

City of Henderson

# Development Code Update

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*Administrative Draft*

## Citywide Standards, Pt. 2

(Presented as part of Module 4 of the Development Code Update)

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# Introduction

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This report presents draft provisions for Citywide Standards in the Development Code. The Development Code will be organized into five parts, in the following order:

Part I – Introductory Provisions

Part II – District Regulations

Part III – Citywide Standards

Part IV – Administration and Enforcement

Part V – Interpretations and Definitions

This report includes four chapters (Chapter 19.9, General Site and Development Standards; Chapter 19.10, Landscaping and Screening Standards; Chapter 19.11, Parking and Loading Standards; and Chapter 19.2, Signs) of Part III – Citywide Standards. The chapters provided in this report serve as the second part of Module 4 and are being submitted to City staff following the submission of Module 4, pt. 1 (Chapter 19.13, Subdivision Design and Improvements and Chapter 19.14, Nonconformities).

## General Site and Development Standards

Regulations related to general site and development applicable to all land within the City, regardless of use, have been carried forward from existing Code Chapter 19.7 (Development and Design Standards), but modernized and reorganized as appropriate. Specific focus was given to consolidating and streamlining redundant standards that are spread out and duplicated throughout the existing Code. More complex regulations (e.g., landscaping and screening, parking, etc.) were separated from this Chapter and relocated in new chapters. Additionally, some standards (e.g., density bonus, encroachments) have been organized at the section level, instead of being embedded under a different section (e.g., building design, interpretations), to aid in Code navigability.

## Landscaping and Screening Standards

Regulations related to landscaping and screening have been carried forward from existing Code Section 19.7.5 (Landscaping and Screening) and reorganized for clarity. Standards and requirements have been reviewed for prescription and flexibility, with adjustments made in some appropriate

locations. Because of the complexity of landscaping and screening considerations, these standards have been organized outside of general site and development standards in a separate chapter.

## Parking and Loading Standards

Standards for parking and loading have been carried forward and consolidated into one chapter separate from general site and development standards. Specific focus was given to decreasing duplication and streamlining standards, as the existing Code establishes parking requirements, loading standards, and parking area design in a variety of locations (e.g., Chapter 19.5 (Use Regulations) and Chapter 19.7 (Development and Design Standards)). Parking requirements can be an impediment to development for some land uses in certain contexts, so rates established for each land use have been refined in some circumstances for clarity and flexibility in site design. Parking rates and loading requirements have also been consolidated into one streamlined table. Additionally, some sections of the new chapter (e.g., parking alternatives and reductions) have been clarified and reorganized so that the utility of these standards is clearer to applicants.

## Signs

Standards for signs have been revised and modernized considering the 2015 *Reed v. Town of Gilbert* Supreme Court ruling, which requires signage to be regulated using content-neutral standards. Large changes have been made to the Chapter's permanent sign types, temporary sign standards, and overall organization. Standards have been streamlined and refined to be more objective and easier for applicants to understand and for City staff to administer. Sign measurements and interpretations have been separated and relocated in Part V – Interpretations and Definitions.

# Citywide Standards, Pt. 2

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## Chapter 19.9 General Site and Development Standards

### Sections:

- 19.9.1 Purpose and Applicability
- 19.9.2 Accessory Structures
- 19.9.3 Building Design
- 19.9.4 Circulation and Mobility
- 19.9.5 Density Bonus
- 19.9.6 Encroachments
- 19.9.7 Fences and Walls
- 19.9.8 Lighting Standards
- 19.9.9 Local Improvement Districts
- 19.9.10 Open Space
- 19.9.11 Slopes and Grading
- 19.9.12 Sustainability
- 19.9.13 Operational Performance

### 19.9.1 Purpose and Applicability

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- A. **Purpose.** This Chapter establishes standards for developing property within the City to ensure the protection of the health, safety, welfare, and quality of life for local citizen, visitors, and business owners. These provisions address the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment, in order to implement the Comprehensive Plan vision for a more attractive, efficient, and livable community.
- B. **Applicability.**

1. **General.** Unless exempted below, or unless otherwise provided in this Chapter, this Chapter applies to the following types of development:
  - a. New construction;
  - b. Any project that involves demolition of an existing primary building and the construction of a new primary building; and
  - c. Any “substantial renovation” project.
2. **Exemptions.** The following are exempt from this Chapter:
  - a. Projects for which a complete site plan application has been submitted or approved prior to the Effective Date, provided that a building permit is obtained within the time limit specified by the entitlement and that onsite construction commences consistent with the site plan within one year of permit issuance;
  - b. Single-family residential development on lots recorded prior to the Effective Date; and
  - c. Development under an approved MP, PUD, or development agreement. If a new MP or PUD is established for a particular property following the Effective Date, this Chapter serves as the baseline for the development of any development or design standards to be incorporated into the plan.

## 19.9.2 Accessory Structures

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(Accessory structure standards reviewed as part of the Mixed-Use Zoning Districts (Module 2) and Zoning District Development Standards (Module 3))

## 19.9.3 Building Design

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### A. General Provisions.

1. **Purpose and Intent.** The purpose of this Section is to protect and preserve the quality and character of the built environment in the City. This Section is intended to:
  - a. Encourage high-quality development as a strategy for investing in the City’s future;
  - b. Emphasize the City’s unique community character;
  - c. Maintain and enhance the quality of life for the City’s citizens;



- d. Shape the City's appearance, aesthetic quality, and spatial form;
  - e. Reinforce the civic pride of citizens through appropriate development;
  - f. Protect and enhance property values;
  - g. Minimize negative impacts on the natural environment and support sustainable development patterns;
  - h. Provide property owners, developers, architects, builders, business owners, and others with a clear and equitable set of parameters for developing land;
  - i. Encourage a pedestrian- and bicyclist-friendly environment; and
  - j. Ensure greater public safety, convenience, and accessibility through the physical design and location of land use activities.
2. **Conflict.** If a conflict exists between these standards and another standard in this Code, the more restrictive standard applies.
3. **Review.** Review of proposed projects for compliance with the standards in this Section shall occur at the time of zoning, PUD, or MP overlay application, or design review, as appropriate.

(Residential and Non-Residential/Mixed-Use standards reviewed as part of the Mixed-Use Zoning Districts (Module 2) and Zoning District Development Standards (Module 3))

#### 19.9.4 Circulation and Mobility

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- A. **Purpose.** The purpose of this Section is to support the creation of a highly connected transportation system within the City in order to provide alternatives for drivers, bicyclists, and pedestrians; increase effectiveness of local service delivery; promote walking and bicycling; connect neighborhoods to each other and to local destinations, such as employment, schools, parks, and shopping centers; reduce vehicle miles traveled and travel times; improve air quality; reduce emergency response times; mitigate the traffic impacts of new development; and free up arterial capacity to better serve regional long-distance travel needs. The standards in this Section are intended to avoid the creation of large, isolated tracts without routes for through traffic or pedestrian and bicycle connections.
- B. **Applicability.** The standards in this Section apply to all development in the City.
- C. **Circulation Plan.**

1. **Applicability.** A Circulation Plan shall be prepared for all new development and redevelopment in the City. New detached and attached single-family residential uses with fewer than five dwellings, or projects proposed on parcels of one-half acre or less zoned nonresidential or mixed-use are exempt.
2. **Components.** The Circulation Plan shall address street connectivity, emergency and service vehicle access, parking movements, accommodation of loading operations, turning radii, traffic calming measures where future “cut-through” traffic is likely, and similar issues.
3. **Exceptions.** The Community Development and Services Director may waive the requirements for a Circulation Plan on a case-by-case basis in the event that a new development is expected to have no impact on circulation or proposes no change in existing circulation patterns. This does not exempt development that includes additional parking, driveways, or substantial modifications to the existing pedestrian network.
4. **Submittal.** A Circulation Plan shall be submitted with a PUD, MP, tentative map, or application for zoning or design review, as appropriate.

D. **Street Connectivity.**

1. **Internal Street Connectivity.**
  - a. **Connectivity Index.** A Circulation Plan shall demonstrate internal street connectivity through the use of a connectivity index for all necessary development applications, except for lots within the downtown districts, consistent with Table XX, Minimum Connectivity Index Score.

**TABLE XX, MINIMUM CONNECTIVITY INDEX SCORE**

Base Zoning District	Min. Index Score
RS-1, RS-2, RS-4, RS-6, RS-8, DH, RM-10, RM-16, RMH, PS	1.4
MC, MR, MN, PC	1.65

- i. **Calculations.** The connectivity index for a development shall be calculated by dividing its links by its nodes. Nodes exist at street intersections and cul-de-sac heads within the development. Links are stretches of road that connect nodes. See Figure XX.

- (a) One link beyond every node that exists in the development and provides access to the street network shall be included in the index calculation. Street stub-outs are considered links.
- (b) Temporary dead-end streets internal to a development, gated streets, private streets in gated sections, or alleys are not considered links.
- (c) Temporary dead-end streets terminating at the perimeter of a development are not considered links.
- (d) An additional half link shall be included for each:
  - (1) Pedestrian connection through a cul-de-sac or as determined by the Community Development and Services Director, and
  - (2) Additional un-gated vehicular connections to an arterial or collector street.
- (e) An additional one-fourth link shall be included for each roadway segment where dwelling units face amenitized open space, parks, or natural area.

- ii. Whenever cul-de-sac streets are created, at least an eight-foot-wide lighted pedestrian access easement shall be provided, to the maximum extent practical, between each cul-de-sac head or street turnaround and the sidewalk of the closest adjacent street or pedestrian pathway. See Figure XX.

2. ***External Street Connectivity.***

- a. The arrangement of streets in a development shall provide for the alignment and continuation of existing or proposed streets into adjacent areas where the adjacent area is undeveloped and intended for future development or it is developed and includes opportunities for connections. Traffic-calming measures (e.g., diverters, street gardens, or bulb-outs) shall be integrated into the development to mitigate the impact of potential cut-through traffic.
- b. Street rights-of-way shall be extended to or along adjacent property boundaries such that roadway connection or street stub shall be provided for development at least every 1,500 feet for each direction in which development

abuts vacant lots, as determined by the Community Development and Services Director. Such street stubs are not required to abut adjacent development lacking existing or planned street connections, floodplains, wetlands, the H Overlay, or other unique site conditions preventing a street connection, as determined by the Community Development and Services Director.

- c. Residential streets affected by external street connectivity requirements may be considered for traffic calming treatments upon the recommendations of the Community Development and Services Director and Public Works ~~Parks and Recreation~~ Director.
- d. Street and sidewalk connections shall be made between neighborhood commercial centers and adjacent residential neighborhoods.
- e. Shared commercial/residential connections with arterials shall be oriented toward commercial centers.
- f. Pedestrian access from adjacent residential areas shall be provided.
- g. The Final Map and a disclosure for all residential dwellings shall identify all street stubs and include a notation that all street stubs are intended for connection with future streets on adjacent undeveloped property.

- 3. ***Downtown Districts.*** Circulation plans for development on lots in the downtown zoning districts shall provide for multiple connections to the existing City street network wherever possible.

E. **Pedestrian Circulation.** Pedestrian circulation shall be consistent with the standards in this Subsection. Pedestrian routes must be shown on a site plan submitted for design review. The Community Development and Services Director may approve an alternative to these standards if special circumstances exist (e.g., steep-slope area). If a conflict exists between these standards and another pedestrian-oriented standard in this Code, the more restrictive standard applies.

- 1. ***General Pedestrian Walkway Standards.*** Required pedestrian walkways must be consistent with the following standards.
  - a. Pedestrian walkways must be at least five feet in width.
  - b. Primary pedestrian walkways must include a minimum six-foot-wide continuous landscaped strip adjacent to the sidewalk. Planting quantities and layout shall be consistent with Section XX. A sidewalk may be placed between

two landscape strips if at least one landscape strip is a minimum of six feet wide. A meandering pathway may be placed between two landscape strips, assuming the plants are planted on the larger of the two landscaped strips.

- c. When crossing with drive aisles, all walkways must be distinguishable from traffic lanes by painted marking, pavement material, texture, or raised in elevation.
  - d. Walkways must have adequate lighting for security and safety.
  - e. Walkways must be centrally located on the site. If multiple walkways are required, they should be dispersed throughout the site.
  - f. Walkways shall conform to the Americans with Disabilities Act (ADA) .
  - g. Walkways may not include barriers that limit pedestrian access between the site and adjacent lots.
  - h. Wheel stops are required adjacent to the walkway. Wheel stops may be staggered as long as each parking space has a portion of a wheel stop.
  - i. All landscape planter design shall comply with Section 1500 (Structural Best Management Practices) of the Clark County Regional Flood Control District Hydrologic Criteria and Drainage Design Manual and the Southern Nevada Regional Planning Coalition's Regional Plant List.
2. **Sidewalks.** Sidewalks shall be installed on both sides of all arterials, collector streets, and local streets (including loop streets, cul-de-sacs, and private streets), and within and along the frontage of all new development or redevelopment per the Master Transportation Plan or as approved by the Public Works Parks and Recreation Director.
3. **Drainage.** To the extent practical, drainage facilities should be similarly designed with pedestrian amenities on the same sites. Drainage facilities must be designed per Section 1500 (Structural Best Management Practices) of the Clark County Regional Flood Control District Hydrologic Criteria and Drainage Design Manual.
4. **Parking Areas.** Pedestrian circulation must be provided in all surface parking lots consistent with the following standards, except for vehicle/equipment storage lots, parking lots containing 20 or fewer off-street spaces, and non-residential developments with fewer than four rows of parking depth.
- a. At least one primary continuous pedestrian landscaped walkway must be provided from the street, through the parking lot, to the primary building

entrances (or to a sidewalk providing access to the primary building entrances). The walkway must be centrally located on the site.

- b. Secondary pedestrian walkways must be provided at an interval of every four driving aisles in coordination with the primary walkway. Secondary walkways must be located between abutting rows of parking spaces.
5. **Parking Garages.** Pedestrian walkways must be provided through parking garages from the parking area to the abutting public right-of-way and/or the primary entrance of the building served by the parking garage. Walkways may not use vehicle entrances or exit driveways from the parking area to a public right-of-way.
6. **Weather Protection.** Overhead weather protection and shade structures shall be provided consistent with Section XX.

### 19.9.5 Density Bonus

An increase in the maximum density may be allowed for proposed developments in a multi-family or mixed-use zoning district. The bonus may be requested if the proposed development includes an affordable housing and/or age-restricted senior multifamily component consistent with the Table XX, Density Bonus Requirements and the standards in this Subsection.

**TABLE XX, DENSITY BONUS REQUIREMENTS**

Density Bonus Allowed	Number of Affordable Units Required	Locational Criteria Required	On-Site Amenities Required	CUP Required
0 – 20%	≥ density bonus	None	None	No
20 – 35%	≥ density bonus	5	3	No
35 – 50%	≥ density bonus	7	5	Yes
0 – 20% senior	NA	None	None	No
> 20% senior	NA	None	None	Yes

- A. **Locational Criteria.** Consistent with the required criteria in Table XX, Density Bonus Requirements, projects requesting an increase in density must be located within a 1/4 mile walk for affordable housing developments, or a 1/8 mile walk for senior housing developments of the following (must exist at time of review):
  1. Transit corridor/mass transit stop;

2. Grocery stores;
3. Daily-need retail uses;
4. Restaurants;
5. Libraries;
6. Movie theaters;
7. Laundry services;
8. Banks;
9. Medical offices;
10. Professional offices;
11. Hospitals;
12. Lodging (hotel/motel);
13. Recreational uses (bowling alleys, etc.);
14. Fitness centers/athletic clubs;
15. Public parks; or
16. Other locational criteria as approved.

B. **On-Site Amenities.** Consistent with the required criteria in Table XX, Density Bonus Requirements, projects requesting an increase in density must provide the following on-site amenities:

1. Fitness center/athletic club;
2. Fitness instructions;
3. Instructional classes;
4. Garden/pool;
5. Bocce ball court;
6. Shuffleboard;
7. Media room/theater;
8. Card room;
9. Provided transport to medical appointments, grocery stores, etc.;

10. LEED certification;
  11. Courtyards with recreational amenities; or
  12. Other on-site amenities as approved.
- C. **Developer Incentives.** The following items may be used as a compensating benefit for waiver requests. These items are developer incentives provided to the City and must be located within 1/4 mile of the project.
1. Improvements to nearby parks.
  2. Investment in libraries or other public facilities/services.
  3. Donations to local charities that provide services to low-income individuals/seniors.
  4. Improvements to public facilities.
  5. Rehabilitations to other nearby building(s).
  6. Development in low-income areas in exchange of density bonus.
  7. Development of open space and trails.
  8. Other incentives as proposed/approved.

#### 19.9.6 Encroachments

- A. **Features Allowed Within Setbacks.** Trees, shrubs, flowers, hedges, and other landscape features may be located within any required setback. Fencing and walls are allowed subject to Section XX, Fences and Walls. Features listed in Table XX, Features Allowed Within Setbacks, are allowed to encroach into setbacks consistent with the standards established in the Table. All features must comply with applicable Building Code requirements.

**TABLE XX, FEATURES ALLOWED WITHIN SETBACKS**

Allowed Feature	Standard	Additional Requirements
Antennas	Allowed in rear setback	Antennas, including satellite dishes in excess of 36 inches in diameter, amateur licensed radio antennas, and similar personal communication device reception towers and facilities shall not be located in any required front or side setback area unless such prohibition would substantially interfere with reception of such devices or facilities to the extent they are rendered inoperable.



**TABLE XX, FEATURES ALLOWED WITHIN SETBACKS**

Allowed Feature	Standard	Additional Requirements
Attached Patio Covers, Pergolas, and Awnings	May not be located closer than 10 ft <sup>1</sup> from rear property line or 5 ft from side property line	Must be measured from the bearing wall or post. Roof area encroaching into the rear setback may not exceed one-third of the area of the required rear yard, with the exception of townhouse or single-family attached developments, which may exceed 1/3 of the area of the rear yard. Eaves and overhangs may extend max. 1 ft into the setback.
Balconies, Porte Cochères, and Covered Porches	Max. 6 ft <sup>2</sup> into front or rear setback and 1 ft into side setback	Max. overhang is one foot.
Bay Windows	Max. 2.5 ft into any setback	Max. window width is 8.5 ft. May not be located closer than 3 ft from a property line.
Attached Carports	May not be located closer than 5 ft from side property line	Must be measured from the bearing wall or post. Must be located behind the front setback line. Eaves and overhangs may extend max. 1 ft into the side setback. Eaves and overhangs may extend max. 30 inches into the front or rear setback but shall maintain a min. 4 ft setback measured to the eave or overhang.
Media Niches and Fireplaces	Max. 2 ft into any setback	Max. 1 per wall. Max. 12 ft in linear dimension along the wall. Resulting setback must be min. 3 ft.
Cornices, Eaves, Mechanical Equipment, and Ornamental Features	Max. 3 ft into any setback or as allowed by the Building Official	
Signs	See Chapter XX, Signs	
Steps or Stairs	Max. 3 ft into side setback and 6 ft into front or rear setback	

**TABLE XX, FEATURES ALLOWED WITHIN SETBACKS**

Allowed Feature	Standard	Additional Requirements
Uncovered Porches, Terraces, Platforms, Decks, Subterranean Garages, and Patios	May extend to the property line	When max. 12 inches in height.
	Max. 3 ft into side setback and 6 ft into front or rear setback	When 12 – 30 inches in height.
Flagpoles, Yard, and Lighting Fixture Poles	No limitation	When max. 20 ft in height.
	CUP	When greater than 20 ft in height.
Pedestrian Bridges	Max. 5 ft into any setback	A larger encroachment may be approved through an encroachment permit.

## Notes

1 May be reduced to 5 ft if the yard is bounded by a solid masonry fence at least 5 ft in height.

2 Porches on houses that have a min. 10 ft front setback may encroach max. 4 feet into the required front setback.

B. **Public Rights-of-Way.** In the DR, DP, MX, and DC Districts, the following features may be located within a public right-of-way, subject to an administratively-issued revocable permit from the Public Works Parks and Recreation Director and approved by Council consistent with the following limitations.

1. Trees, shrubs, flowers, fences, retaining walls, hedges, and other landscape features.
2. Balconies, stairs, overhangs, and awnings, provided a minimum vertical clearance of 80 inches from finished grade is maintained and they do not extend beyond the curb face of an adjacent street or alley.
3. Cornices, eaves, reveals, columns, ribs, pilasters, or other similar architectural features provided no architectural form is located within 10 vertical feet of finished or street grade.
4. Signs, in compliance with Chapter XX, Signs.
5. Sidewalk cafes and associated furniture and amenities.

