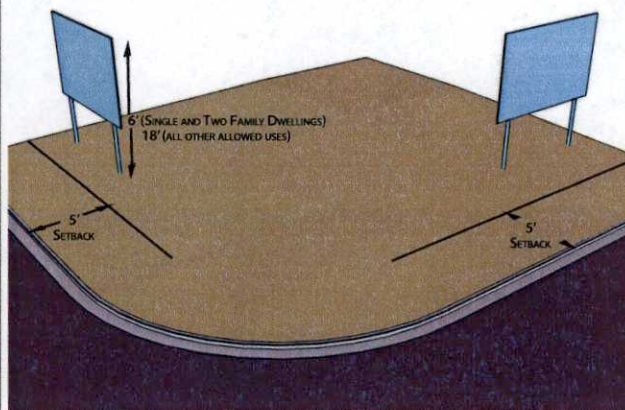


Table 15 – Penalties

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. Real Estate Signs Advertising Residential Property (see Figure 22)

- 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

Commercial and Industrial Districts – Purpose and Development and Design Standards

Unified
Development
Code

Title 19





19.08

Commercial and Industrial Districts - Purpose and Development and Design Standards

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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 promote commercial development which enhances the quality of life for City residents;
- B. To encourage sensitive design and planning of commercial and industrial development which enhances compatibility between the built environment and the natural environment and will not negatively impact the use and enjoyment of adjacent and neighboring properties;
- C. To promote improved design and enhanced site planning of commercial and industrial development that will contribute to the overall attractiveness of the City;
- D. To increase design compatibility between abutting properties and land uses;
- E. To promote design and site planning which furthers the goals of the City's General Plan and advances the vision of the City;
- F. To reinforce a sense of community and to preserve the integrity of neighborhoods and places of business; and
- G. To reduce unsightly views.
- H. 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 Paragraph (1) of this Subsection. 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. Compliance with Regulations

1. 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.



2. No building, structure or land shall be used to produce greater heights, smaller yards or less unoccupied area than prescribed by the regulations applicable to the zoning district in which the building, structure or land use is located.
3. No lot area shall be so reduced that the size, width, setbacks, yards, required open space or total lot area is less than prescribed by this Title.
4. No yard, open space or off-street parking or loading space, required in conjunction with a building or land use, shall be included as part of a yard, open space or parking or loading space required for any other building or land use, unless otherwise provided in this Title.

DEVELOPMENT STANDARDS

19.08.040

A. Tables

Except as otherwise noted, the minimum lot size, 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. Explanatory notes for provisions in the tables follow the tables as needed.

B. Building Placement

In addition 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. **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 rooflines 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. 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 (7), the standards set forth in Paragraphs (1) through (6) of Subsection (B) 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 addition 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. **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.
3. **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 addition 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 LVMC 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.

a. Site Grading Design

- i. 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.
- ii. Cut and fill slopes should be rounded where they meet natural grade so that they blend with the natural slope.

b. **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:

- i. In cases where a final map is required, has complied with the provisions of Title 18; or
- ii. Otherwise, has obtained approval of a Site Development Plan and Civil Improvement Plans for the site or area to be graded.

c. **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.

d. **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 Department of Public Works.



- i. 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.
- ii. 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.

2. 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 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.

3. 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