### 19.9.7 Fences and Walls

- A. **Applicability.** Fences and walls shall comply with the general standards in this Section, unless otherwise expressly provided for in this Code or in conjunction with the approval of a CUP.
- B. **All Zoning Districts.**
1. ***Sight Visibility Zones.*** In addition to the standards listed below for various zoning districts, sight visibility zones for street intersections shall be provided per Standard Drawing No. 201.2. Sight visibility zones for driveways shall be provided per Section XX.
  2. ***Access Gates.***
    - a. Access gates shall be consistent with CPTED guidelines and approved by the Building & Fire Safety Department.
    - b. All access gates shall be built from materials that are not conducive to vandalism.
  3. ***Materials and Design.***
    - a. Fences and walls shall complement the design of the associated building(s) in regard to color, materials, and scale.
    - b. Chain-link fencing and smooth-face concrete masonry units (CMU) are prohibited, except as authorized for vacant property below and in Section XX, Residential Zoning Districts.
    - c. All perimeter retaining walls that are visible from public rights-of-way or open spaces/parks require caps; exposed tops of walls are not allowed. Solid CMU blocks may be used. "Slurry caps" must not be used.
  4. ***Vacant Property.*** Vacant property may be fenced with chain-link fencing not to exceed six feet in height when the purpose of such fencing is to prevent unauthorized dumping or vehicular soil disturbance that results in fugitive dust or nuisance conditions. Such fencing of vacant property shall not be construed to allow use of the property for outdoor storage. A building permit for a chain-link fence shall be obtained from the Building & Fire Safety Department and shall be reviewed as necessary by the Public Works ~~Parks and Recreation~~ department prior to issuance to ensure that the fence does not create or intensify any drainage problems.
- C. **Residential Zoning Districts.**
1. ***Maximum Fence Heights.*** The maximum height of a fence or wall is established in Table XX, Maximum Fence Height, except as otherwise permitted in this Code. All

other entry features or designs must be approved through a design review or planned unit development

**TABLE XX, MAXIMUM FENCE HEIGHT**

Location	Max. Height
Within side or rear setback	6 ft (8 ft if adjacent to commercial development)
Within front setback	32 inches (4 ft if chain-link or wrought-iron)
Entry gate (at a residential subdivision)	8 ft

2. **Materials.** Smooth-face CMU blocks are permitted only in the RS-1 and RS-2 zoning districts and may be visible from rights-of-way. Smooth-face CMU blocks in all other residential zoning districts may be constructed as interior walls and may not face rights-of-way or common elements. Walls to be constructed in existing communities shall match as closely as possible to other existing walls.
3. **Single Family Residential Zoning Districts.**
  - a. **RS-1/RS-2 Districts.**
    - i. Screening or fencing for sports/tennis courts is permitted in the rear or side yard area.
    - ii. Structures or fences may exceed six feet in height to a maximum of 12 feet. The portion of the structure and/or fencing above the height of six feet shall be open so as not to restrict light or ventilation.
    - iii. Structures and/or fencing shall be set back a minimum of five feet from the side and rear property lines.
    - iv. For sport/tennis court lighting, see Section XX, Lighting Standards.
  - b. **RS-4/RS-6 Districts.** Screening or fencing for sport/tennis courts shall meet all of the following criteria:
    - i. Approval of a CUP;
    - ii. Minimum lot size of 10,000 square feet, and located in the rear or side yard area;

- iii. Structures or fences may exceed six feet in height to a maximum of 12 feet. The portion of the structure and/or fencing above the height of six feet shall be open so as not to restrict light or ventilation; and
  - iv. Structures and/or fencing shall be set back a minimum of five feet from the side and rear property lines.
  - v. For sport/tennis court lighting, see Section XX, Lighting Standards.
4. ***Multifamily Residential Zoning Districts.*** All perimeter fencing and walls within or around a multifamily development shall be designed to promote visual interest along streetscapes and within common open spaces, allow ease of access for pedestrians, and promote compatibility with adjacent uses consistent with the standards in this Subsection.
- a. ***Height.*** Perimeter fencing and walls shall be a maximum of six feet in height except for the following conditions:
    - i. Exceptions are necessary to meet site visibility requirements in Section XX;
    - ii. Walls that are adjacent to areas occupied by or zoned for commercial development shall be a maximum of eight feet in height; and
    - iii. Walls that are adjacent to property occupied by or zoned for single-family residential units shall be a minimum of six feet and a maximum of eight feet in height.
  - b. ***Materials.*** Fencing and walls used anywhere in a multifamily development shall incorporate the use of durable, decorative materials such as split-face block, stucco finish, iron pickets without spikes, and/or other materials of equivalent durability and visual interest, as approved by the Community Development and Services Director.
  - c. ***Visual Interest.*** Continuous lengths of blank walls or fencing without variation in material, color, and/or form are not allowed. To promote visual interest, varied design details and landscaping shall be incorporated, including:
    - i. Structural pilasters, varied materials, columns, or other features that provide vertical relief;
    - ii. Incorporation of a combination of solid and open materials;
    - iii. Offsets in the horizontal plane of the fence or wall; and/or

- iv. Street trees, plantings, or other landscape enhancements specifically designed or placed to break up the visual length of the fence or wall.
- 5. ***Removal or Replacement.*** Perimeter walls may only be removed or replaced consistent with the Property Maintenance Code Section 15.12.030(E).
- D. **Commercial, Mixed-Use, and Industrial Zoning Districts.**
  - 1. The maximum height of a fence or wall in a commercial, mixed-use, or industrial zoning district shall be eight feet, or up to 12 feet under certain circumstances where additional height is required to secure storage areas.
  - 2. Fencing and/or walls located within the front or corner side setback, or abutting open space, parks, and trails shall be limited to a maximum of three feet in height, except where an increased height is necessary to meet screening requirements of this Code.

### 19.9.8 Lighting Standards

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- A. **Purpose and Applicability.** This Section establishes lighting, illumination, and glare standards that apply to all development, including public-owned facilities (e.g., parks).
- B. **Use of Reflective Glass.** Mirrors or highly reflective glass shall not cover more than 20 percent of a building surface visible from a street unless an applicant submits information demonstrating, to the satisfaction of the Commission and Council, that use of such glass would not significantly increase glare visible from adjacent streets or pose a hazard for moving vehicles.
- C. **Outdoor Lighting.**
  - 1. ***General.*** Illumination of outdoor lighting shall not exceed 0.50 foot-candles at the property line if the site abuts a residential zoning district or land use.
  - 2. ***Single Family Residential Design Standards.*** Any lighting of sport/tennis courts in single-family residential zoning districts shall not exceed 20 feet in height or be shielded to prevent light spillage off-site. For sport/tennis court screen and fence height, see Section XX.
  - 3. ***Commercial, Industrial, Semipublic, and Multifamily Standards.*** Light fixtures in all commercial, industrial, semipublic, and multifamily zoning districts must comply with the standards in this Subsection.
    - a. ***Design Standards.***

- i. Building-mounted light fixtures must be attached to walls, and the top of the fixture must not be lower than 10 feet or higher than 18 feet above finished grade, except entry/exit lighting that may be positioned above the entry/exit.
- ii. Freestanding light fixtures shall not exceed 20 feet in height within 50 feet of any residential zoning district, 25 feet in height within 50 to 150 feet of any residential zoning district, and 35 feet in all other locations. For the purpose of this requirement, height shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture. Outdoor lighting for court or field games exceeding 50 feet in height and within 300 feet of a residential zoning district require a CUP.
- iii. The property owner is responsible for meeting minimum CPTED standards in providing illumination for all parking areas and walkways. Transitional lighting shall be provided for recreation/office buildings, swimming pools, laundry and mailrooms, ramadas, covered breezeways, and similar areas.
- iv. All exterior light shall be directed downward and away from adjoining property and shall be fully shielded to prevent unnecessary glare in order to conform with these standards. Light standards shall be shielded such that the lamp itself or the lamp image is not visible from outside the property perimeter. Light standards and shields shall be shown at the time of building permit review.
- v. Trees and shrubs shall not interfere with the distribution of lighting.
- vi. All exterior fixtures shall be illuminated from dusk until dawn, unless otherwise designated.
- vii. Details of exterior lighting shall be provided on the required landscape site plan. Photometric calculations shall be detailed on an exterior lighting plan unless waived. Photometric calculations shall be based on the mean light output per the manufacturer's values of the specified lamp and luminaire photometry data formatted on an Illumination Engineering Society (IES) file completed by an approved testing laboratory. The details provided for exterior lighting shall include point-to-point photometric calculations at intervals of not more than 10 feet

at ground level and may also be required at six feet above ground level, depending on the applicable risk factors.

- viii. Any exterior lighting device (luminaire) designed for security lighting must include a weather- and vandal-resistant cover that is directed down to minimize glare and intrusiveness.
- ix. Full-spectrum white light shall be used, except when adjacent to a residential land use. This type of lighting includes metal halide or other similar types of white light.

b. *Illumination Standards.*

- i. All minimum illumination standards listed in Table XX, Minimum Lighting Levels, shall be maintained from ground level or a height of six feet. The minimum-to-maximum uniformity ratio may range up to 6:1 in acceptable layouts.
- ii. The lighting levels specified are the minimum levels that are typically acceptable to meet the requirements of this Subsection. In some circumstances, customer convenience, closed-circuit surveillance, and customer attraction may require a higher level of lighting. In addition, other factors particular to a certain geographic area may require a higher level of lighting than listed in Table XX, Minimum Lighting Levels.
- iii. Proposed exterior plans shall meet the minimum levels of lighting listed in Table XX, Minimum Lighting Levels. For uses not listed in the Table, City CPTED certified personnel shall be consulted for lighting standards. Lighting in multi-level parking structures shall be evaluated on a case-by-case basis to minimize unnecessary glare to adjacent or nearby residential areas.
- iv. All foot candles listed in Table XX, Minimum Lighting Levels, shall be based on minimum maintainable foot candles (MMFC).

**TABLE XX, MINIMUM LIGHTING LEVELS**

Risk Level	Use
High-Risk Activity (4-5 FC)	ATM
	Pay phones



**TABLE XX, MINIMUM LIGHTING LEVELS**

Risk Level	Use
	Gate community entries
	Pedestrian tunnels and covered pedestrian walkways (breezeways)
	All exterior entrances
	Convenience stores/service stations
	Covered parking (except parking structures)
	Gaming facilities/casinos/taverns
	Multifamily community laundry facilities
	Multifamily pool facilities (10 FC all hours of darkness)
Medium-High-Risk Activity (3-4 FC)	Fast-food
	Pharmacies
	Landing docks/areas
	Grocery stores/retail stores (24-hour, immediate parking area)
	Liquor stores
	Parking Structures (10 FC daytime) (parking garages, multi-level)
Medium-Risk Activity (2-3 FC)	Commercial recreation and entertainment
	Retail stores
	Medical and business professional offices
	Financial institutions
	Eating and drinking establishments
	Visitor accommodations
	Hospitals
Medium-Low-Risk Activity (1-2 FC)	Enclosed stairwells
	Multifamily housing
	Industrial (night use)
	Schools, public or private
	Religious assembly

**TABLE XX, MINIMUM LIGHTING LEVELS**

Risk Level	Use
	Warehousing and/or storage yards (night use)
Low-Risk Activity (0.50-1 FC)	Trails and pathways <sup>1</sup>
	Vehicle/equipment sales, auctions, and rentals (after hours)
	Industrial (day use)
	Mini-storage
	Multifamily walkways and cluster mailboxes

Notes:

FC = foot candle

<sup>1</sup> Trails and pathways may use Average Maintainable Foot Candles (AMFC)**D. Accent Lighting.**

1. **Landscaping Elements.** Accent lighting onto landscaping and foliage may be allowed. All luminaires shall be shielded and directed so that the light distribution is focused toward the functional landscape area being illuminated. All landscape accent fixtures shall be permanently fixed so they are resistant from tampering or redirection of the light source. Accent lighting shall not be located in such a way as to have the bulb or lamp visible from pedestrian or vehicular egress.
2. **Building Mounted Accent Lighting.** Accent lighting which is attached to building façades, structures, or other architectural elements may be allowed. All non-cutoff luminaires shall be shielded and directed so that the light distribution is focused toward the functional area being illuminated. Fixtures designed to illuminate the vertical building surface, such as sconces, may be allowed provided that the bulb is shielded with an opaque surface that restricts horizontal light emissions.
3. **Ground Mounted Accent Lighting.** Ground mounted accent lighting for buildings shall be directed onto the building. Direct light emissions shall not be visible above the roof line or beyond the building edge. All upward aimed light shall be fully shielded, fully confined from projecting into the sky by eaves, roofs, or overhangs, and all fixtures shall be located as close to the building being illuminated as possible. All ground mounted accent fixtures shall be permanently fixed so they are resistant from tampering or

redirection of the light source. Ground mounted spotlights shall not be located in such a way as to have the bulb or lamp visible from pedestrian or vehicular egress.

4. ***Pole Mounted Accent Lighting.*** Pole mounted accent lighting for a building is not allowed.
  5. ***Neon and Light Emitting Diode (LED).***
    - a. Neon or LED accent lighting shall only be used to accent architectural elements of nonresidential structures.
    - b. Neon or LED lighting shall be mounted or affixed to the structure so the material behind the lamp or tubing is non-reflective.
    - c. Neon or LED lighting shall be designed, installed, located, and maintained so all direct illumination is kept within the boundaries of the fixture owner's property.
    - d. Neon or LED used in signs shall be regulated consistent with Chapter XX, Signs.
    - e. Neon or LED accent lighting shall be limited to one linear foot of lighting per linear foot of façade being illuminated and shall not exceed 75 percent of the entire building façade length.
- E. **Industrial Operations.** Glare and heat from arc welding, acetylene torch cutting, or similar processes shall be contained within a completely enclosed and vented building.

### 19.9.9 Local Improvement Districts

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- A. A property within a City local improvement district shall not receive zoning or land use entitlements, CUPs, building permits, or any permit for development, nor shall any land division be approved for such property, if any part of such property has been marked delinquent on the local improvement district's assessment roll in compliance with NRS 271.545.
- B. Before a land division is approved, a property owner may be required to pay one future assessment installment prior to recordation.

### 19.9.10 Open Space

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(Reviewed as part of the Mixed-Use Zoning Districts (Module 2))

## 19.9.11 Slopes and Grading

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- A. Unless otherwise approved by the Community Development and Services Director or specified in the HMC, on RS zoned lots less than 12,000 square feet in area, the requirements in this Subsection apply.
1. The slope of the first 15 feet of the rear yard area or rear yard required by the underlying zoning district shall not exceed one foot of vertical change per 12 feet of horizontal run, measured from the house outward. Retaining walls may be used to create terracing; however, terraced portions may not exceed the specified 1:12 slope. If the total rear yard area is greater in horizontal dimension than the minimum required zoning setback, the remainder of the yard area beyond the minimum required setback may exceed the 1:12 slope. See Figure XX.
  2. The slope of the first five feet of side yard area or any side yard required by the underlying zoning district, whichever is smaller, shall not exceed one foot of vertical change per eight feet of horizontal run, measured from the dwelling outward. A swale may lie within this area; however, in no instance shall either side of the swale exceed a slope of one foot vertical per five feet of horizontal change.
- B. Unless otherwise approved by the Community Development and Services Director or unless otherwise specified in the HMC, no driveway or parking space intended to satisfy the off-street parking requirements of this Code shall exceed 14 percent.
- C. Applications for any residential PUD or tentative map within the City may be subject to additional exhibits being required as part of the application process. Such exhibits shall clearly demonstrate the resulting grade elevation differentials that would result between neighboring properties and the subject property of such application(s). The City will consider the impact of the proposed grade elevation differentials on adjacent property and, if significant negative impacts are found, will recommend that the proposed grades be modified or that the negative impacts be mitigated.
- D. In residential districts where lots are created by parcel map(s) or by any process other than the tentative map/final map process, the import of fill shall not result in the maximum finished floor elevation for individual lots being greater than two feet above the minimum elevation otherwise required by the applicable standards found in the Regional Flood Control District's "Hydrologic Criteria and Drainage Design Manual." Exceptions to this standard may be approved by the design review procedures set forth in Section XX.

## 19.9.12 Sustainability

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- A. **Purpose.** This Section is intended to promote sustainable development within the City by creating incentives for compact, mixed-use development patterns; encouraging solar and other alternative energy sources; promoting alternative means of transportation like bicycling and walking that can improve community health while helping reduce air pollution; protecting trees that absorb greenhouse gases and reduce storm water runoff and pollutants; and, encouraging water-efficient landscaping and protecting water resources.
- B. **Applicability.** This Section sets forth a range of site and building design options for sustainability to enhance other mandatory sustainability-related requirements integrated throughout this Code. For each development, applicants shall select a sufficient number of sustainable site and building design options from Table XX, Site and Building Design Options for Sustainability, below to achieve the minimum number of points outlined for that type of development. Compliance with this Section is determined as part of the entitlement review process.
- C. **Nonresidential or Mixed-Use Development.**
1. Nonresidential or mixed-use development consisting of new buildings or substantial renovations to existing buildings must achieve a minimum score of 42 points.
  2. New buildings on partially developed sites (such as pad sites) located in developments built before the adoption of this Code must achieve a minimum score of 28 points. Eligibility is determined at the discretion of the Community Development and Services Director.
- D. **Multifamily Residential Development.** Multifamily residential development consisting of new buildings or substantial renovations to existing buildings must achieve a minimum score of 38 points.
- E. **All Other Residential Development.** All other residential development consisting of new buildings or substantial renovations to existing buildings must achieve a minimum score of 31 points.
- F. **Exemptions.** All buildings less than 1,500 square feet are exempt from the requirements of this Section unless otherwise determined by the Community Development and Services Director. In addition, the following uses are exempt: major utilities, minor utilities, wireless communication facilities, cogeneration facilities, concrete production, construction storage yards, junkyards, mining and processing, recycling facilities, storage yards, and temporary uses.

**TABLE XX, MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY**

Site or Building Design Feature	Points	Districts in Which Option is Available		
		Nonres./ Mixed Use	Multi-Family Res.	Other Res.
1. ENERGY				
Intent: Encourage on-site renewable energy production; promote the design and construction of energy efficient buildings; reduce air, water, and land pollution from energy consumption; and, reduce the heat island effect.				
1.1 Renewable Energy Sources  Design and incorporate on-site renewable energy generation technologies such as solar, wind, geothermal, or biomass. Two points granted for each 1% of the project’s annual electrical energy demand generated up to a maximum of 30 points.	2-30	*	*	*
1.2 District Heating and Cooling  Design and incorporate into the project a district heating and/or cooling system for space conditioning and/or water heating of new buildings in the project (at least two buildings total must be connected).	4	*	*	
1.3 Solar Orientation  Design and orient the project such that 50% or more of the blocks have one axis within plus or minus 15 degrees of geographical east/west, and the east/west length of those blocks are at least as long, or longer, as the north/south length of the block.  OR  Design and orient the project such that 50% or more of the project total building square footage (excluding existing buildings) such that the longer axis is within 15 degrees of geographical east/west axis.	3	*	*	*
1.4 Shade Structures  Where appropriate, provide shade structures over windows/doors to minimize glare and unwanted solar heat gain. Such structures shall provide shading to at least 50% of the south- and west-facing glazing on June 21 at noon with one additional point granted for each additional 25% of the glazing shaded. Structures may include awnings, screens, louvers, architectural features, or similar devices.	2-4	*	*	*
1.5 Heat Island Reduction  Use any combination of the following strategies for 50% of the non-roof impervious site landscape (including roads, sidewalks, courtyards, parking lots, and driveways).	1-5	*	*	*

**TABLE XX, MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY**

Site or Building Design Feature	Points	Districts in Which Option is Available		
		Nonres./ Mixed Use	Multi-Family Res.	Other Res.
<ul style="list-style-type: none"> <li>• Provide shade from open structures such as those supporting solar panels, canopied walkways, pergolas, all with a Solar Reflectance Index (SRI) of at least 29. (SRI is a measure of the roof's ability to reject solar heat; a higher SRI yields a cooler roofing choice.) (2 points)</li> <li>• Use paving materials with a Solar Reflectance Index (SRI) of at least 29. (1 point)</li> <li>• Use an open grid pavement system (at least 50% pervious). (2 points)</li> </ul>				
<b>1.6 Cool Roofs</b>  Use roofing materials that have a SRI equal to or greater than 78 for low-sloped roofs (<2:12) or 29 for steep-sloped roofs (>2:12) for a minimum of 75% of the roof surface of all new buildings within the project.  OR  Install a vegetated roof on a minimum of 50% of the total project roof area (exclusive of existing buildings). Any combination of SRI compliant and vegetated roof may be used, provided they collectively cover 75% of the total project roof area.	2	*	*	*
<b>1.7 Covered Parking</b>  Locate at least 20 percent of all off-street parking spaces under cover with one additional point granted for each additional 20% of covered parking up to a maximum of 100%.  Note: Cover may be provided by a combination of tree canopy, a building, a deck, or a shade structure, or parking may be underground. Tree canopy coverage to be determined by mature shade trees selected from the SNRPC Regional Plant List.  Any cover, roof, or shade used for this requirement must have a minimum Solar Reflectance Index of 78 for low-sloped roofs (<2:12) or 29 for steep-sloped roofs (>2:12).	1-5	*	*	*
<b>1.8 Shaded Walkways</b>  Provide shaded walkways along a minimum of 60% of all building facades adjacent to or facing streets, drive aisles, outdoor gathering spaces, or parking areas. One additional point granted for each additional 10% provided up to a total of 100%.	1-5	*		

**TABLE XX, MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY**

Site or Building Design Feature	Points	Districts in Which Option is Available		
		Nonres./ Mixed Use	Multi-Family Res.	Other Res.
<p>Note: See base code requirements (50% shaded walkways) for commercial, mixed-use, and industrial buildings in Section 19.7.6.D.3.(h), Response to the Climate.</p> <p>Note: See definition of “shaded walkway” in Chapter 19.12, Measurement and Definitions.</p>				
<p><b>1.9 Solar-Ready Design</b></p> <ul style="list-style-type: none"><li>• For stand-alone buildings, design and build the project so that it will readily accommodate the installation of solar photovoltaic panels or solar thermal hot water heating devices, including all necessary conduit, chases, roof penetrations, roof pitch, and orientation. (2 points)</li><li>• For projects with multiple buildings, design and build at least 20% of the buildings to be solar-ready as described above. Two additional points granted for each additional 20% provided up to a total of 100% solar-ready buildings. (2-10 points)</li><li>• For residential development, offer solar photovoltaic panels or solar thermal hot water heating as a design option. (2 points)</li></ul>	2-10	*	*	*
<p><b>1.10 Energy Efficiency</b></p> <ul style="list-style-type: none"><li>• Provide energy-efficient lighting such as compact fluorescent or LED lighting throughout a minimum of 75% of the project. (1 point)</li><li>• Reduce solar heat gain through the use of glazing/fenestration with a U-factor less than .50 and a solar heat gain coefficient (SHGC) less than .30. (2 points)</li><li>• Provide increased insulation to achieve a minimum R-19 in walls and R-38 in ceilings. (2 points)</li><li>• Locate HVAC ductwork within conditioned space. (1 point)</li><li>• Select high-efficiency HVAC equipment for the project. (2 points)</li></ul>	1-8	*	*	*
<p><b>1.11 Green Power</b></p> <p>Provide at least 10% of the project's total energy consumption through renewable energy sources by engaging in a contract to purchase green power for at least two years. One additional point granted for each additional 10% of the project's total energy provided through green power up to a maximum of 50%. The</p>	1-5	*	*	*



**TABLE XX, MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY**

Site or Building Design Feature	Points	Districts in Which Option is Available		
		Nonres./ Mixed Use	Multi-Family Res.	Other Res.
renewable energy sources must be certified per the Center for Resource Solution's Green-e requirements.				
<b>2. RECYCLING AND WASTE REDUCTION</b>				
Intent: Encourage recycling of household and commercial projects; reduce the amount of waste hauled to and disposed of in landfills; and, promote the reuse of materials.				
<b>2.1 Waste Reduction - Construction</b>				
Make provisions to recycle/salvage at least 50% of non-hazardous construction and demolition debris.	3	*	*	*
<b>2.2 Waste Reduction – Composting</b>				
Provide on-site composting station or location for all occupants.	2	*	*	*
<b>2.3 Recycling Stations/Dumpsters</b>				
As part of the project, include at least one station per building dedicated to the collection, separation, and storage of materials for recycling including, at a minimum, paper, corrugated cardboard, glass, plastics, and metals.	3	*	*	*
Establish a City-approved schedule and plan with the local trash hauler for retrieving the recyclable materials on a weekly basis.				
<b>2.4 Recycle Containers</b>				
In mixed-use and nonresidential developments, include recycle containers adjacent with other waste-collection receptacles in areas accessible to pedestrians including streets, walkways, and common areas.	2	*		
<b>2.5 Recycled Content in Infrastructure</b>				
For new roadways, parking lots, sidewalks, and curbs (above-ground structured parking and underground parking are exempt from this option), any aggregate base and aggregate sub-base shall be at least 50% by volume recycled aggregate materials such as crushed Portland cement concrete and asphalt concrete.	2	*	*	*
<b>3. URBAN DESIGN</b>				
Intent: Encourage balanced land uses, new development near existing communities or public transportation infrastructure; support alternative transportation choices; and, improve the mental and physical health of the				

**TABLE XX, MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY**

Site or Building Design Feature	Points	Districts in Which Option is Available		
		Nonres./ Mixed Use	Multi-Family Res.	Other Res.
community by reducing work commute time and increasing time devoted to leisure, community activities, and family.				
<b>3.1 Proximity to Existing Infrastructure</b>  Site new development so that at least 25% of the perimeter is contiguous with existing development that is already served by public infrastructure, including water, wastewater, roads, and electric. Replacement of or other on-location improvements to existing infrastructure may be considered existing for the purpose of this option.	3	*	*	*
<b>3.2 Floodplain Protection</b>  For sites with portions located within a 100-year floodplain as defined and mapped by FEMA or the CCRFCD, develop only on portions of the site that are not in a 100-year flood zone or on portions that have been previously developed. Previously developed portions must be developed according to National Flood Insurance Program (NFIP) requirements.	1	*	*	*
<b>3.3 Use Mix</b>  Include a minimum of three of the following use types: residential, office, commercial (besides office), or public/institutional.  • No use type shall amount to less than 10% or more than 80% of the total development gross floor area.  • Individual phases of multiphase projects may have a lesser mix of uses if the applicant provides assurances acceptable to the City that later phases will produce the required mix of uses overall.	3	*		
<b>3.4 Compact Development/Walkability</b>  Locate at least 20% of dwelling units within ½ mile of a mixed-use development, commercial development, religious assembly use, park or school. One additional point granted for each additional 20% of dwelling units within a ½ half-mile distance up to a total of 100%.	1-5		*	*
<b>3.5 Reduced Parking Footprint</b>  Devote less than 25 percent of the impervious surface area, up to a maximum of five acres, to surface parking.	2	*	*	
<b>3.6 Workforce Housing</b>	1-3	*	*	*

**TABLE XX, MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY**

Site or Building Design Feature	Points	Districts in Which Option is Available		
		Nonres./ Mixed Use	Multi-Family Res.	Other Res.
For developments with a residential component, include a proportionate amount of dwelling units priced for households earning between 80% and 120% of area medium income (AMI.) 1 point for 5% of units, 2 points for 10% of units, 3 points for 15% of units.				
<b>4. URBAN NATURE</b>				
Intent: Provide a variety of appealing and comfortable open spaces close to work and home; encourage physical activity and time spent outdoors; support natural resource and habitat conservation; and, promote social networking, civic engagement, personal recreation, and other activities.				
<b>4.1 Minimum Open Space</b>				
Provide common open space that exceeds the base requirements of Section 19.7.2 by 10%. One additional point granted for each additional 10% up to a total of 40% above code.	1-4	*	*	*
<b>4.2 Access to Parks and Open Space</b>				
Locate or design the project so that a park, publicly-accessible open space, multi-use path, trail or plaza lies within ½ mile of 20% of planned and existing dwelling units and business entrances. One additional point granted for each additional 20% of dwelling units within a ½ half-mile distance up to a total of 100%.	1-5	*	*	*
<b>4.3 Access to Active Recreation</b>				
Locate or design the project so that active public facilities (e.g., playfields, soccer, baseball, basketball, or other sports fields) totaling at least one acre, or a public indoor recreational facility, lies within ½ mile of 20% of dwelling units and/or business entrances. One additional point granted for each additional 20% of dwelling units within a ½ half-mile distance up to a total of 100%.	1-5	*	*	*
<b>4.4 Habitat Conservation - Avoidance</b>				
Locate the project on a site that does not have significant habitat. For the purposes of this and the following item, "significant habitat" includes:				
<ul style="list-style-type: none"> <li>• Habitat for species that are listed or are candidates for listing under state or federal endangered species acts;</li> <li>• Locally or regionally significant habitat, or patches of natural vegetation at least 150 acres in size; and</li> </ul>	3	*	*	*

**TABLE XX, MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY**

Site or Building Design Feature	Points	Districts in Which Option is Available		
		Nonres./ Mixed Use	Multi-Family Res.	Other Res.
Habitat flagged for conservation under the Multiple Species Habitat Conservation Plan.				
<b>4.5 Habitat Conservation - Setback</b> For projects on a site that has significant habitat, design the site such that all development is a minimum of 100 feet away from such habitat. For the purposes of this item, "significant habitat" is defined in item 4.4 above.	2	*	*	*
<b>4.6 Habitat Restoration</b> Using only native plants, restore pre-development native habitat on the project site in an area equal to or greater than 10% of the development footprint. Work with a qualified ecologist to ensure that restored areas will have habitat, including native species assemblages and hydrology that likely occurred in pre-development conditions.	3	*	*	*
<b>4.7 Community Gardens</b> For residential or mixed-use projects, dedicate permanent and viable growing space and related facilities (such as greenhouses) within the project at a minimum of ten sq. ft. per dwelling unit for 20% of the project. Provide fencing, watering systems, soil, and/or garden bed enhancements (such as raised beds), secure storage space for garden tools, solar access, and pedestrian access for these spaces. One additional point granted for community garden space provided for each additional 20% of the project up to 100%.	1-5	*	*	*
<b>4.8 Tree Canopy</b> Provide trees in an amount that exceeds the base requirements of Section 19.7.5, <i>Landscaping and Screening</i> , by 10%. One additional point granted for each additional 10% up to 50% above Code.	1-5	*	*	*
<b>5. TRANSPORTATION</b> Intent: Promote public health by encouraging daily physical activity associated with alternative modes of transportation such as walking and bicycling; encourage the use of public transit; promote safe and efficient transportation; and, design parking facilities to minimize adverse environmental impacts to pedestrians.				
<b>5.1 Proximity to Transit</b> Locate the project near existing or planned transit service so that at least 20% of dwelling units and business entrances within the	1-5	*	*	*

**TABLE XX, MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY**

Site or Building Design Feature	Points	Districts in Which Option is Available		
		Nonres./ Mixed Use	Multi-Family Res.	Other Res.
project area are within ½ mile of transit stops. One additional point granted for each additional 20% of dwelling units and business entrances within a ½ half-mile distance up to a total of 100%				
<b>5.2 Carpool, Shared-Use and Low-emitting Vehicle Parking</b> For new nonresidential and mixed-use buildings, provide preferred parking spaces for carpool, shared-use, or low-emitting vehicles. Signage indicating carpool, shared-use, or low-emitting vehicle parking spaces must be provided, and the parking spaces must be located closest to the building entrance (exclusive of accessible parking spaces.) <ul style="list-style-type: none"> <li>• Provide parking spaces for carpool and/or shared-use vehicles equal to 5% of the total parking capacity for each nonresidential and mixed-use building on the site. One additional point granted for 10% of the total parking capacity. (1-2 points)</li> <li>• Provide parking spaces for low-emitting vehicles (zero-emission vehicles, partial-zero emission vehicles, ultra-low emission vehicles, etc.) equal to 5% of the total parking capacity for each nonresidential and mixed-use building on the site. One additional point granted for 10% of the total parking capacity. (1-2 points)</li> </ul>	1-4	*		
<b>5.3 Pedestrian System</b> Design and build a project such that no block length exceeds 600 feet. <ul style="list-style-type: none"> <li>• If longer blocks are necessary, mid-block crossings shall be provided every 600 feet.</li> </ul> Exceptions are permitted to avoid incursion into or damage to sensitive natural areas or to accommodate major institutional buildings or uses, such as hospitals, parks, or schools, or for infill developments where the street pattern is already established.	5	*	*	*
<b>5.4 Interconnected Street Network</b> The development achieves a connectivity index score of 0.1 above the applicable base requirements of this Code. Two points granted for a score of 0.15 above the base requirements, and three points granted for a score of 0.2 above the base requirements.	1-3	*	*	*
<b>5.5 Bicycle Circulation Systems</b>	2	*	*	*

**TABLE XX, MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY**

Site or Building Design Feature	Points	Districts in Which Option is Available		
		Nonres./ Mixed Use	Multi-Family Res.	Other Res.
Build a network of on-site bicycle pathways that provide safe, continuous bicycle access to all uses within the development site and to land uses on adjacent properties.				
<b>5.6 Pedestrian/Bicycle Networks (master planned communities only)</b>  Provide safe pedestrian and bicycle routes between major residential centers in a development and schools, churches, and other major community facilities and gathering places. <ul style="list-style-type: none"> <li>• Safety features shall include raised/marked pedestrian crossings, narrow streets, or streets with pedestrian medians, and similar features (1 point).</li> <li>• Avoid erecting obstructions such as signage and utility poles in sidewalks (1 point).</li> </ul> Provide separated grade crossings (1 point).	1-3	*	*	*
<b>5.7 Facilities for Bicycle Commuters</b>  In addition to the bicycle parking requirements in Section 19.7.4.K.13, provide the following: <ul style="list-style-type: none"> <li>• Indoor or self-contained bicycle storage lockers equal to a minimum of 5% of the vehicle parking spaces provided. (2 points)</li> <li>• Shower and dressing areas for employees</li> </ul>	2-4	*	*	*
<b>5.8 Developer-sponsored Transit</b>  For a minimum of three years, provide year-round, developer-sponsored transit service (vans, shuttles, or buses) from at least one central point in the project to major transit facilities and/or other major destinations such as a retail or employment center.	5	*	*	*
<b>5.9 Parking</b>  Locate all new off-street surface parking lots at the side or rear of buildings, leaving building frontages and streetscapes free of surface parking lots. Building entrances must be easily accessible from the public way. (2 points)  OR  Provide structured parking to meet 20% of the total parking requirement for nonresidential and multifamily residential projects.	2-10	*	*	

**TABLE XX, MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY**

Site or Building Design Feature	Points	Districts in Which Option is Available		
		Nonres./ Mixed Use	Multi-Family Res.	Other Res.
Two additional points will be granted for each additional 20% up to a total of 100%. In addition, as applicable, locate all new off-street surface parking lots at the side or rear of buildings, leaving building frontages and streetscapes free of surface parking lots. (2-10 points)				
<b>6. ENVIRONMENTAL HEALTH</b>				
Intent: Encourage the use of green building practices in the design, construction, or retrofit of buildings; promote the reuse of land by developing sites where development is complicated by environmental contamination; prevent pollution and erosion from stormwater runoff; and, improve nighttime visibility and reduce glare.				
<b>6.1 Green Building</b>				
<ul style="list-style-type: none"> <li>• Use green building materials (recycled materials, locally-produced materials, sustainably-harvested wood, etc.) in the construction of the project. (2 points)</li> <li>• Use furniture made from recycled materials, locally-produced materials, sustainably-harvested wood, etc. in the project. (1 point)</li> <li>• Use flooring made from recycled or rapidly renewable materials such as PET carpeting, bamboo, cork flooring, etc. in the project. (1 point)</li> </ul>	1-4	*	*	*
<b>6.2 Daylighting</b>				
Incorporate daylighting strategies into the design of the project to minimize the use of artificial lighting.	2			
<b>6.3 Light Pollution Reduction</b>				
Reduce light pollution by using full cutoff exterior lighting and using downlighting only.	2			
<b>7. WATER</b>				
Intent: Minimize water use in buildings to reduce impacts to natural water resources; and, minimize outdoor water use for landscape irrigation.				
<b>7.1 Water-Efficient Landscape</b>				
Limit turf grass beyond base code requirements. <ul style="list-style-type: none"> <li>• Single-family residential: Turf limited to 25% of landscaped area</li> </ul> Base code turf requirements are in Section XX.	2			*

**TABLE XX, MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY**

Site or Building Design Feature	Points	Districts in Which Option is Available		
		Nonres./ Mixed Use	Multi-Family Res.	Other Res.
<b>7.2 Water-Efficient Plants</b>  All landscaping plants, including those on green roofs, shall be selected from a list of water-efficient vegetation maintained by the City. The use of native plants is strongly encouraged.	2	*	*	*
<b>7.3 Landscape Irrigation System</b>  Drip or subsurface irrigation systems shall be utilized for all landscape irrigation systems when irrigation is necessary. Drip irrigation systems must be equipped with pressure regulators, filters, and emitters. Each drip emitter must be rated at less than 20 gallons per hour (gph). (1 pt for drip, 2 pts for subsurface)	1-2	*	*	*
<b>7.4 Surface Treatments</b>  Non-turf landscaped areas must be completely covered by a two-inch-minimum layer of air- and water-permeable mulch to reduce evaporation. Living groundcovers qualify as mulch provided the individual plants are installed at sufficient density to assure 100 percent ground coverage at maturity. If a weed barrier is used beneath the mulch, it must be manufactured to be air- and water-permeable to reduce evaporation and run-off.	1	*	*	*
<b>7.5 Water-Efficient Buildings</b>  Minimize indoor water use in new buildings and buildings undergoing major renovations as part of the project through any combination of the following: <ul style="list-style-type: none"> <li>• Use low-flow plumbing fixtures such as toilets, urinals, faucets, and showerheads. (2 points)</li> <li>• Use of hot water recirculation system. (Cannot be used in conjunction with tankless water heater.) (2 points)</li> <li>• Use of a tankless water heater. (2 points)</li> <li>• Use of a solar water heater. (2 points)</li> </ul>	2-8	*	*	*
<b>8. ADDITIONAL STRATEGIES FOR SUSTAINABILITY</b>  Intent: Implement strategies of existing above-code programs or explore and implement new, unique or innovative ways to increase the sustainability of the project and community.				
<b>8.1 Above-Code Programs</b>	10			



**TABLE XX, MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY**

Site or Building Design Feature	Points	Districts in Which Option is Available		
		Nonres./ Mixed Use	Multi-Family Res.	Other Res.
Design and build the project to meet the standards of an above-code program such as LEED, Green Globes, Energy Star, Green Building Partnership, etc.				
<b>8.2 Innovative Products or Strategies</b> Provide documentation of an innovative product or strategy that increases the sustainability of the project or community but is not provided in this Section.. Up to five Innovative Products or Strategies may be submitted for review. Points awarded at the discretion of the Director of Community Development based on the capacity of the proposed product or strategy to increase the sustainability of the project in any of the above categories. (1-5 points for each Innovative Strategy)	1-25			

### 19.9.13 Operational Performance

- A. **Air Quality.** The emission of dust, dirt, or smoke shall comply with the Clark County Department of Air Quality Regulations.
- B. **Combustibles and Explosives.** The use, handling, storage, and transportation of combustibles and explosives shall comply with HMC 15.32 and all applicable state and federal laws.
- C. **Gases.** The escape or emission of any gas that is noxious, injurious, or destructive is unlawful and shall be immediately eliminated and, in addition, shall comply with the Clark County Department of Air Quality Regulations and all applicable state and federal laws, including the Federal Emergency Planning and Community Right to Know Act of 1986.
- D. **Hazardous Materials.**
  1. **General Provisions.**
    - a. The land use impacts for facilities that use hazardous materials in excess of the exempt amounts or maximum allowable quantities per control area as specified in the Fire Code are declared to be potentially harmful to the public health, safety, and welfare, or potentially damaging to the property values of adjacent properties.

- b. A CUP is required for the storage, handling, or use of hazardous materials when the quantity is in excess of the exempt amount or maximum allowable per control area, as specified in the Fire Code. Requirements and allowed amounts for fuel storage are specified below. Legal nonconforming uses located within the City shall not be expanded unless a CUP has been issued.
  - c. Notwithstanding the above regulations regarding hazardous materials storage, any substance designated as highly hazardous as listed in NRS 459.3816 and stored in the quantity specified shall require Council use permit approval in compliance with the public notice requirements and processing procedures set forth in NRS 278.147.
  - d. Any medical marijuana extraction processing, as part of an approved medical marijuana establishment (infusion/manufacturing use), shall require a CUP. For medical marijuana extraction processing using flammable gases not listed in HMC Title 4.116, Medical Marijuana – Regulations and Licenses, additional reports must be submitted consistent with Subsection XX.
2. ***Fuel Storage.*** Above-ground fuel storage must comply with the standards in this Subsection. The capacity limits referenced in this Subsection apply to the size of the tank or container where a single tank is proposed. Where multiple tanks are proposed, the capacity limit applies to the total aggregate above-ground storage capacity on the site.
- a. ***General Provisions.***
    - i. Fuel storage up to 500 gallons is allowed, subject to an approved fire installation permit.
    - ii. Fuel storage with capacity of 501 to 2,500 gallons requires design review for staff level decision.
    - iii. Fuel storage greater than 2,500 gallons requires a CUP.
    - iv. Fuel storage with capacity greater than 500 gallons containing diesel, gasoline, or similar liquid or gas fuels shall meet or exceed UL2085 standards unless approved by the building official or the Fire Chief.
    - v. Fuel storage that contains ultra-low Sulphur diesel shall comply with the same Fire Code Standards for Class I liquids.

- b. *Permit Requirements.* Above-ground storage tanks are subject to the issuance of the appropriate installation permit as required by the Fire Code, provided that:
  - i. Unless otherwise approved through design review, no above-ground storage is allowed in a front or unenclosed corner side yard;
  - ii. Storage containers, pumps, and other associated equipment is considered mechanical equipment for the purposes of screening consistent with Section XX; and
  - iii. Propane tanks shall be screened for 50 percent of its perimeter.

3. ***Additional Reports.***

- a. For any hazardous materials storage that requires a CUP, the applicant may be required to submit additional reports to the Fire Chief and/or building official for approval or recommendation prior to being scheduled for a Commission hearing. Reports may include, but are not limited to, those listed in Nevada Administrative Code Chapter 459.
- b. Medical marijuana extraction processes using flammable gas not specifically prescribed in the HMC, or hazardous material as defined in the Fire Code, may be approved subject to submittal and approval of hazard analysis, risk assessment, and risk mitigation reports. These reports shall be prepared by an independent, qualified, industrial hygienist, or a Nevada licensed fire protection engineer as required by the Fire Chief. Subject to approval of the Fire Chief, other licensed professionals or experts that can demonstrate qualifications in the specific area through education, training, and experience may prepare the reports or assist in the preparation of the reports. Reports shall be submitted to the Fire Chief for approval prior to the CUP being scheduled for a Council hearing.
- c. Hazard analysis, risk assessment, and risk mitigation reports shall be prepared and reviewed at the applicant's expense. The costs of any consultant services required by the City to review reports that exceed the City's technical expertise shall be paid by the applicant in an amount estimated by the Fire Chief, in advance of the technical review.

- E. **Heat and Humidity.** Uses, activities, and processes shall not produce any unreasonable, disturbing, or unnecessary emissions of heat or humidity at the property line of the site on

which they are situated that cause material distress, discomfort, or injury to a reasonable person.

**F. Noise.**

1. **General.** All uses and activities (except publicly owned airports and railroads and golf course maintenance equipment) shall comply with HMC Chapter 8.84 and the maximum sound pressure level radiated by any use or facilities shall not exceed the values established in Table XX, Maximum Sound Pressure Levels.

**TABLE XX, MAXIMUM SOUND PRESSURE LEVELS**

Receiving Property Land Use	Time of Day	Background Level (dBA) Outdoors	Maximum Permitted Sound Level (dBA) Outdoors
Residential property, or residential portion of a multi-use property	7:00 am to 9:00 pm	(Leq14) 62-64	65-Daytime
	9:00 pm to 7:00 am	(Leq10) 53-59	60-Nighttime
	24 hours	(L90) 60	(L10) 70 (Not to exceed greater than 15 min. in a 24-hour period)
Industrial	5:00 am to 8:00 pm	(Leq15) 68-71	73-Daytime
	8:00 pm to 5:00 am	(Leq9) 68-73	73-Nighttime
	24 hours	(L90) 68	(L10) 73 (Not to exceed greater than 15 min. in a 24-hour period)
Commercial	5:00 am to 8:00 pm	(Leq15) 72-75	75-Daytime
	8:00 pm to 5:00 am	(Leq9) 70-73	73-Nighttime
	24 hours	(L90) 68	(L10) 77 (Not to exceed greater than 15 min. in a 24-hour period)

- a. **Measurement Point.** The sound level shall be measured at the lot line of the property on which the sound is generated.
- b. **Sound Level Measurement.** Noise levels shall be measured with a sound level meter or noise dosimeter that meets the current requirements outlines in the American National Standards Institute (ANSI) Specification for Sound Level Meter, S1.4 (1983) Type S2A, and set to use the A-weighted network with slow meter response.

2. ***Additional Standards for Specific Operations and Activities.***

- a. ***Outdoor Paging Systems.*** Outdoor paging systems are not allowed within 1,000 feet of any noncommercial or nonindustrial zoning district, or within 1,000 feet of any existing or proposed residential, school, licensed day care, and public or semipublic use property line. This standard does not apply to drive-up windows or remote speaker systems at financial institutions, pharmacies, drive-through restaurants, and similar uses where cashiers and customers have direct face-to-face contact, where automated volume control technology is used, where drive aisles are adjacent to the primary structure, or where the remote appliance is located under a porte-cochere attached to the primary buildings.
- b. ***Refuse Collection/Loading.*** No person shall engage in waste disposal services or refuse loading and collection or operate any compacting equipment or similar mechanical device in a manner that creates any noise exceeding the standards set forth above when measured at a distance of 50 feet from the equipment when inside of or within 500 feet of a residential use.
- c. ***Truck/Rail Loading.*** No truck or rail loading area established after October 6, 1998, is allowed to be in operation within 250 feet of a residential zoning district between the hours of 10:00 p.m. and 6:00 a.m., unless within a fully enclosed building.

3. ***Lawn Maintenance Equipment and Power Tools, Golf Course Maintenance.*** No person shall operate, use, or cause to be operated or used any lawn care device or power tool before 6:00 a.m. or sunrise, whichever is earlier, and after 7:00 p.m. or sunset, whichever is later, or at any time in such a way as to create a “noise disturbance.” Daily sunrise/sunset times are determined by the United States Naval Observatory. This does not apply to an employee of the Public Works, ~~Parks and Recreation~~ Department.

4. ***Exemptions.*** The following operations and activities are exempted from this Section.

- a. ***Emergency Power Generators.*** The operation of emergency power generators that are installed as backup power supplies at hospitals, nursing and retirement homes, office buildings, or similar large-occupancy structures is allowed only in emergency situations when normal electric service is interrupted and during scheduled routine testing periods limited to such duration as to confirm proper functionality. Routine testing must take place between the hours of 8:00 a.m. and 8:00 p.m. and shall not continue longer than 30 minutes per testing period.

This exemption applies only to those generators that are used to provide emergency power in emergency situations or as required by the Fire Department. Generators not used for these purposes are required to meet the sound level limits established in this Subsection.

- b. *Emergency Work.* Sound produced by emergency work necessary to restore public utilities, or to restore property to a safe condition, or to protect persons or property from eminent danger, following a fire, accident, or natural disaster.
- c. *Aircraft and Trains.* Sound produced by aircraft in flight or operation at an airport, or railroad equipment in operation on railroad rights-of-way.
- d. *Permitted Activities.* Any activities that generate noise for which a permit was issued consistent with this Section or HMC Title 8.84.

- G. **Odors.** No person or business shall cause or allow the emission of odorous air contaminants from any source such as to result in detectable odors that are measured in excess of the following limits:
  - 1. For areas used predominantly for residential purposes, it is a violation if odors are detected after the odorous air has been diluted with seven or more volumes of odor-free air.
  - 2. No violation shall occur provided that the person or business causing or allowing the emission of odorous air contaminants is employing the best available treatment, maintenance, and control currently available to maintain the lowest possible emission of odorous gases.
- H. **Radioactive Materials.** The use, handling, storage and transportation of radioactive materials shall comply with all applicable local, state, and federal regulations, including the Fire Code and HMC Title 15.
- I. **Vibration.** No use, activity, or process shall produce vibrations that are perceptible without instruments at the property line for more than three minutes in any one hour of the day between the hours of 7:00 a.m. and 10:00 p.m. or for more than 30 seconds in any one hour between the hours of 10:00 p.m. and 7:00 a.m.
- J. **Evidence of Compliance.** The Community Development and Services Director shall require such evidence of ability to comply with appropriate performance standards and mitigation measures as deemed necessary by the Community Development and Services Director prior to issuance of a building permit and certificate of occupancy.

K. **Operation and Maintenance Closure Plan for Golf Course, Park, Open Space, or PS-Zoned Land.**

1. **Notification.** If any portion of a private golf course, park, open space, or PS-zoned land discontinues daily operation or maintenance, the Community Development and Services Department may notify the property owners of the requirement to comply with this Subsection by posting notice at the site and by certified mail. Within 10 days of receiving the notice from the City to comply with this Subsection, the property owner shall meet with the Community Development and Services Department to discuss the proposed plans for the property, the process, and steps to ensure compliance with this Subsection.
2. **Operation and Maintenance Closure Plan.** Within 30 days of posting or mailing of the notice from the City to comply with this Subsection, the property owner shall submit an Operation and Maintenance Closure Plan (Plan), which shall be considered for final action by Council at a public meeting. The purpose of the Plan is to maintain the health, safety, aesthetic, economic, and general welfare of those properties abutting the site, and to protect the neighborhoods against nuisances, blight, and deterioration by establishing minimum requirements for the maintenance of the site. The Plan must ensure the property is maintained to the same level as existing on the date of the discontinuance of operation or maintenance, or if in a state of disrepair on the date of discontinuance of operation or maintenance, at a level acceptable to the City consistent with HMC Titles 15 and 19, until such time as a new property development plan is approved by Council. At a minimum, the Plan must:
  - a. Detail how existing structures and buildings, parking areas, greens, fairways, driving ranges, landscaping and plant materials, security lighting, water features, reservoirs, and other applicable features located within the property will be maintained and secured in compliance with HMC Titles 15 and 19;
  - b. Ensure that any existing water features be kept in clean operating condition, free of debris, algae, and stagnation;
  - c. Ensure that all irrigation systems be fully operational at all times and if in disrepair, repairs must be completed as promptly as possible;
  - d. Ensure that all exterior property areas be kept free from dry vegetation, tumbleweeds, weeds, bushes, tall grass, and trees which present a visual blight upon the area, which may harbor insect or rodent infestations, or which may likely become a fire hazard or result in a condition which may threaten the

health and safety or welfare of adjacent property owners or occupants, and comply with HMC Title 15.12;

- e. Detail how the property will be monitored for compliance with the Plan and ensure any graffiti, trash, weeds, etc., are addressed promptly;
- f. Provide security and monitoring details for the property;
- g. Establish a service to receive comments or complaints from the public to contact regarding maintenance concerns. This information must be posted on the property in a conspicuous location, and provided via a mailing to all properties within 750 feet of the site, including to any advisory boards established by the Council in the affected area and all registered property owners' associations, neighborhood associations, and City-appointed individuals serving as rural neighborhood representatives within that buffer area;
- h. Provide documentation for any public access and utility easements and plans to ensure access is maintained;
- i. Detail how all applicable federal, state, and local permitting requirements will be met. Where reclaimed water is utilized, provide written documentation from the Nevada Division of Environmental Protection (NDEP) that confirms the State's approval to maintain an active Groundwater Discharge Permit during the time period where discontinuance of daily operation or maintenance is proposed. Where such approval is not issued by NDEP, provide detail regarding how the property will be adequately maintained consistent with the Plan absent the allowance for such utilization of reclaimed water; and
- j. Provide any additional items the City determines are necessary during its review of the Plan.

3. ***Neighborhood Meeting.*** The property owner shall conduct a neighborhood meeting prior to the item being scheduled for a Council meeting by City staff. The neighborhood meeting shall comply with these items:

- a. The property owner holding the neighborhood meeting shall provide mailed notice of the meeting to the same notification area and recipients as for a Rezoning application as required in Section XX.
- b. Notification of the neighborhood meeting shall be provided by the applicant via first-class mail postmarked a minimum of 10 days in advance of the meeting.



Notification shall also be provided to the Community Development and Services Department at least 10 calendar days prior to the meeting date; and

c. The neighborhood meeting shall comply with Sections XX.

4. ***Noncompliance.*** Failure to comply with this Subsection or the terms of the approved Plan will result in a fine of not less than \$500 per day per violation for each day the violation continues and could result in denial of any proposed development of the property as stated in Sections XX. Nothing in this Section shall be deemed to limit the City's right to exercise remedies under HMC Title 15. The Council approved Plan may be recorded against the property at the property owner's expense.

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## Chapter 19.10 Landscaping and Screening Standards

### Sections:

- 19.10.1 Purpose and Applicability
- 19.10.2 Landscape Plan
- 19.10.3 Required Landscape Areas
- 19.10.4 Required Screening
- 19.10.5 Landscaping and Screening Standards
- 19.10.6 Planting Standards
- 19.10.7 Parking and Loading Area Landscaping
- 19.10.8 Maintenance

### 19.10.1 Purpose and Applicability

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This Chapter establishes the minimum landscaping and screening requirements for development within the City. See HMC Title 14.14 (Conservation) for further landscape and irrigation regulations and restrictions, as defined in that Title.

### 19.10.2 Landscape Plan

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All landscape plans detailing proposed installation and irrigation systems shall be prepared by a landscape architect registered in the State of Nevada, or by one of the exceptions to the landscape architect provided in NRS 623A.070, which include the following:

- A. Owners of property who make plans, specifications, or drawings for their own property;
- B. Any person engaged in the practice of architecture who is registered pursuant to the provisions of NRS Chapter 623;
- C. A contractor licensed pursuant to the provisions of NRS Chapter 624 who provides his own drawings for his own construction activities;
- D. Any person who is licensed as a civil engineer pursuant to the provisions of NRS Chapter 625;  
or

- E. Any person who designs, manufactures, or sells irrigation equipment and provides instructions pertaining to the mechanical erection and installation of the equipment but does not install the equipment.
- F. This requirement not apply to conceptual landscape plans or site plans.

### 19.10.3 Required Landscape Areas

- A. **Site Landscaping.** Site landscape areas shall be provided consistent with Table XX, Minimum Site Landscaping Requirement by Zoning District. Yard, storage, and dock areas, separated by masonry fencing a minimum of eight feet in height, may be excluded when calculating site landscaping requirements in industrial zoning districts.

TABLE XX, MINIMUM SITE LANDSCAPING REQUIREMENT BY ZONING DISTRICT

CN, CO, CC, CH, CA, IL, IG, IP, PS	CT	Nonresidential Uses in R Districts
15%	20%	15%

- B. **Perimeter Landscape Buffers.**

1. **Applicability.** Perimeter landscape buffers shall be provided abutting street rights-of-way and parcels abutting other sites consistent with the standards of this Subsection. If landscaping material is required in the right-of-way, onsite perimeter landscape buffers may be reduced adjacent to that right-of-way through a waiver with acceptable provision of compensating benefit. See Figure XX, Landscape Buffers.
2. **Relationship to Other Landscaping Standards.** Landscaping provided to meet a project's perimeter landscape buffer requirements may be counted towards meeting the project's site landscaping requirements. Parking lot landscaping may also be counted towards meeting the project's site landscaping requirements.
3. **Buffer Width.** Except in the mixed-use zoning districts, the minimum width of required landscape buffers shall be consistent with Table XX, Pedestrian and Amenity Zone, and Figure XX, Landscape Buffers. Buffers in the mixed-use zoning districts shall be provided pursuant to Subsection XX below.
4. **Alternatives.** Buffer width may be reduced by the Community Development and Services Director when necessary to accommodate unique site conditions or physical constraints, provided that reduction is offset by greater buffer widths in unconstrained areas such that the "average" buffer width complies with the minimum width requirement. No reduction in width shall be administratively allowed below 50 percent

of the required minimum (e.g., if 20 feet required, reduction cannot exceed 10 feet). The required on-site buffer width along a public ROW may be reduced by the Community Development and Services Director up to 50 percent where landscaping, trail, or open space improvements are required by the City to be provided within the right-of-way, so long as the total required buffer width is still provided. The buffer along Boulder Highway adjacent to the Boulder Highway linear park may be reduced to 0 feet.

**TABLE XX, PEDESTRIAN AND AMENITY ZONE**

Street Type	Pedestrian and Amenity Zone (Minimum width) <sup>1</sup>	Land Use Context <sup>2,4,5</sup>				
		Compact Complete Communities	Suburban High Density/ High Intensity	Suburban Low-Density/ Low-Medium Intensity	Residential Low-Medium Density/ Low Intensity	Residential Low Density Low Intensity
Minor Collector	Overall	17 ft	17 ft	16 ft	16 ft	13 ft
	Walkway	8 ft	8 ft	6 ft	6 ft	5 ft
	Amenity/ Planting	9 ft	9 ft	10 ft	10 ft	8 ft
Major Collector	Overall	23 ft	23 ft	21 ft	21 ft	21 ft
	Walkway	8 ft	8 ft	6 ft	6 ft	6 ft
	Amenity/ Planting	15 ft	15 ft	15 ft	15 ft	15 ft
Minor Arterial <sup>3</sup>	Overall	28 ft		30 ft		
	Walkway	8 ft		10 ft		
	Amenity/ Planting	20 ft		20 ft		
Major Arterial	Overall	16 ft		20 ft		
	Walkway	8 ft		10 ft		
	Amenity/ Planting	8 ft		10 ft		

Notes:

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- 1 Required walkway width as required by the Master Transportation Plan unless a different walkway standard applies (i.e., in the mixed-use districts).
- 2 Does not apply within RN Overlay, Very Low Density Land Use designations, Planned Community, Public/Semipublic and Downtown Public zoning districts.
- 3 Lake Mead Parkway includes a 10-foot-wide detached sidewalk located 6 feet from the back-of-curb. Plants, materials, and design shall be per the Lake Mead Parkway Improvement Program Manual.
- 4 See Comprehensive Plan for Land Use Context classifications.
- 5 Infill development and retrofits to existing development are subject to Public Works Parks and Recreation Director.
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**TABLE XX, ABUTTING PARCEL SITE BUFFER WIDTHS**

Development Zoning District	Abutting Parcel (Land Use Designation)	
	Residential	Nonresidential or Mixed-use
Residential	10 ft <sup>1</sup>	NA
Nonresidential	15 ft <sup>1</sup>	5 ft
Downtown	NA	NA
Mixed-Use	See Section XX, Perimeter Landscape Buffers in Mixed-Use Districts	

Notes:

- 1 Buffer requires large trees installed at 24-inch-box size planted an average of 15 feet on-center when adjacent land use is lower intensity.
- 

5. ***Perimeter Landscape Buffers in Mixed-Use Zoning Districts.***

- a. ***Buffer Width.*** The minimum width of required landscape buffers shall be as follows:
- i. MN District: See Table XX, Abutting Parcel Site Buffer Widths
  - ii. MR District:
    - (a) No perimeter landscape buffer is required adjacent to the street right-of-way, when buildings are located at the right-of-way.
    - (b) Portion of property that abuts a residential land use: 25 feet.
    - (c) Portion of property that abuts a non-residential land use: five feet.

iii. MC District:

- (a) Portion of property that abuts the Boulder Highway Linear Park: none required, with exception of required parking lot screening.
- (b) Portion of property that abuts the corridor but not the Boulder Highway Linear Park: 25 feet, except where buildings are placed within the build-to-zone and no landscape buffer shall be required between the property line and the building façade.
- (c) Portion of property that abuts a residential land use: 25 feet.
- (d) Portion of property that abuts a non-residential land use: five feet.
- (e) All other street frontages within the mixed-use districts: 10 feet.

b. *Features Allowed in Perimeter Landscape Buffer.* In the mixed-use districts, the front/corner perimeter landscape buffer may include the following in addition to the required landscaping, subject to the approval by the Community Development and Services Director:

- i. Street furniture (e.g., benches);
- ii. Hardscape (e.g., brick pavers, scored concrete); and
- iii. Trees protected by structures (e.g., tree grates and curbs).

#### 19.10.4 Required Screening

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A. **Mechanical Equipment Screening.**

- 1. ***Applicability.*** This Section applies to the following:
  - a. Electrical and gas-powered mechanical equipment.
  - b. Ductwork and major plumbing lines used to heat, cool, or ventilate.
  - c. Power systems for the building or site upon which the equipment is located.
  - d. Roof and/or wall-mounted antennas and vent openings are not considered mechanical equipment for purposes of this Section. This Section is not intended to impede systems that use solar or wind energy to reduce the costs

of energy, if such systems are otherwise in compliance with this Code and the Building Code.

2. **Screening Standards.** For all developments other than single-family residential, the following mechanical equipment screening standards apply to the maximum practical extent.

- a. **Roof-Mounted Mechanical Equipment.** Roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design. The parapet wall or similar feature shall be of a height equal to or greater than the height of the mechanical equipment being screened. Roof-mounted mechanical equipment is prohibited on single-family residential units.
- b. **Wall-Mounted Mechanical Equipment.** Wall-mounted mechanical equipment that protrudes more than six inches from the outer building wall shall be screened from view by structural features that are compatible with the architecture of the building. Wall-mounted mechanical equipment that protrudes six inches or less from the outer building wall shall be designed to blend with the color and architectural design of the building.
- c. **Ground-Mounted Mechanical Equipment.** Ground-mounted mechanical equipment shall be screened from view by landscaping equal to half the height of mechanical equipment when planted or by a decorative wall that is compatible with the architecture and landscaping of the site. The wall shall be of a height equal to or greater than the height of the mechanical equipment being screened.

3. **Alternate Screening.** Mechanical equipment that is not screened in full compliance with this Section shall be reviewed consistent with the design review procedures of Section XX, Design Review. Alternate screening methods may include, but shall not be limited to, increased setbacks, increased landscaping, grouping the equipment on specific portions of a site, and painting or otherwise camouflaging the equipment.

- B. **Dumpster Screening.** Trash dumpsters and other waste/recycling containers serving multifamily or nonresidential uses shall be screened consistent with the following standards.

1. **Design and Other Specifications.** Dumpsters or other trash receptacles shall be screened from public view on three sides by a solid wall at least six feet in height and on the fourth side by a solid gate at least five feet in height. The gate and wall shall be maintained in good working order and shall remain closed except when trash pick-ups

occur. The wall and gate shall be architecturally compatible with other buildings and structures on the site. Applicants shall be responsible for coordinating with the solid waste disposal provider on matters relating to appearance, quantity, interior dimensions, locations, and access.

2. **Setbacks.** All enclosures shall be located a minimum of 50 feet from residential zoning districts and from the property lines of sites containing existing or proposed residential, school, licensed day care, and park and recreation facilities, except in downtown zoning districts.
  3. **CPTED Design Requirements.**
    - a. No dumpsters or other trash enclosures shall be located within a parking structure.
    - b. The bottom of trash enclosure gates shall be a minimum of six inches from the ground and a maximum of eight inches above the ground.
- C. **Loading and Access Areas-Design and Screening.** In nonresidential and mixed-use zoning districts, commercial and industrial buildings with rear or side vehicular access shall maintain adequate room for loading docks, loading spaces, customer pick-up areas, trash enclosures (and their setbacks), vaults, transformer pads, other utility service boxes, and all ground-mounted mechanical equipment as needed. Beyond the physical boundaries of the docks and other such adjacent circulation impediments, property owners shall provide and maintain a minimum setback of 34 feet from all property lines. Within this setback, the 24 feet closest to the building and its adjacent circulation impediments shall remain clear at all times, and the 10 feet nearest the property line shall be available for vaults, transformer pads, and other above- and below-ground utility service boxes. Areas within 10 feet of property lines that are not used for utility boxes shall be landscaped with minimum 24-inch box pine trees, planted 15 feet on center. Alternate plant materials may be approved by the Community Development and Services Director provided the alternate materials result in equivalent immediate and long-term screening.

#### 19.10.5 Landscaping and Screening Standards

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- A. **Landscape Material Standards.** The standards in this Section are the minimum requirements for all trees, shrubs, and landscape material.
1. **Landscape Material Restrictions.** All development shall comply with the landscape material restrictions in HMC Section 14.14.050.



2. ***Restrictions on Water-Efficient Landscaping Prohibited.*** Any person(s) or association(s), regardless of date of establishment, is prohibited from imposing private covenants, restrictions, deed clauses, or other agreements, between the parties that prevent person(s) from utilizing water-efficient landscaping, including but not limited to xeriscape, provided such landscaping receives appropriate design-review approval. Landscaping materials and designs may not be prohibited solely on the basis that they make use of water-efficient landscaping.
3. ***General Design.*** Plant materials shall be selected and/or placed for: energy and water efficiency; adaptability and relationship to the desert environment; color, form, and pattern; ability to provide shade; soil retention; and resistance to fire. The overall landscape plan shall be integrated with all elements of the project, such as buildings, parking lots, and streets to achieve a desirable microclimate and minimize energy demand.
  - a. ***Plant Varieties.*** Minimum three tree varieties and five shrub varieties shall be provided for each project.
  - b. ***Hardscape.*** Landscape design may integrate hardscape (plazas, courtyards, trails, etc.) and landscaping, which may be counted towards the overall project's site landscaping and/or open space requirements at the discretion of the Community Development and Services Director.
4. ***Plant Quality.*** Plants installed to satisfy the requirements of this Section shall meet or exceed the plant quality and species standards of the SNRPC Regional Plant List. Plants shall be nursery-grown and adapted to the local area. No artificial plants or vegetation shall be used to meet any standards of this Section, except in the discretion of the Community Development and Services Director. Limited amounts of high-quality artificial turf may be allowed to meet the requirements of this Section.
5. ***Plant Sizes and Specifications.***
  - a. ***Trees.***
    - i. Outside the downtown districts, trees planted to satisfy the standards of this Section shall have a minimum box size of 24 inches. Within the downtown districts, trees planted to satisfy the standards of this Section shall have a minimum box size of 36 inches.

- ii. At maturity, shade tree canopies in commercial, industrial, semipublic, multifamily, and mixed-use developments shall be pruned to provide a minimum clearance of seven feet from the ground.
- iii. Installed trees shall meet the minimum size and surface area size requirements in Table XX, Tree Canopy Size and Minimum Required Surface Area.

**TABLE XX, TREE CANOPY SIZE AND MINIMUM REQUIRED SURFACE AREA**

Recommended Tree Species Size Categories	Average Canopy Size (At maturity)	Minimum Required Surface Area (per tree)
Small Canopy	16 feet by 16 feet	81 square feet (9 feet by 9 feet)
Medium Canopy	22 feet by 22 feet	121 square feet (11 feet by 11 feet)
Large Canopy	28 feet by 28 feet	196 square feet (14 feet by 14 feet)

- b. *Shrubs.*
  - i. Shrubs planted to satisfy the standards of this Section shall have a minimum container size of five gallons.
  - ii. When planted adjacent to sidewalks, shrubs shall not exceed three feet at maturity in commercial, industrial, semipublic, multifamily, and mixed-use developments.
- c. *Groundcover.* Groundcovers planted to satisfy the standards of this Section shall have a minimum container size of one gallon.
- d. *Barrier Plants.*
  - i. Size. Barrier plants planted to satisfy the standards of this Section shall have a minimum container size of five gallons.
  - ii. Location. In commercial and industrial developments, barrier plants should be used below and to the sides of windows and adjacent perimeter walls, fences, and other building walls.
- e. *Turf.* The turf limitations contained in this subsection are intended to increase the use of water-efficient vegetation. Landscaping shall be designed and landscaping material shall be chosen and installed so as to ensure that within three years of normal growth, at least 50 percent of the area covered by non-turf landscaping will consist of water-efficient vegetation.

i. Downtown, Nonresidential, Multifamily, and Mixed-Use Zoning Districts.

- (a) The installation of new turf in nonresidential, multifamily, and mixed-use developments, including common areas of residential neighborhoods, is prohibited. This provision shall not apply to golf courses, public or private schools or parks, or required common open space in any new development, provided the total turf area does not exceed 30 percent of the landscaped area of the development and no turf area dimension is less than 10 feet.
- (b) Turf areas shall not be located within three feet of a sidewalk, curb, or building wall.
- (c) The maximum slope of a turf area shall not exceed 33 percent. Regardless of slope, turf areas are to be graded to prevent run-off onto sidewalks and driveways.

ii. Single-Family Residential.

- (a) The use of drought-tolerant landscaping materials is encouraged in residential front yards.
- (b) The installation of turf in residential front yards is prohibited. See HMC Section 14.14.050.

iii. Golf Courses. Golf courses shall be limited to a maximum of 90 acres of turf for 18 holes and 10 acres of turf for a driving range. This turf limitation of golf courses may be exceeded if the applicant demonstrates to the satisfaction of the Department of Utility Services that irrigation of turf, in excess of the amount specified, will have no significant impact on water resources or peak demand delivery capacity, because water for the additional turf will be provided by one or more of the following methods:

- (a) Water Provided by Well. Water provided from applicants' own well, appurtenant, or transferred water rights that can be legally used to irrigate the property on which the golf course is developed.

- (b) Water Provided by City. When water is provided by the City, the applicant must contribute to an exterior water efficiency retrofit program approved by the Department of Utility Services to offset the impacts on water resources and system delivery capacity in an amount equivalent to two times the amount of water used by the turf grass. Golf courses shall be subject to water budgeting per HMC Section 14.14.040.
- (c) Groundwater Provided from the Shallow Groundwater Aquifer. Applicant may develop and provide the groundwater at his sole cost or may compensate the Department of Utility Services to develop groundwater pursuant to an agreement with the Department of Utility Services. Both parties must have executed the agreement at the time of application.
- (d) Nonpotable Water. Nonpotable water is provided at the discretion of the City. The applicant must demonstrate water-efficient planning and practices to qualify for nonpotable water from the City.

The restrictions for turf area shall not apply to any property that is the subject of a development agreement between the City and the owner or former owner of the property provided the development agreement is in effect as of the effective date of this ordinance and the development agreement has not been canceled at the time of commencement of construction of the golf course.

- f. Other Ground Treatments. Rock mulch shall be installed and maintained at a minimum depth of two inches and a maximum depth of four inches on all planted areas except where groundcover plants are fully established.
- g. Species. Tree and plant species provided to meet the landscaping and screening standards of this section shall comply with the SNRPC Regional Plant List.

#### 19.10.6 Planting Standards

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- A. **Perimeter Landscape Buffers and Non-Buffer Areas.** Unless otherwise expressly stated, a minimum of one shrub shall be provided per 80 square feet of landscape buffer, and a minimum of one tree shall be provided per 20 linear feet of landscape buffer. Trees are not required to

be planted every 20 feet on center. The Community Development and Services Director may allow plant and tree clustering subject to approval.

B. **Parking Lot Landscaping.** No turf shall be allowed within interior parking lot landscape areas. All plant units must comply with the SNRPC Regional Plant List.

1. ***Terminal Islands.*** A minimum of two large shade trees installed at 24-inch-box size and four five-gallon shrubs.
2. ***Divider Medians and Pedestrian Walkways.*** A minimum one large shade tree installed at 24-inch-box size every 20 linear feet and one shrub every 80 square feet.
3. ***Landscape Diamonds.*** A minimum one large shade tree installed at 24-inch-box size.
4. ***Landscape Fingers.*** A minimum one large shade tree installed at 24-inch-box size and three five-gallon shrubs.
5. ***Staggered Landscape Islands.*** A minimum one large shade tree installed at 24-inch-box size.

C. **Residential.**

1. A minimum of two trees (small, medium, or large) installed at 24-inch-box size, seven five-gallon shrubs and seven one-gallon groundcovers shall be provided for each residential front yard. ~~Custom homes in designated rural neighborhoods and custom home lots with no design standards shall be exempt from this standard.~~

Minimum required front yard landscaping			
	# of 24-inch box shade trees	# of 5-gallon shrubs	# of 1-gallon groundcover
Lots less than ** feet	1	4	2
Lots greater than ** feet <sup>1</sup>	2	7	7

<sup>1</sup>- Custom homes in designated rural neighborhoods and custom home lots with no design standards shall be exempt from this standard.

2. Alternatives to the two-tree requirement may be approved by the Community Development and Services Director. Decisions will be based on the available open soil area in a front yard.
- D. **Other Areas.** All landscape planting areas that are not dedicated to trees or shrubs shall be landscaped with groundcover or other appropriate landscape treatment including, but not limited to, decorative rock or decomposed granite. Up to 10 percent of the required landscape area that is not dedicated to trees or shrubs may be occupied by hardscape materials, provided such areas are shaded by trees, canopies, or other shade devices. The underlying slope of all areas covered with rock mulch shall not exceed 3:1. If the slope exceeds 3:1, rip-rap must be used, which is rock with a diameter of six to nine inches. Alternatives to this may be approved by the Community Development and Services Director.
- E. **Landscape Restrictions Within Municipal Utility Easements.** Landscape planting areas in designated municipal utility easements may not be required to provide the minimum number of trees to satisfy the applicable standards of Section XX of the Code. Large shrubs as identified within the SNRPC Regional Plant List shall be required to be substituted at a ratio of one-to-one to offset the reduction in trees within the landscape planting area, in addition to the shrubs planted to satisfy the standard of the applicable section. Alternatives to this may

be approved by the Directors of the Community Development and Services and Utility Services departments.

### 19.10.7 Parking and Loading Area Landscaping

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- A. **Applicability.** The interior parking lot landscaping standards of this section shall apply to all off-street parking lots except those exempted below. They shall not apply to vehicle/equipment storage lots. Perimeter landscaping is required in all parking lots, regardless of size.
1. Parking lots containing twenty or less off-street parking spaces.
  2. Non-residential developments with less than four rows of parking depth. In the instances of double-loaded parking, each individual row of parking will be counted as a single row, whether it is provided as single- or double-loaded parking or any combination of the two. See Figure XX.
- B. **Relationship to Other Landscaping Standards.** Landscaping provided to meet the parking lot landscaping requirements of this Section may be counted towards meeting a project's required site landscaping, but shall not count towards meeting the applicable common open space requirement.
- C. **Terminal Islands.** Landscaped terminal islands shall be provided at the end of each parking row. Terminal islands shall have minimum interior dimensions of at least eight feet in width and 30 feet in length.
- D. **Divider Medians.** Divider medians that form a continuous landscaped strip may be installed between abutting rows of parking spaces. The minimum width of divider medians shall have a minimum interior dimension of eight feet if wheel stops or raised curbs prevent vehicle overhang of the median. If vehicle overhang is allowed, the minimum interior dimension shall be 10 feet. See Figure XX.
- E. **Pedestrian Walkways.** Pedestrian walkways must be installed between abutting rows of parking per Section XX.
- F. **Landscape Diamonds, Staggered Islands, and Fingers.**
1. Landscape diamonds with a minimum interior dimension of six feet shall be provided every four parking spaces within the interior parking lot, except where divider medians are provided in accordance with Figure XX. Upon approval of the Community Development and Services Director, trees may be omitted from the diamonds only if covered parking structures are provided and would interfere with the trees.

Shrubs/ground cover must still be provided per Code. In the event the structures are later removed, trees must be installed at that time per the requirements of this Code.

2. Staggered landscape islands with a minimum interior dimension of eight feet wide and 13 feet long shall be provided every six parking spaces within the interior parking lot. Upon approval of the Community Development and Services Director, trees may be omitted from the portions of the parking lot where covered parking structures are provided and would interfere with the trees. Shrubs/ground cover must still be provided per Code. In the event the structures are later removed, trees must be installed at that time per the requirements of this Code.
3. Landscape fingers shall be provided every 10 spaces around the perimeter of the parking lot. Landscape fingers shall have a minimum interior dimension of eight feet in width and 15 feet in length.

G. **Parking Lot Screening.** All surface parking lots visible from the public realm shall be screened using one of the following methods, unless otherwise noted below:

1. ***Methods.***

- a. A low masonry wall at least three feet and no more than four feet in height (with any fencing over three feet being transparent – e.g., wrought iron), in combination with landscaping (see Figure XX);
- b. An ornamental metal fence in combination with landscaping;
- c. A hedge at least three feet at planting and no more than four feet in height at maturity consisting of a double row of shrubs planted three feet on center in a triangular pattern; or
- d. Berming of the grade to at least 2.5 feet in height above the finish grade of the parking lot, and with slopes no greater than 2:1. Slopes shall be covered with shrubs spaced a maximum of three feet on center.

2. ***Criteria.*** To satisfy the above standards:

- a. Landscaping shall be planted between the wall/fence and the public right-of-way, sidewalk, or boundary.
- b. Walls, fences, and landscaping shall not exceed four feet in height to adequately screen most car headlights while maintaining clear visibility into and out of the parking lot.



- c. All parking lot screening devices shall comply with sight-visibility-zone requirements at street intersections, per Standard Drawing *No. 201.2*. Sight visibility zones for driveways shall be provided per Section XX of the Code.

### 19.10.8 Maintenance

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#### A. Installation.

1. **General.** All landscaping shall be installed according to International Society of Arboriculture (ISA) in a manner designed to encourage vigorous growth. All landscape material and irrigation improvements shall be in place prior to issuance of the final certificate of occupancy unless the Community Development and Services Director approves an extension or the applicant provides a landscape bond satisfactory to the Community Development and Services Director prior to the extension being granted.
2. **Root Guards.** Root guards shall be installed to protect hardscape from trees planted within 10 feet of public improvements within the public right-of-way in accordance with Figure XX, Required Root Guards. Root guards shall be shown on final stamped landscape drawings submitted as part of the building permit process.

#### B. Maintenance.

Trees, shrubs, fences, walls, irrigation improvements, and other landscape features depicted on plans approved by the City shall be considered elements of the project in the same manner as parking, building materials, and other details are elements of the plan. The landowner, successors in interest or agent, if any, shall be jointly and severally responsible for the following:

1. Regular maintenance of all landscaping and irrigation improvements in good condition and in a way that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or other maintenance, as needed and in accordance with acceptable horticultural practices.
2. The repair or replacement of required landscape structures (e.g., walls, fences) to a structurally sound condition.
3. The regular maintenance, repair or replacement, where necessary, of any landscaping required by this section.

#### C. Irrigation.

Landscaped areas shall be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans shall be submitted with development plans and shall contain all construction details for an automatic system. A back-flow prevention

device shall be provided in accordance with the currently adopted Uniform Design and Construction Standards. Gray-water systems are prohibited per Title 14.

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## Chapter 19.11      Parking and Loading Standards

### Sections:

- 19.11.1 Purpose and Applicability
- 19.11.3 General Provisions
- 19.11.4 Required Parking and Loading Spaces
- 19.11.5 Parking Alternatives and Reductions
- 19.11.6 Location of Required Parking
- 19.11.7 Bicycle Parking
- 19.11.8 Loading
- 19.11.9 Parking Area Design Standards
- 19.11.9 Parking and Loading Study

### 19.11.1      Purpose and Applicability

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- A.    **Purpose.** This Chapter is intended to help ensure provision of off-street parking and loading facilities in proportion to the parking, loading, and transportation demands of different land uses.
- B.    **Applicability.** Every building or land use established or enlarged must provide off-street parking and loading areas consistent with the minimum parking requirements set forth in this Chapter.
  - 1.    ***Expansions and Enlargements.*** Additional off-street parking and loading spaces are required to serve only the enlarged or expanded area of a structure, provided that the number of off-street parking and loading spaces provided for the entire use equals at least 75 percent of the minimum parking requirement.
  - 2.    ***Change of Use.*** Off-street parking and loading must be provided for any change of use that would result in a requirement for more parking or loading spaces than the existing use.
  - 3.    ***Phased Projects.*** For projects being developed in phases, the future phases left undeveloped must either be fenced off from vehicular traffic entirely or separated by a six inch curb and in no instance may be used as a parking area if left unpaved. If there

is intent to use an area planned for future phases as an interim parking lot, that area must be paved and striped consistent with the HMC. Parking lot landscaping is not required within the phased area.

4. **Exemptions.** For exemptions to downtown district parking and loading spaces, refer to Section XX, XX.

### 19.11.2 General Provisions

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#### A. Use of Off-Street Parking Areas.

1. **Nonresidential Districts.** Required off-street parking areas are to be used solely for the parking of licensed motor vehicles in operating condition. Required spaces may not be used for the display of goods for sale or lease, or for the long-term storage of vehicles, motor homes, campers, mobile homes, or building materials.
2. **Residential Districts.**
  - a. Required off-street parking areas are to be used solely for the parking of licensed motor vehicles in operating condition.
  - b. In addition to the standard driveway parking spaces provided in conjunction with any single-family residence, one additional off-street parking or storage space for one recreational vehicle or one passenger vehicle may be provided within any front yard or corner side setback area provided any vehicle does not exceed eight feet in height or 25 feet in length. Such parking or storage space must be finished in concrete, asphalt, or a similar paved surface.

#### B. Vehicle Stacking Areas. This Subsection applies unless otherwise approved by the Public Works Parks and Recreation Director.

1. **Queuing Studies.** The Public Works Parks and Recreation Director is authorized to require the submittal of a queuing study prepared by a traffic engineer ~~certified~~ licensed in the state of Nevada when deemed necessary to competently measure the vehicle stacking demands of a proposed use.
2. **Minimum Number of Spaces.** Unless otherwise required by the Public Works Parks and Recreation Director or the Community Development and Services Director, off-street stacking spaces must be provided consistent with Table XX, Vehicle Stacking Requirements.

**TABLE XX, VEHICLE STACKING REQUIREMENTS**

Activity Type	Minimum Stacking Spaces	Measured From
Bank Teller Lane	4	Teller or Window
Automated Teller Machine	3	Teller
Restaurant, Drive-Through	6	Pick-Up Window to Drive-Through Lane Entrance
Car Wash Stall, Automatic	4	Entrance
Car Wash Stall, Self-Service	3	Entrance
Gasoline Pump	1 at each end of the pump island for each accessible side of the pump	-
Dry Cleaner, Drive-Through	3	Drop-Off/Pick-Up Window
Other	Determined by the Public Works Parks and Recreation Director based on queuing study	

3. ***Design and Layout.*** Required stacking spaces are subject to the following design and layout standards.

- a. ***Size.*** Stacking spaces must be a minimum of eight feet by 20 feet.
- b. ***Location.*** Stacking spaces may not impede required fire lanes, on-site or off-site traffic movements, or movements into or out of off-street parking spaces.
- c. ***Design.*** Stacking spaces must be separated from other internal driveways by raised medians if deemed necessary by the Community Development and Services Director for traffic movement and safety. Vehicle stacking areas must also comply with any applicable standards set forth in Chapter XX, Specific Use and Activity Regulations.

- C. **Accessible Parking for Persons with Physical Disabilities.** A portion of the total number of required off-street parking spaces in each off-street parking area must be designated, located, and reserved for use by persons with physical disabilities, consistent with the standards in this Subsection.

1. ***Number of Spaces.*** The minimum number of accessible spaces required is established as a portion of the total number of off-street parking spaces provided, as set forth in

Table XX, Accessible Parking Requirements. Accessible parking spaces are counted toward the off-street parking requirement.

**TABLE XX, ACCESSIBLE PARKING REQUIREMENTS**

Total Parking Spaces Provided	Minimum Number of Accessible Spaces (Including Van-Accessible)	Minimum Number of Van-Accessible Spaces
1-25	1	1
26-50	2	1
51-75	3	1
76-100	4	1
101-150	5	1
151-200	6	1
201-300	7	1
301-400	8	1
401-500	9	2
501-1,000	2% of total spaces	1 out of every 6 accessible spaces
>1,000	20 + 1 per each 100 spaces, or fraction thereof, over 1,000	-

2. **Minimum Dimensions.** All accessible spaces must have a minimum 11-foot width and must have an adjacent access aisle as established below.
  - a. *Car-Accessible Spaces.* Car-accessible spaces must have at least a five-foot-wide access aisle located abutting the designated parking space.
  - b. *Van-accessible spaces.* Van-accessible spaces must have at least an 11-foot-wide access aisle located abutting the designated parking space.
3. **Location of Spaces.** Required accessible spaces must be located in proximity to building entrances and must be designed to allow occupants of vehicles to reach the building entrance on an unobstructed path.
4. **Signs and Marking.** Required accessible spaces must be identified with signs and pavement marking identifying them as reserved for persons with disabilities. Signs

must be posted directly in front of the parking space at a minimum height of 60 inches and a maximum height of 72 inches above pavement level.

### 19.11.3 Required Parking and Loading Spaces

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- A. **Requirements.** The minimum number of required parking and loading spaces are established in Table XX, Parking and Loading Requirements.
- B. **Calculations.** The following rules apply when calculating off-street parking and loading requirements.
  - 1. **Fractions.** When measurements of the number of required spaces result in a fractional number, the result must be rounded up to the next highest whole number.
  - 2. **Area Measurements.** Unless otherwise stated, all square-footage-based parking and loading standards must be computed based on gross floor area.
  - 3. **Occupancy- or Capacity-Based Standards.** When calculating parking requirements based on employees, students, residents, or occupants, calculations must be based on the largest number of persons working on any single shift, the maximum enrollment or the maximum fire-rated capacity, whichever is applicable and whichever results in the greater number of spaces.
  - 4. **Unlisted Uses.** Upon receiving a development application for a use not listed in this Chapter, the Community Development and Services Director is authorized to apply the off-street parking standard specified for the listed use that is deemed most similar to the proposed use or establish minimum off-street parking requirements based on a parking and loading study prepared by the applicant (see Section XX, Parking and Loading Study).
  - 5. **Reserved Parking.** All required parking spaces must be free, unfettered, and permanently available to all users. They must also be maintained for public-parking purposes only and may be covered or uncovered. Only parking spaces provided in excess of the minimum number of spaces required by this Code may be reserved (covered or uncovered) for specific users.
  - 6. **Parking within Rights-of-Way.** Parking within the right-of-way is deemed excess parking and does not count toward the minimum parking requirement. Unless otherwise stated, all required parking must be located on the project site of the use or development that the parking is required to serve.

**TABLE XX, PARKING REQUIREMENTS**

Use	Parking Requirement	Loading Requirement
Residential Uses		
Household Living		
<i>Dwelling, Live/Work</i>	1.5 per DU	-
<i>Dwelling, Multifamily</i>	1.5 per 1-bedroom unit 1.5 per unit in a mixed-use building 2 per 2-bedroom unit and above	-
<i>Dwelling, Single-family Attached</i>	2 per DU	-
<i>Dwelling, Single-family Detached</i>	2 per DU	-
<i>Senior Housing</i>	0.75 per DU	-
<i>Accessory Dwelling Unit</i>	1 per ADU	-
Community Residence	No additional parking beyond the required parking for the specific dwelling type	-
Facility for Transitional Living for Released Offenders	2 per DU	-
Manufactured/Mobile Home Park or Subdivision	1 per DU, plus 0.25 guest space per unit, within each park or subdivision	-
Short Term Vacation Rental	Based on type of housing unit being rented. See that use type for parking requirements.	-
Travel Trailer/RV Park	Determined by the Community Development and Services Director	-
Public/Institutional Uses		
Airport or Landing Strip	Determined by the Community Development and Services Director	-
Cemetery	Determined by the Community Development and Services Director	-
Club or Lodge	1 per 100 GFA	Group 3



Cultural Institution	1 per 300 GFA	Group 3
Day Care		
<i>Day Care Center</i>	1 per 500 GFA. Adequate drop-off and pick-up lanes and areas must be provided.	Group 2
<i>Family Home</i>	2 per home	Group 2
<i>Group Child Care</i>	1 per 500 GFA. Adequate drop-off and pick-up lanes and areas must be provided.	Group 2
Detention Facility	Determined by the Community Development and Services Director	-
Employment & Training Center, Non-Profit	1 per 300 GFA	Group 3
Government Office	1 per 300 GFA	Group 2
Heliport	Determined by the Community Development and Services Director	-
Hospital	1 per 400 GFA	Group 3
Institutional Housing		
<i>Group Living-General</i>	0.5 spaces per room or 200 square feet of gross floor area, whichever is greater	Group 1
<i>Supportive Housing</i>	0.5 spaces per room or 200 square feet of gross floor area, whichever is greater	Group 1
Park and Recreation Facility	Determined by the Community Development and Services Director	-
Public Safety Facility	Determined by the Community Development and Services Director	-
Religious Assembly	1 per 300 GFA	Group 3
School	Elementary and middle schools: 2 spaces per classroom plus all required drop-off/pick-up spaces.  High schools: 1 space per teacher/employee plus 8 spaces per classroom, plus all required drop-off/pick-up spaces.	Group 1
Social Service Facility	Determined by the Community Development and Services Director	

Telecommunication Facility	-	-
Utility, Minor	Determined by the Community Development and Services Director	-
Utility, Major	Determined by the Community Development and Services Director	Group 1
Vocational School	4 per classroom	-
Youth Drop-In Center	1 per 6-person capacity. Adequate drop-off and pick-up lanes and areas must be provided.	Group 2
<b>Commercial Uses</b>		
<b>Animal Services</b>		
<i>Animal Boarding</i>	1 per 400 GFA	Group 1
<i>Animal Sales and Grooming</i>	1 per 400 GFA	Group 1
<i>Veterinary Clinic/Hospital</i>	1 per 400 GFA	Group 1
Artists' Studio	1 per 400 GFA	-
Bail-Bond Broker	1 per 400 GFA	-
Banquet Facility	Determined by the Community Development and Services Director	Group 2
<b>Commercial Recreation and Entertainment</b>		
<i>Cinema/Theaters</i>	1 per 3 fixed seats or 1 per 60 square feet of seating area if no fixed seats	Group 1
<i>Indoor Sports and Recreation</i>	1 per 400 GFA	Group 1
<i>Outdoor Recreation and Entertainment</i>	Determined by the Community Development and Services Director	Group 1
<i>Teenage Dancehalls and Nightclubs</i>	1 per 100 GFA	Group 1
Daily Labor Service	1 per 250 GFA	-

Eating and Drinking Establishment		
<i>Restaurant</i>	1 per 150 GFA	Group 1
<i>Restaurant with Bar</i>	1 per 150 GFA plus any additional parking associated with live entertainment if applicable	Group 1
<i>Tavern</i>	1 per 150 GFA plus any additional parking associated with live entertainment if applicable	Group 1
<i>Beer or Wine Lounge</i>	1 per 150 GFA plus any additional parking associated with live entertainment if applicable	Group 1
Financial Institution		
<i>Banks and Credit Unions</i>	1 per 250 GFA	Group 2
<i>Check Cashing, Deferred Deposit Service, and/or Vehicle Title Loan Facility</i>	1 per 250 GFA	Group 2
Fleet-Based Services	Determined by the Community Development and Services Director	-
Food Preparation	Determined by the Community Development and Services Director	Group 1
Funeral and Interment Service	1 per 250 GFA	Group 1
Gaming Establishment		
<i>Nonrestricted Gaming</i>	Determined by the Community Development and Services Director	Group 1
<i>Restricted Gaming</i>	As required by the primary use	Based on the requirements of the primary use
Hookah/Smoking Lounge	1 per 250 GFA	Group 1
Instructional Service	Determined by the Community Development and Services Director	-
Laboratory	1 per 500 GFA	Group 1

Maintenance and Repair Service	1 per 300 GFA	Group 1
Marijuana Establishment		
<i>Marijuana, Cultivation Facility</i>	Determined by the Community Development and Services Director	Group 2
<i>Marijuana, Infusion or Manufacturing Facility</i>	1 per 500 GFA	Group 2
<i>Marijuana, Independent Testing Laboratory</i>	1 per 500 GFA	Group 2
<i>Medical Marijuana Dispensary</i>	1 per 250 GFA	Group 2
<i>Retail Marijuana Dispensary</i>	1 per 250 GFA	Group 2
Mini-Storage Facility	5 on the exterior side of the security fence for customers. 1 covered space for exclusive use by each resident manager quarters is required. If truck or trailer rental is conducted as an accessory use, 1 additional space for each rental vehicle is required.	Group 1
Office		
<i>Business and Professional</i>	1 per 300 GFA	Group 2
<i>Medical</i>	1 per 300 GFA	Group 2
Pawnshop	1 per 250 GFA	Group 1
Personal Service		
<i>General</i>	1 per 500 GFA	Group 1
<i>Dry Cleaning Agency</i>	1 per 500 GFA	Group 1
<i>Massage</i>	1 per 250 GFA	-
<i>Reflexology</i>	1 per 250 GFA	-
<i>Tattoo and Body Alteration Studio</i>	1 per 250 GFA	-
Retail Sales and Service		

<i>General</i>	< 25,000 square feet: 1 per 175 GFA ≥ 25,000 square: 1 per 250 GFA except that furniture, appliances, and other large consumer goods: 1 per 500 GFA	Group 1
<i>Auction Facility</i>	1 per 250 GFA	Group 1
<i>Building Materials</i>	1 per 500 GFA plus 1 per 2,500 GFA of outdoor/display area	Group 1
<i>Convenience Market</i>	1 per 250 GFA plus applicable stacked spaces	-
<i>Food and Beverage Sales, General</i>	1 per 250 GFA	Group 1
<i>Food and Beverage Sales, Liquor Store</i>	1 per 250 GFA	Group 1
<i>Pharmacy</i>	1 per 400 GFA	Group 1
<i>Plant Nursery</i>	1 per 300 GFA	Group 2
<i>Printing Service</i>	1 per 400 GFA	Group 1
<i>Rental Service</i>	1 per 400 GFA	Group 1
<i>Secondhand Goods</i>	1 per 250 GFA	Group 1
<i>Smoke/Tobacco Shop</i>	1 per 250 GFA	Group 1
<i>Swap Meet</i>	Indoor: 1 per 175 GFA Outdoor: 4 per each retail stall/unit	Group 1
Sexually Oriented Business	1 per 250 GFA	-
Vehicle/Equipment Related Uses		
<i>Auto Broker</i>	1 per 300 GFA plus 2 for vehicle storage	-
<i>Vehicle Sales and Leasing</i>	1 per 500 GFA plus 1 per 25 vehicle display spaces	Group 1
<i>Vehicle Rental</i>	1 per 400 GFA plus 1 for each rental vehicle	Group 1
<i>Equipment Sales, Service, and Rental</i>	1 per 400 GFA plus 1 per 500 GFA of outdoor display area	Group 1
<i>Car Wash, Automatic</i>	2 plus applicable stacked spaces	-

<i>Car Wash, Full Service</i>	2 plus 1 per employee plus applicable stacked spaces	Group 1
<i>Car Wash, Self Service</i>	2 plus applicable stacked spaces	-
<i>Commercial (Retail) Fueling Center</i>	Applicable stacked spaces	-
<i>Fleet Fueling Station</i>	1 per 500 GFA	-
<i>Service Station</i>	1 per 200 GFA plus 0.5 per service bay plus applicable stacked spaces	Group 1
<i>Smog Check Station</i>	1 per employee plus applicable stacked spaces	-
<i>Vehicle/Equipment Repair</i>	1 per 500 GFA plus applicable stacked spaces	Group 1
<i>Vehicle Storage</i>	Determined by the Community Development and Services Director	-
Visitor Accommodation		
<i>Hotel/Motel</i>	0.75 per room	Group 1
<i>Recreational Vehicle Resort</i>	1 per each recreational vehicle plus 1 guest space per 10 recreational vehicles	-
<i>Resort Hotel</i>	Determined by the Community Development and Services Director	Group 1
<i>Time-Share Project</i>	1 per room up to 500 plus 1 per 2 rooms over 500 up to 1,000 plus 1 per 4 rooms over 1,000	-
Wedding Chapel	1 per 100 GFA	Group 1
<b>Industrial Uses</b>		
Cogeneration Facility	Determined by the Community Development and Services Director	-
Commercial Laundry		
<i>General</i>	1 per 500 GFA	Group 1
<i>Limited</i>	1 per 500 GFA	Group 1
Communication and Data Storage Facilities	1 per 500 GFA if employees are present	Group 2
Concrete Product Production	1 per 1,000 sf of indoor area plus 1 per 2,000 sf of outdoor area plus 1 per 300 sf of accessory use	Group 1

Construction Storage Yard	1 per 7,000 sf of yard up to 42,000 sf plus 1 per 20,000 sf of yard in excess of 42,000 sf	Group 1
Food and Beverage Manufacturing		
<i>Small Scale</i>	1 per 500 GFA	Group 1
<i>Large Scale</i>	1 per 750 GFA	Group 1
Industry		
<i>Custom</i>	1 per 500 GFA	Group 1
<i>General</i>	1 per 750 GFA	Group 1
<i>Limited</i>	1 per 500 GFA	Group 1
<i>Research and Development</i>	1 per 400 GFA	Group 1
Junkyard	Determined by the Community Development and Services Director	Group 1
Logistics and Shipping	Determined by the Community Development and Services Director	Group 1
Maintenance Service Facility	Determined by the Community Development and Services Director	Group 1
Mining and Processing		
<i>General</i>	Determined by the Community Development and Services Director	-
<i>Short Term</i>	Determined by the Community Development and Services Director	-
Recycling Facility		
<i>Collection Facility</i>	Determined by the Community Development and Services Director	Group 1
<i>Processing Facility</i>	Determined by the Community Development and Services Director	Group 1
Warehousing, Storage, Wholesaling, and Distribution	1 per 1,000 sf up to 5,000 sf plus 1 per each additional 3,000 sf	Group 1

Agricultural Uses		
Agriculture		
<i>Animal Production</i>	-	-
<i>Crop Production</i>	-	-
<i>Horticulture</i>	-	-
Urban Agriculture		
<i>Community Garden</i>	Determined by the Community Development and Services Director	-
<i>Indoor Agriculture</i>	Determined by the Community Development and Services Director	-
<i>Market Garden</i>	Determined by the Community Development and Services Director	-
Key:		
- = None		
GFA = Gross Floor Area, square feet		

#### 19.11.4 Parking Alternatives and Reductions

- A. **Purpose.** This Section provides alternatives to compliance with the parking regulations established in this Chapter.
- B. **Applicability.** Applicants seeking approval of an alternative parking plan through the Waiver or Administrative Adjustment processes must secure approval of such plan in compliance with this Section. Alternative parking plans may be approved in all zoning districts.
- C. **General.**
  1. **Procedure.** Alternative parking plans must be reviewed and approved consistent with Section XX, Administrative Adjustments.
  2. **Recordation of Approved Plans.** An attested copy of an approved alternative parking plan and approval letter must be recorded with the Clark County Recorder. An alternative parking plan may be amended by following the same procedure required for



the original approval. The applicant must provide proof of recordation prior to approval of a certificate of occupancy.

3. **Violation.** Violations of an approved alternative parking plan constitute a violation of the Code and will be subject to the enforcement and penalty provisions of Chapter XX, Enforcement.
  4. **Maximum Reduction Allowed.** Total cumulative reductions to the minimum off-street parking requirements through the application of any combination of potential reductions listed in this Section shall not exceed 15 percent, as determined by the Community Development and Services Director.
- D. **Off-Site Parking.** The Community Development and Services Director may approve the location of required off-street parking spaces on a separate lot from the lot on which the principal use is located if the off-site parking complies with the following standards.
1. **Ineligible Activities.** Off-site parking may not be used to satisfy the off-street parking requirements for residential uses (except guest parking), restaurants, convenience stores, or other convenience-oriented uses. Required parking spaces reserved for persons with disabilities may not be located off-site.
  2. **Location.** No off-site parking space may be located more than 1,000 feet from the primary entrance of the use served (measured along the shortest legal pedestrian route) unless remote-parking shuttle-bus service is provided. Off-site parking spaces may not be separated from the use served by a street right-of-way with a width of more than 80 feet, unless a grade-separated pedestrian walkway is provided, or other traffic control or remote parking shuttle bus service is provided.
  3. **Zoning Classification.** Off-site parking areas require the same or a more intensive zoning classification than required for the use served.
  4. **Agreement.** In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement between the record owners will be required. The agreement must guarantee the use of the off-site parking area for at least 10 years. An attested copy of the agreement between the owners of record must be submitted to the Community Development and Services Director for review and approval. Recordation of the approved agreement by the applicant must take place before the issuance of a building permit or certificate of occupancy for any use to be served by the off-site parking area. An off-site parking agreement may be revoked only if all required off-street parking spaces will be provided consistent with Chapter. No use may be continued if the parking is removed unless substitute parking facilities are

provided. The Community Development and Services Director must be notified at least 60 days prior to the termination of a lease for off-site parking.

E. **Shared Parking.** The Community Development and Services Director may approve shared parking facilities for development or uses with different operating hours or different peak business periods if the shared parking complies with the following standards.

1. **Location.** Shared parking spaces must be located within 1,000 feet of the primary entrance of all uses served, unless remote parking shuttle bus service is provided.
2. **Zoning Classification.** Shared parking areas require the same or a more intensive zoning classification than required for the use served.
3. **Shared Parking Study.** Those wishing to use shared parking as a means of satisfying off-street parking requirements must submit a shared parking analysis prepared by a qualified professional to the Community Development and Services Director that clearly demonstrates the feasibility of shared parking. The study must be provided in a form established by the Community Development and Services Director and be made available to the public. It must address, at a minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces.
4. **Agreement.** A shared parking plan will be enforced through written agreement among all owners of record. An attested copy of the agreement between the owners of record must be submitted to the Community Development and Services Director for review and approval. Recordation of the approved agreement by the applicant must take place before the issuance of a building permit for any use to be served by the off-site parking area. A shared parking agreement may be terminated only if all required off-street parking spaces will be provided consistent with this Chapter.

F. **Valet Parking.** The Community Development and Services Director may approve valet parking as a means of satisfying otherwise applicable off-street parking requirements if the valet parking complies with the following standards.

1. **Location.** The valet parking area may not be located within 200 feet of the public entrance of a building within the development. If the parking configuration does not allow compliance with this separation requirement, such as in parking garages, valet parking must be located in the farthest spaces from any public entrance as approved by the Community Development and Services Director.

2. **Maximum Allowed Spaces.** No more than 50 percent of the minimum required parking spaces for the development may be designated for valet spaces.
  3. **Tandem and Stacked Parking.** All parking areas, except allowed tandem and stacked parking areas, must be designed so that a vehicle may enter or exit without having to move another vehicle. Stacked parking may be authorized by the Community Development and Services Director in valet parking facilities and other parking lots with a parking attendant.
  4. **Drop-Off and Pick-Up Areas.** The development must provide a designated drop-off and pick-up area. The drop-off and pick-up area may be located adjacent to the building, but it may not be located within a fire lane, impede vehicular and/or pedestrian circulation, or cause queuing in the right-of-way or drive aisle.
  5. **Direct Access.** Valet parking must be designed so that direct access is not from a public street or alley. Direct access must be provided from an internal drive aisle that serves the development. The valet parking design may not restrict pedestrian and vehicular circulation within the development.
  6. **Valet Parking Plan.** A valet parking plan must be reviewed and approved consistent with design review procedures if a plan was not submitted with the entitlement application that created the development.
- G. **Compact Parking.** The Community Development and Services Director may approve the use of compact parking spaces for up to 50 percent of employee parking if the need for compact parking spaces is supported by a parking study prepared by the applicant. For compact parking space dimensions, see Subsection XX, Parking Space Dimensions.
- H. **Transit Accessibility.** The Community Development and Services Director may authorize up to a 10 percent reduction in the number of off-street parking spaces required for uses located with 1,000 feet of an existing bus rapid transit stop and/or a five percent reduction if the developer provides a bus stop with shelter adjacent to the site, including a walkway that connects the bus shelter to the primary building entrance. The applicant must provide confirmation from the RTC that indicates the RTC will use the facility.
- I. **Transportation Demand Management.** The Community Development and Services Director and/or Public Works Parks and Recreation Director may approve a Transportation Demand Management Plan (TDM Plan) as a means of reducing the minimum number of off-street parking spaces required for large employers (defined for the purposes of this Section as those with at least 500 employees) within a nonresidential or mixed-use development with a minimum overall area of 10 acres.

1. ***Required TDM Plan.*** A TDM Plan shall be reviewed and approved consistent with the applicable entitlement application to allow up to a 15 percent parking reduction. The TDM plan must include facts and/or projections (e.g., type of development, proximity to transit and/or other multi-modal systems, anticipated number of employees and/or patrons, minimum parking requirements, etc.) and indicate the types of transportation demand management activities that will be instituted to reduce single-occupant vehicle use and traffic congestion.
2. ***Transportation Demand Management Activities.*** The TDM Plan must provide a minimum of three of the following transportation demand management activities in order to qualify for a reduction in otherwise required minimum off-street parking spaces.
  - a. Establish a development-specific website that provides multi-modal transportation information such as real-time travel/traffic information, bus routes, bus schedules and maps, and alternative commute log (e.g., bicycle, carpool, etc.).
  - b. Disclose in writing to all employees transportation information and educational materials.
  - c. Coordinate the formation of carpooling, vanpooling, ridesharing, guaranteed ride home, teleworking, shuttle service, and/or other commuting programs.
  - d. Create a Preferential Parking Management Plan that specifically marks spaces for each registered carpool and/or vanpool vehicle, located near building entrances or in other preferential locations.
  - e. Institute off-peak work schedules, allowing employees to arrive and depart at times other than the peak morning commute period.
  - f. Establish an office location within the development, staffed by the transportation coordinator that makes transportation and ride-sharing information available to employees, residents, and nonresidents.
  - g. Any other alternative activity as approved by the Community Development and Services and Public Works Parks and Recreation Directors as a means of complying with this Section.
3. ***Transportation Program Coordinator.***

- a. The applicant must appoint a Transportation Program Coordinator to oversee transportation demand management activities.
  - b. The Transportation Program Coordinator must be registered with the RTC of Southern Nevada's TDM program Club Ride Commuter Services to promote the use of alternative commute modes and reduce single occupancy vehicle use.
  - c. The Transportation Program Coordinator must be appointed prior to issuance of a building permit or certificate of occupancy for the buildings to be served by the transportation demand management program.
4. ***TDM Annual Report.*** The Transportation Program Coordinator must provide a report annually to the Public Works Parks and Recreation Director that details the implementation strategies for the TDM Plan as approved by the appropriate decision-making body for the subject entitlement application. The report may include the following:
  - a. A description of the transportation management activities efforts;
  - b. A list of current tenants and number of employees for each tenant;
  - c. A parking-reduction analysis based on employee and/or resident use of ridership programs or alternative transportation options;
  - d. Changes to the TDM Plan to increase ridership; and/or
  - e. An employee transportation survey.
5. ***Recordation.*** A copy of the approved TDM Plan shall be recorded with the Clark County Recorder's Office. Recordation of the TDM Plan must take place prior to issuance of a building permit for the development to be served by the Plan. The TDM Plan shall be recorded against the property and the applicant and/or successors of interest shall be responsible for the Plan in perpetuity to the property.
6. ***Enforcement.*** If the Transportation Program Coordinator fails to submit a report to the Public Works Parks and Recreation Director in a timely fashion not to exceed 60 days after the annual report deadline, or the applicant no longer implements the program, the TDM Plan shall be considered terminated and the required off-street parking spaces must be provided in compliance with this Chapter.
7. ***Amendments.*** Minor amendments to approved TDM plans shall be approved administratively in compliance with Section XX, Administrative Adjustments. Major

amendments may be approved by the Community Development and Services Director and/or Public Works Parks following the same process required for initial approval.

J. **Commuter Ride Lot.** The Community Development and Services Director may approve commuter ride lot facilities on a site upon which a principal use is located, or a site where the commuter ride lot is the primary use, if the facility complies with the following standards.

1. ***Commuter Ride Lot Plan.*** A Commuter Ride Lot (CRL) Plan shall be reviewed and approved consistent with the design review procedures if a Plan was not submitted with the entitlement application that created the development, if on a shared facility. The CRL Plan must include a justification letter demonstrating compatibility of uses on-site, proposed number and location of parking spaces, lighting, operating hours and peak business parking periods for the principal use and commuter ride lot, vending stands and/or machines not to exceed 120 square feet, operating characteristics of the commuter program (i.e., signage parking stall striping, pick-up and drop-off schedule), landscaping, and screening.
2. ***Location.*** Facilities must be located on a street as identified by the Master Transportation Plan. Commuter ride lots must be located on a surfaced and improved off-street parking area for a developed site, or site where the commuter ride lot is the primary use. No commuter ride lot shall be located within 15 feet of an existing residential dwelling unit on adjacent parcels. Commuter ride lots shall be located in the nonresidential parking areas of the development. Commuter ride lots in conjunction with a residential use as defined by this Code are prohibited, unless part of a mixed-use development. Commuter ride lots shall not be located on a parcel with a residential zoning designation.
3. ***Ineligible Activities.*** Vehicles may not be stored on-site for a period exceeding 24 hours.
4. ***Procedure.*** Facilities that exceed the minimum off-street requirement for a developed site shall be reviewed and approved consistent with the design review application procedures established in Section XX, XX. A CUP is required when the commuter ride lot reduced the parking below the minimum off-street parking required for the principal use.
5. ***Agreement for Commuter Ride Lot.*** A CRL Plan will be enforced through a written agreement among the owners of record and entity operating the commuter ride lot facility. The agreement must guarantee the implementation, maintenance, and lapse of approval of the CRL Plan. An attested copy of the agreement between the owners

of record shall be recorded with the Clark County Recorder's Office. Recordation of the CRL Plan shall take place prior to submittal of the applicable entitlement application to operate the commuter ride lot facility. A copy of the recorded agreement shall be provided to the Community Development and Services Department.

6. **Violations.** Violations of an approved CRL Plan constitute a violation of the Code and will be subject to the enforcement and penalty provision of Chapter XX, Enforcement.
- K. **Special Facilities for Bicycle Commuters.** The Community Development and Services Director may authorize up to a five percent reduction in the number of required off-street parking spaces for developments or uses that provide:
1. Enclosed (indoor or locker), secure bicycle parking spaces equal to at least five percent of the number of vehicle parking spaces provided (see Section XX, Bicycle Parking); and
  2. Employee shower and dressing areas.
- L. **On-Street Parking.** If there are parking spaces provided on a public street that abuts the property, one-half of the parking may be counted toward the off-street parking requirement of a building or use on the site. The on-street parking must be free of charge during business hours to be counted toward the fulfillment of the off-street parking requirement.
- M. **Fees In Lieu of Parking.** Within parking districts established by the Council, off-street parking requirements for nonresidential uses may be satisfied by payment of an in-lieu parking fee established by the Council. Such payment must be made before issuance of a building permit or a certificate of occupancy. Fee revenue must be used to provide public parking in the vicinity of the use. The City is not obligated to provide more than 20 spaces and then only with the express approval of the Council. In establishing parking districts, the Council may set limitations on the number of spaces or the maximum percentage of parking spaces required for which an in-lieu fee may be tendered.
- N. **Other Alternatives.** The Community Development and Services Director may approve any other parking reduction incentive that reduces the minimum off-street parking requirements in exchange for strategies that will effectively reduce parking demand on the site of the subject development provided the alternative does not result in a modification that is greater than a 10 percent modification of the off-street parking standards. Such alternatives may only be approved if the applicant demonstrates to the satisfaction of the Community Development and Services Director that the proposed plan will protect surrounding neighborhoods, maintain traffic-circulation patterns, and promote quality urban design to a greater extent than would strict compliance with the applicable off-street parking requirements.

### 19.11.5 Location of Required Parking

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- A. **Location.** Except as otherwise provided in this Code, required off-street parking and loading spaces must be located on the same lot as the principal use.
- B. **Setbacks.** In the RM, RH, C, or I district, required off-street parking spaces may occupy and part of the property, except within required landscape areas or sight-distance triangles, or as otherwise provided in this Code.
- C. **Access.**
1. All parking areas must be designed to allow vehicles to enter and exit the roadway in a forward motion unless it is physically impossible to provide such access. An alley may be used as maneuvering space for access to off-street parking and a 20-foot allowance may be granted for back-up space.
  2. When an off-street parking area does not abut a public street, an access drive of at least 24 feet in width for two-way traffic must be provided, connecting the off-street parking area with a public street. The access drive must be paved in the manner required for off-street parking lots and may not traverse property in a residential district unless the drive provides access to a parking area serving a use allowed in a residential district. Where an access or service drive is such that satisfactory turnaround is not possible, a turnaround must be provided as required by the Fire Chief.
  3. Entrances and exits are subject to the approval of the Public Works ~~Parks and Recreation~~ Director in compliance with encroachment regulations and the Standard Drawings and Specifications. All driveways must be at least 26 feet from the point of curvature at intersections unless this requirement is waived by the Public Works ~~Parks and Recreation~~ Director.
- D. **Driveways.**
1. **Widths.**
    - a. Driveway entrances must conform to the Standard Drawings and Specifications and must have minimum widths consistent with Table XX, Driveway Width, as measured from back-of-curb to back-of-curb, plus a minimum of 18 inches additional clearance on each side of a vertical obstruction exceeding 0.5 feet in height.
    - b. The Community Development and Services Director, in consultation with the Public Works ~~Parks and Recreation~~ Director, may require driveways in excess



of these widths where unusual traffic, grade, or site conditions exist. The Public Works ~~Parks and Recreation~~ Director may require driveways to be constructed with full-curb returns and handicapped ramps, as opposed to simple-curb depression. Private driveways and drive aisles shall comply with the Fire Chief when the Fire Chief determines that they are necessary for fire apparatus access.

**TABLE XX, DRIVEWAY WIDTH**

Use Served	Number of Spaces	Minimum Width (ft.)
Residential	6 or fewer	10
	≥7	12 if 1-way
		20 if 2-way
Nonresidential to include DP Districts	24 or fewer	16 if 1-way
		32 if 2-way
	≥25	24 if 1-way
		32 if 2-way

2. **Spacing.** Driveways serving the same parking facility shall comply with the Standard Drawings and Specifications as required by the RTC.
  3. **Visibility.** Sight visibility must be provided at all driveways, side streets, or alleys intersecting a public or private street in compliance with the most recent version of the AASHTO Policy of Geometric Design of Highways and Streets. No structures, vegetation, or visual impediments above a height of 24 inches shall be located within the sight visibility zone. See Figure XX, Driveway/Side Street/Alley Visibility.
  4. **Intersection Corner Clearance.** Driveways near the intersections of streets shall comply with the Clark County Uniform Standard Drawings. Exceptions to this requirement must be approved by the Public Works ~~Parks and Recreation~~ Director.
  5. **Alignment.** Driveway centerline shall be perpendicular to the intersecting street centerline. Driveway throat curbing shall be parallel to the driveway centerline.
- E. **Common Driveways.** Common driveways are required between developing parcels. Exceptions to this requirement must be approved by the Public Works ~~Parks and Recreation~~ Director or the Community Development and Services Director.

- F. **Number of Driveways.** No more than two driveways are allowed along the property frontage of any street. If the driveway spacing cannot be met, then only one drive will be allowed. Additional driveways require approval from the Public Works ~~Parks and Recreation~~ Director. See Section XX, Cross-Access Between Adjacent Uses, for more information.
- G. **Driveway Spacing.** Driveways into commercial, business park, office complex, and warehouse developments that generate more than 500 vehicle trips per day must be spaced 200 feet centerline to centerline for driveways accessing major collector streets and 300 feet centerline to centerline for driveways accessing minor arterial and greater right-of-way streets.
- H. **Right Turn Lanes.** For minor arterials or larger, right turn lanes may be required for driveways that are projected to have 50 to 99 entering vehicles during the development's peak hour, and right turn lanes will be required for all driveways that are projected to have 100 entering vehicles or more during the development's peak hour. Right turn lanes may also be required as determined by the Public Works ~~Parks and Recreation~~ Director.
- I. **Driveway Throat Depths.** Driveway throat depths of at least 50 feet are required for all driveways on major collectors. Driveway throat depths of 100 feet are required for all driveways on minor arterial or greater rights-of-way. Exceptions to this requirement must be approved by the Public Works ~~Parks and Recreation~~ Director. Additional throat depth may be required at each driveway generating 100 or more entering vehicles during the development's peak hour as determined by the Public Works ~~Parks and Recreation~~ Director.
- J. **Channelized Medians at Median Openings.** Any median opening providing access to a driveway may be closed or channelized with a median in order to restrict the driveway to right-turn or left-turn only movements as determined by the Public Works ~~and Recreation~~ Director to reduce the risk of any potential traffic hazards.

#### 19.11.6 Bicycle Parking

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- A. **Purpose.** Safe and accessible bicycle parking is essential to the City's vision of becoming a Bicycle Friendly Community and providing a multi-modal transportation system. Providing safe and adequate bicycle parking facilities for visitors and employees encourages bicycle commuting and riding throughout the City, ultimately helping to reduce motor vehicle usage and pollution.
- B. **Bicycle Parking Ratios.** Bicycle parking must be provided consistent with Table XX, Bicycle Parking Ratios.

**TABLE XX, BICYCLE PARKING RATIOS**

Use	Min. Spaces per 1,000 GFA	
	Long-Term	Short-Term
General or Professional Offices, Artists' studios	0.30	0.06
Technical offices, Research labs	0.22	0.06
Banks, Financial offices (ground floor)	0.30	0.50
Retail stores, Consumer service	0.10	1.00
Food and convenience stores, Entertainment, Recreation	0.10	1.00
Restaurants, Bars	0.20	1.00
Cinemas/Theaters, Gathering Halls	0.08	0.50
Residential Assembly	0.08	0.50
Medical clinics/offices	0.30	0.50
Industrial uses	0.10	NA
Hospitals	0.20	0.10
College or university academic or administrative facilities	0.20	0.05
Multifamily dwellings	0.75 per DU	NA

C. **General Requirements.** Bicycle parking must comply with the following general requirements.

1. **Design.** Bicycle racks must:
  - a. Support the frame of the bicycle at two places;
  - b. Allow the frame and one wheel to be locked to the rack when both wheels are left on the bicycle; and
  - c. Allow the frame and both wheels to be locked to the rack if the front wheel is removed.
2. **Location.** Bicycle parking spaces:
  - a. Must be provided on-site; and

- b. May not block entrances or interfere with pedestrian traffic flow in or out of a building. If placed on a sidewalk or within a pedestrian walkway, a minimum of 5 feet clear space must be maintained.
  - 3. **Placement.** Bicycle parking spaces must include a minimum of 30 inches between each space when mounted in a row to allow for accessibility without having to move another bicycle. If multiple rows of bicycle racks are installed, a minimum aisle width of 48 inches measured from tip to tip of each bicycle tire between each row must be provided See Figure XX, Bicycle Rack Row Parking.
- D. **Requirements Specific to Type.** Bicycle parking must comply with the following supplemental requirements specific to each type of parking space.
  - 1. **Short-term Spaces.**
    - a. Spaces must be provided on-site and placed either within 50 feet of the primary entrance(s) of the building(s) they are intended to serve and/or adjacent to a trail corridor where applicable.
    - b. Spaces must be located outside the clear area.
    - c. Spaces must be highly visible and easily accessible.
  - 2. **Long-term Spaces.** Long-term spaces may be inside or outside the building as long as they are enclosed and covered in a secure location

### 19.11.7 Loading

- A. **Loading Spaces Required.** Off-street loading spaces must be provided in compliance with Table XX, Off-Street Loading Requirements.

**TABLE XX, OFF-STREET LOADING REQUIREMENTS**

Gross Floor Area	Minimum Number of Spaces Required	
	Type A	Type B
Loading Group 1		
0 – 5,000 sq. ft.	NA	NA
5,001 – 15,000 sq. ft.	NA	1
15,001 – 50,000 sq. ft.	NA	2
> 50,000 sq. ft.	NA	3

**TABLE XX, OFF-STREET LOADING REQUIREMENTS**

Gross Floor Area	Minimum Number of Spaces Required	
	Type A	Type B
Loading Group 2		
0 – 10,000 sq. ft.	1	NA
10,001 – 20,000 sq. ft.	NA	1
> 20,000 sq. ft.	1	1
Loading Group 3		
0 – 30,000 sq. ft.	NA	1
30,001 – 100,000 sq. ft.	NA	2
> 100,000 sq. ft.	NA	3

**B. Space Size.**

1. *Type A.* 10-foot minimum width, 20-foot minimum length, and 10-foot minimum vertical clearance.
2. *Type B.* 12-foot minimum width, 35-foot minimum length, and 14-foot minimum vertical clearance.

**C. Design and Location Requirements.**

1. At no time may goods be loaded or unloaded from the right-of-way of a collector or arterial street.
2. No part of any vehicle may extend into the right-of-way of a collector or arterial street or block any public sidewalk while being loaded or unloaded.
3. On a site adjoining an alley, a required loading space must be accessible from the alley unless alternate access is approved by the Public Works ~~Parks and Recreation~~ Director.
4. A required loading space must be accessible without backing a vehicle across a street property line unless the Public Works ~~Parks and Recreation~~ Director determines that provision of turnaround space is infeasible and approves alternate access.
5. A loading space must not intrude into any portion of a required drive aisle, ADA-accessible route, or fire lane.

6. An occupied loading space must not prevent access to a required parking space.
  7. Loading spaces must be designed so that parking maneuvers, such as backing into the loading area, do not occur in the public right-of-way.
  8. Exterior loading areas must be screened on three sides by a building, solid decorative screen wall at least eight feet in height, and landscaping at least five feet in width, adjacent to the screen wall.
  9. Loading spaces must be located a minimum of 50 feet from any property with a residential land use.
  10. Required off-street loading spaces must be on the site of the use served or on any adjoining site and must not be located in a required setback.
- D. **Surfacing and Maintenance.** Loading areas and access drives must be paved and maintained with concrete, asphalt, or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights unless otherwise approved by the Public Works Parks and Recreation Director.

#### 19.11.8 Parking Area Design Standards

- A. **Parking Space Dimensions.** Required off-street parking spaces shall comply with the requirements established in Table XX, Parking Space Dimensions.

**TABLE XX, PARKING SPACE DIMENSIONS**

Use	Type of Space	Dimensions (ft.)
Residential	In Garage/Carport	See Section XX
	Uncovered	9 x 19 <sup>1</sup>
Nonresidential	Angle	
All	Parallel	8 x 23
	Compact <sup>2</sup>	8.5 x 18

Note:

1 When spaces are rotated at an angle less than 90 degrees, the Community Development and Services Director may require that space depths perpendicular to the drive aisle increase by up to 1 foot.

2 Compact parking spaces must be designated by signs or other approved markings.

- B. **Vertical Clearance.** All off-street parking spaces must have a minimum overheard vertical clearance of seven feet, except as specified below.
1. **Entrances.** An entrance may have a minimum vertical clearance of 6.67 feet.
  2. **Residential Uses.** The front five feet of a parking space serving a residential use may have a minimum vertical clearance of 4.5 feet.
  3. **Fire Lanes.** Required fire lanes must have a minimum vertical clearance of 13.5 feet.
- C. **Reduction for Planter and Sidewalk Overhangs.** When a parking space abuts a landscape island or planter, the front two feet of the required parking space length may overhang the planter, provided that wheel stops or curbing are provided. When a parking space abuts a sidewalk with a minimum width of six feet, the front two feet of the required parking space length may overhang the sidewalk (see Figure XX, Parking Space Overhangs).
- D. **Spaces Near Obstructions.** When the side of a parking space adjoins a wall, column, or other obstruction taller than six inches, the width of the parking space must be increased by two feet on the obstructed side, provided that the increase may be reduced by three inches for each 18 inches up to a maximum of six feet of unobstructed distance from the edge of a required aisle, measured parallel to the depth of the parking space. This provision does not apply to support columns located along the front third of a parking space in a parking garage or under a carport, provided the column encroaches no more than nine inches into the parking space (see Figure XX, Spaces Near Obstructions).
- E. **Aisle Widths.** Aisle widths adjoining off-street parking spaces must comply with the requirements established in Table XX, Minimum Aisle Width for Specified Parking Angle, and the standards below.
1. **Fire Lanes.** Required fire lanes must have a minimum width of 24 feet. Aisles designed for two-way traffic must have the minimum width established in Table XX, Minimum Aisle Width for Specified Parking Angle, or 20 feet, whichever is greater.
  2. **Parking Bays.** At the end of a parking bay, an aisle providing access to a parking space perpendicular to the aisle must extend two feet beyond the required width of the parking space.

**TABLE XX, MINIMUM AISLE WIDTH FOR SPECIFIED PARKING ANGLE**

Increase in Parking Space Width (ft.)	90 Degrees	75 Degrees	60 Degrees	45 Degrees or Less
0.00	24 ft.	22.5 ft.	18 ft.	13 ft.

**TABLE XX, MINIMUM AISLE WIDTH FOR SPECIFIED PARKING ANGLE**

Increase in Parking Space Width (ft.)	90 Degrees	75 Degrees	60 Degrees	45 Degrees or Less
0.50	23 ft.	20.5 ft.	-	-
1.00+	22 ft.	-	-	-

**F. Markings.**

- Each required off-street parking space and off-street parking facility must be identified by surface markings (i.e., striping, directional arrows, lettering on signs and in handicapped-designated areas, and field color) and must be maintained in a manner that is visible and accessible at all times. Such markings must be arranged to provide for orderly and safe loading, unloading, parking, and storage of vehicles.
- One-way and two-way access into required parking facilities must be identified by directional arrows. Any two-way access located at any angle other than 90 degrees to a street must be marked with a traffic separation stripe the length of the access. This requirement does not apply to aisles.

**G. Surfacing and Maintenance.** All off-street parking areas must be paved and kept in a dust-free condition at all times.**H. Passenger Drop-Off Areas.**

- All public and private schools, general day care, and large-family day care uses, institutional uses, and recreational uses must provide an onsite area for drop-offs and pick-ups.
- A traffic circulation plan must be submitted to the Community Development and Services Director and the Public Works ~~Parks and Recreation~~ Director for review and approval prior to issuance of any permits for the use. The traffic circulation plan must describe proposed measures for ensuring safe and efficient traffic circulation on site and in the area surrounding the subject site. The plan must also include information about the number of enrollees or users, the hours of operation and peak loading and unloading times, the projected number of vehicles that will be using the loading and unloading area, plans for directing traffic within the area and other safety measures, and other information deemed necessary by the Community Development and Services Director and the Public Works ~~Parks and Recreation~~ Director.



3. Required drop-off and pick-up areas for public or private schools must include at least five automobiles and five school bus spaces, or one automobile and 0.5 school bus spaces for every 50 students, whichever results in the greater number of spaces. No more than 12 automobile or bus spaces are required for any size school facility. Required drop-off/pick-up area for day care uses must provide at least one drop-off/pick-up space and maneuvering area to allow vehicles to drop-off/pick-up children and exit the site without backing out onto a public street identified on the Master Transportation Plan, consistent with Figure XX, Drop-Off Loading Areas, and Community Development and Services and Public Works Parks and Recreation Departments' approval.
4. Drop-off and pick-up areas may be adjacent to a primary driveway access or aisle, but they must be located far enough off the roadway so that they do not cause traffic to stop. Exceptions to these standards may be allowed only as approved by the Community Development and Services Director and Public Works Parks and Recreation Director.
5. Minimum widths for drop-off areas combined with access drives are 12 feet for one-way traffic and 24 feet for two-way traffic.
6. Drop-off and pick-up areas for schools public or private adjacent to the public right-of-way are required to maintain an eight-foot minimum separation from the right-of-way to the drop-off and pick-up areas.

I. **Parking Garages.** This Section applies to all parking garages in all zoning districts except as otherwise stated.

1. ***Exterior Design.***

a. ***Appearance and Materials.***

- i. Exterior walls of parking garages that are visible from public rights-of-way must be architecturally designed to integrate and be compatible with other buildings on the site. Blank walls are not allowed.
- ii. Vertical and horizontal design elements, such as off-sets, reveals, projecting ribs at least one-foot wide must be incorporated into the exterior façade design in order to create a repeating pattern at or no greater than 30 feet.
- iii. The exterior façade must maintain a horizontal line on every level or floor.

- iv. Stairwells must be constructed internal to the building.
- v. Interior lights must be shielded so they are not visible from the exterior.
- b. **Enclosures.** Each level of the parking garage, including the ground level, must maintain a solid and continuous wall of at least 42 inches in height, as measured from the driving surface of each level.
- 2. **Pedestrian Access.** Pedestrian access to stairways, elevator lobbies, vestibules, or passageways that lead directly to parking aisles within the garage must be clearly distinguished from vehicle entrances and exit points, using signage, awnings, and lighting.
- 3. **Crime Prevention Requirements.**
  - a. All underground parking areas must include functioning emergency call boxes.
  - b. All underground parking interior walls must be painted white.
  - c. All residential parking within a mixed-use development must have controlled access.
  - d. Areas beneath stairwells must be fully enclosed or restricted access.
  - e. All stairwells must be lit with two MMFC at all times.
  - f. Public restrooms are not allowed in parking structures.
- J. **Garages and Carports in Residential and Mixed-Use Districts.** The following standards apply to driveways, garages, and carports in all R, MC, MN, and MR zoning districts, whether they are accessory structures or part of a principal structure.
  - 1. **Driveways.** Driveways must be paved in in compliance with the Standard Drawings and Specifications and must be consistent with Section XX, Driveways.
  - 2. **Garage Dimensions.** Residential garages must be consistent with the minimum interior dimensions identified in Table XX, Garage Dimensions, and the following standards. For tandem garage stalls, the minimum dimensions must be consistent with the 1-Car Garage standards.

**TABLE XX, GARAGE DIMENSIONS**

Garage Type	Minimum Interior Dimensions <sup>1</sup>
Without Appliances <sup>2</sup>	
1-Car Garage	10 x 22

**TABLE XX, GARAGE DIMENSIONS**

Garage Type	Minimum Interior Dimensions <sup>1</sup>
2-Car Garage	20 x 22
3-Car Garage	27.5 x 22
With Appliances at Side <sup>2</sup>	
1-Car Garage	14 x 22
2-Car Garage	23 x 22
3-Car Garage	31.5 x 22
With Appliances at Front, Rear, or Corner <sup>2</sup>	
1-Car Garage	10 x 24
2-Car Garage	20 x 24
3-Car Garage	27.5 x 24
Notes:	
1 No interior door may open into garage space unless the door will fully open without encroaching into the areas.	
2 Appliances include but are not limited to water heaters, water softeners, and washers/dryers. If appliance alcoves are provided outside the required parking area, garage dimensions can be reduced to the “without appliances” standards.	

3. **Carport Dimensions.** Carports must be at least nine feet by 19 feet, measured from the inside face of support to the inside face of opposite support. The carport roof must cover the entire 19-foot length of the space and the carport shall not extend into or over a fire lane.
- K. **Off-Street Parking Area Screening.** Off-street parking areas must be screened in compliance with Chapter XX, Landscaping and Screening Standards.

### 19.11.9 Parking and Loading Study

Parking and loading studies must include the following:

- A. Estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE) or other acceptable estimates as approved by the Community Development and Services Director; and

- B. Other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and location. The study must document the source of data used to develop the recommendations.

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## Chapter 19.12 Signs

### Sections:

- 19.12.1 Purpose and Applicability
- 19.12.2 Administration and Enforcement
- 19.12.3 General Restrictions for Signs
- 19.12.4 Exemptions
- 19.12.5 General Sign Regulations
- 19.12.6 Permanent Sign Standards
- 19.12.7 Billboard Standards
- 19.12.8 Temporary Sign Standards

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### 19.12.1 Purpose and Applicability

- A. **General.** This Chapter is the primary tool for implementing the City's sign policies consistent with the provisions of applicable federal, state, and local requirements.
- B. **Purpose.** This Chapter has been adopted to ensure that all signs installed in the City are compatible with the unique character and environment of the community, and in compliance with the Comprehensive Plan. This Chapter promotes the public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content neutral, and nondiscriminatory sign standards and requirements. More specifically, this Chapter is intended to:
  - 1. Ensure that all signs support the desired ambience and development patterns of the various districts within the City;
  - 2. Balance public and private objectives by allowing adequate avenues for both commercial and non-commercial messages;
  - 3. Ensure pedestrian and traffic safety by promoting the free flow of traffic and the protection of pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting, and/or illegible signage;

4. Prevent property damage, personal injury, and litter caused by signs that are improperly constructed or maintained;
5. Protect property values, the local economy, and quality of life by preserving and enhancing the appearance of the streetscape; and
6. Provide consistent sign design standards that enable the fair and consistent enforcement of these sign regulations.

C. **Applicability.**

1. This Chapter applies to all signs within the City regardless of their nature.
2. The provisions of this Chapter shall be applied in a content-neutral manner. Non-communicative aspects of all signs, not related to the content of the sign, shall comply with the provisions of this Chapter. "Non-communicative aspects" include the time, place, manner, location, size, height, illumination, spacing, and orientation of signs.
3. Nothing in this Chapter shall be construed to prohibit a person from holding a sign while picketing or protesting on public property that has been determined to be a traditional or designated public forum, so long as the person holding the sign does not block ingress and egress from buildings, create a safety hazard by impeding travel on sidewalks, in bike or vehicle lanes, or on trails, or violate any other reasonable time, place, and manner restrictions adopted by the City.

- D. **Substitutions and Interpretations.** This Chapter is not intended to, and does not, restrict speech on the basis of its content, viewpoint, or message. No part of this Chapter shall be construed to favor commercial speech over non-commercial speech. A non-commercial message may be substituted for any commercial or non-commercial message displayed on a sign without the need for any approval or sign permit, provided that the sign is otherwise permissible under this Chapter. If a commercial message is substituted for any other commercial message, a sign permit is required pursuant to Section XX. To the extent any provision of this Chapter is ambiguous, the term will be interpreted not to regulate on the basis of the content of the message.

- E. **Noncommercial Messages.** Any sign allowed under this Chapter may contain, in lieu of any other message or copy, any lawful noncommercial message that does not direct attention to a business operated for profit, or to a product, commodity, or service for sale or lease, or to any other commercial interest or activity, so long as the sign complies with the size, height, area, and other requirements of this Chapter. Authorized decision-making bodies may not consider

the content of speech or the viewpoint of the speaker when taking action to approve or deny sign permits or other application for signs.

- F. **Severability.** If any section, sentence, clause, phrase, word, portion, or provision of this Chapter is held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of this Chapter which can be given effect without the invalid provision. The invalidation of the application of any section, sentence, clause, phrase, word, portion, or provision of this Chapter to a particular property or structure, or any particular properties or structures, by any court of competent jurisdiction shall not affect the application of such section, sentence, clause, phrase, word, portion or provision to any other property or structure not specifically included in said invalidation.

### 19.12.2 Administration and Enforcement

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- A. **Permit Required.** Except as otherwise expressly provided in this Chapter, all persons erecting, hanging, painting, installing, or otherwise placing signs in the City must first obtain a sign permit consistent with Section XX, Sign Permits and/or master sign plan approval consistent with the procedures of Section XX, Master Sign Plans.
- B. **Business License Issuance/Renewal.** No business license may be issued or renewed for premises on which a prohibited sign exists.
- C. **Exceptions and Modifications.** The Commission is authorized to approve exceptions to and modifications of sign regulations of this Chapter only in compliance with the master sign plan regulations of Section XX, Master Sign Plans.
- D. **Sign Alterations.**
1. ***Signs Requiring Building Permits.*** No sign requiring a building permit by this Code may be altered unless its sign permit is reissued.
  2. ***Signs Governed by Master Sign Plans.*** Signs included in a master sign plan may not be altered except for message changes or as prescribed in their approved master sign plan.
  3. ***Billboards.*** Billboards may not be altered unless their sign permits are reissued, except for message and graphics changes.
  4. **All Other Signs.**

- a. For all other signs except vehicle signs, the Building Official may take any necessary actions, including demolition if necessary, to prevent public exposure to danger where an imminent threat to public safety exists. Such preventive measures or removal (as determined by the City Finance Director) must be reimbursed by the property owner. The Building Official must impound the removed sign for a period of 30 days or until the removal expenses are reimbursed to the City, whichever is sooner. If at the end of the 30-day impound period the property owner or his authorized agent has not reimbursed the City for the removal expenses and claimed the sign, the sign may be disposed of at the discretion of the Building Official. The removal expense to be reimbursed for each sign will be the cost for labor and materials as determined by the City Finance Director or the applicable sign permit fee that would apply if such sign was being newly installed, whichever is greater. The Building Official may place a lien against the parcel from which the sign was removed for any unreimbursed expenses.
- b. For vehicle signs, the Building Official may take any necessary actions, including removal and impoundment if on private property, or notification of the Police Department if on a public right-of-way, to prevent public exposure to danger where an imminent threat to public safety exists. If an imminent threat to public safety does not exist, the Building Official may issue a misdemeanor citation for each day in which the violation occurs. At such time as the Building Official determines that the vehicle or vehicle-mounted sign has been abandoned, the Building Official is authorized to cause it to be removed and disposed of it in the same manner as any other abandoned vehicle.

E. **Enforcement.**

1. **Authority.** It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, display, maintain, or use a sign within the City contrary to, or in violation of, any provision of this Chapter.
2. **Abandoned Signs.**
  - a. Within 45 days of abandonment, all abandoned signs must be removed. Except for vehicle signs, a sign will be deemed abandoned when it no longer directs, advertises, or identifies a licensed business establishment, legal product, or activity. Upon determination by the Building Official that a sign has been abandoned for 45 days, the Building Official must notify the property owner and



must allow the property owner no less than 10, but no more than 30, calendar days to complete at least one of the following actions:

- i. Remove the abandoned sign and restore/repair the building face to its previous or like-new condition, which may include repainting of the tenant space where the signs were located;
  - ii. Reoccupy the premises with a business using the same sign message and make any changes to the sign needed to bring it into conformance with the building, electrical, neon, and all other applicable codes adopted by the Council at the time of reoccupancy;
  - iii. Replace the former business message with the message of a public service organization and make any changes to the sign needed to bring it into conformance with the building, electrical, neon, and all other applicable codes adopted by the Council. For the purposes of this Section, naming the sign's leasing agent will not be considered a qualified message; or
  - iv. Apply to the Community Development and Services Director for an extension of time up to an additional 45 days to reoccupy the premises with a licensed business. This request must be accompanied by a signed lease for occupancy of the premises by a user allowed under the terms of the Code, and the applicant must make any changes to the sign needed to bring it into conformance with this Chapter and the building, electrical, neon, and other applicable codes adopted by the Council. Appeals of the Community Development and Services Director's decision or any request for an extension beyond that granted by the Community Development and Services Director, requires approval by the Commission consistent with Chapter XX, Appeals. An applicant appealing the Community Development and Services Director's decision or seeking an extension beyond that granted by the Community Development and Services Director must make any changes to the sign needed to bring it into conformance with this Chapter and the building, electrical, neon, and other applicable codes adopted by the Council.
- b. If the property owner fails to complete at least one of the preceding four actions within the time specified by the Building Official or within any extension of time

granted by the Community Development and Services Director or Council, the Building Official is authorized to initiate removal proceedings in compliance with this Section.

3. ***Abatement.*** Any sign located on any public right of way or public property or on any utility pole or streetlight in violation of this Chapter or located on private property without the permission of the property owner, may be removed by authorized City staff. The signs will be held for 10 days by the City prior to destruction. If the name and address of the person responsible for the sign can be reasonably ascertained, the City shall provide at least 7 days written notice by first class mail to the sign owner stating the location of the signs, the fact they will be destroyed, and the cost for recovering the signs.
  - a. ***Agency Relationship.*** Persons posting signs within the City are responsible for knowing the City's sign regulations. Any person posting signs is deemed the agent of any other person who paid for or directed the manufacture or posting of the signs. These persons shall be individually and severally liable to the City for the costs of abatement of any illegal signs, as well as criminally liable for violations of this Chapter.
  - b. ***Costs.*** The fees to be charged for the removal and storage of non-conforming signs shall be established by resolution of the Council in the City's fee schedule and shall not exceed the City's estimated reasonable cost for the removal and storage of the signs.
4. ***Dilapidated Signs.*** Upon determination by the Building Official that a sign was not properly permitted, that a sign does not comply with the approved plans or other requirements of this chapter, or that such sign, through lack of maintenance or other damaging cause, has come into such disrepair that it must be renovated or removed, the Building Official must notify the property owner of such condition and must allow the property owner no less than 10, but no more than 30 calendar days, to make the repairs directed by the Building Official. If the property owner fails to remedy all deficiencies within the time specified by the Building Official, the Building Official is authorized to initiate removal proceedings.
5. ***Removal Proceedings.***
  - a. ***Billboards.*** All provisions for the removal of billboards set forth by NRS Chapter 278 apply. A public hearing must be scheduled before the Commission to address the removal of a nonconforming billboard sign prior to final review of

any development applications for a parcel upon which a nonconforming billboard exists. Public notice provisions of Section XX, Public Notice apply.

- i. The Community Development and Services Director is authorized to initiate removal proceedings for billboards. When an imminent threat to public safety exists, the Community Development and Services Director in consultation with the Building Official must immediately take any necessary actions to prevent public exposure to the danger, including demolition, if necessary, until the billboard is removed. All labor and material costs incurred for such preventive measures or removal (as determined by the City Finance Director) must be reimbursed by the property owner. The Building Official may place a lien against the parcel from which the sign was removed for any unreimbursed expenses.
- ii. Nonconforming billboards that are destroyed or damaged in excess of 50 percent of their material structural value as a result of a natural disaster, including fire, flood, earthquake, windstorm, rainstorm, and snowstorm must be removed.
- iii. Nonconforming billboards must also be removed under the following circumstances:
  - (a) The owner of the real property upon which the Billboard is located terminates the lease that governs the placement of the nonconforming billboards on that property consistent with the terms of that lease.
  - (b) The conditions of approval for development or redevelopment require the removal of a billboard. In this circumstance, the City may not require the removal of a nonconforming billboard until such time as a building permit is submitted to the Department of Building and Fire Safety for vertical construction.
  - (c) For purposes of record keeping, when it is discovered that no permit exists for a nonconforming billboard, the City is authorized to require that a licensed sign contractor acquire a sign permit. This requirement to obtain a sign permit does not authorize the City to require the removal of a nonconforming billboard, unless otherwise required by the provisions of this

Section. The issuance and renewal of all billboard permits is required as set forth in Section XX, Life of Permit, Lapse of Approval.

6. **Violations.** The requirements of this Chapter shall be enforced in accordance with Chapter XX.

### 19.12.3 General Restrictions for Signs

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A. **Prohibited Signs.**

1. Bandit signs;
2. Stuffed or inflated animals or characters used as signs;
3. Any sign which advertises a business no longer in existence or a product or service no longer being sold; and
4. Any signs not specifically allowed in this Chapter.

B. **Location Restrictions.** The following location restrictions apply:

1. Except within the DX and DP districts not fronting Lake Mead Parkway, roof-mounted signs and signs projecting above a parapet;
2. Within, on, or projecting over public property including City rights-of-way, except those signs approved as part of a special event permit on City property or wall banner signs permitted by the City on light poles in certain zones within the City or as specifically provided in this Chapter;
3. Any sign attached to any public utility pole, structure or street light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, statue, memorial, or other location on public property, except those signs approved as part of a special event permit on City property or wall banner signs permitted by the City on light poles in certain zones within the City;
4. Any location that obstructs the view of any authorized traffic sign, signal, or other traffic control device or which by reason of shape, color, or position interferes with or could be confused with any authorized traffic signal or device;
5. Any sign which is placed in a manner that would prevent or inhibit free ingress to or egress from any door, window, vent, or any exit way required by the Building Code, or by Fire Department regulations (currently in effect);

6. Off the premises to which the sign refers, except as provided in Section XX, Standards for Temporary Signs;
7. Mounted, attached, or painted on a trailer, boat, or motor vehicle when parked, stored, or displayed conspicuously on private premises in a manner intended to attract attention of the public for the purpose of advertising or identifying the business premises. This provision excludes signs indicating the name of the owner or business that are permanently painted or wrapped on the surface of the vehicle, adhesive vinyl film affixed to the interior or exterior surface of a vehicle window, or signs magnetically attached to motor vehicles or rolling stock that are actively used in the daily conduct of the business. Vehicles shall be operable and parked in a lawful or authorized manner;
8. Painted, attached or mounted on fuel tanks, storage containers and/or solid waste receptacles or their enclosures, except for a manufacturer's or installer's identification, appropriate warning signs and placards, and information required by law;
9. Areas where a sign would cover the architectural features of a building, such as dormers, insignias, pilasters, soffits, transoms, trims, or another architectural feature;
10. Tacked, painted, pasted or otherwise affixed, to the walls of any building, barn or shed, accessory structure, or on trees, poles, posts, fences, ladders or other structures that are visible from a public way;
11. On the roof of a building or structure; and
12. All signs must also be located outside of the sight visibility zone per Section XX and shall be shown on site plan at time of sign permit review.
13. These standards do not apply to permanent buildings, walls and fences, utility poles, or associated support structures located within the site visibility triangle before the Effective Date.

**C. Display Restrictions.**

1. No sign may flash, blink, or emit a varying intensity of light or color, or make or emit any sound, or emit smoke or vapors.
2. Signs, other than allowed temporary signs, made of plywood, pressed board, or other non-exterior grade wood products.
3. Any sign animated by any means, including fixed aerial displays, balloons, pennants, spinners, including strings of flags, streamers, tubes, or other devices affected by the movement of the air or other atmospheric or mechanical means;

4. Any sign in which the sign body or any portion of the sign rotates, moves up and down, or any other type of action involving a change in position of the sign body or any portion of the sign, whether by mechanical or any other means. Barber poles no larger than three feet high and 10 inches in diameter, and clocks, are excepted from this restriction; and
5. Strings of lights arranged in the shape of a product, arrow or any commercial message.

#### 19.12.4 Exemptions

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These provisions do not relieve sign owners of the responsibility for proper sign placement and on-going sign maintenance or exempt the sign owner from compliance with the Building Code and other applicable provisions of this Code. All illuminated signs that are allowed by this Code require a sign permit. The following signs may be established without a permit in compliance with this Section.

- A. **Building Identification Signs.** Signs not exceeding two square feet in area for residential buildings and four square feet in area for nonresidential and mixed-use buildings.
- B. **Government Signs.** Any sign, posting, notice or similar signs placed, installed, or required by law by a city, county, or a federal or state governmental agency in carrying out its responsibility to protect the public health, safety, and welfare, including the following:
  1. Emergency and warning signs necessary to warn of dangerous and hazardous conditions and that serve to aid public safety or civil defense;
  2. Numerals and letters identifying an address from the street to facilitate emergency response and compliant with City requirements;
  3. Traffic signs and signs at bus stops and in bus shelters;
  4. Signs required to be displayed by any applicable federal, state, or local law, regulation, or ordinance;
  5. Signs directing the public to points of interest; and
  6. Signs showing the location of public facilities.
- C. **Historic Plaques and Commemorative Signs.** Signs erected and maintained by non-profit organizations, building cornerstones, and date-constructed stones not exceeding four square feet in area.
- D. **Incidental Signs.** Non-illuminated signs which provide incidental information including, but not limited to credit card acceptance, business hours, open/closed, no soliciting, directions to

services and facilities, or menus, provided these signs do not exceed an aggregate of two square feet in sign area in residential zoning district and six square feet in sign area in nonresidential zoning districts.

- E. Signs posted on a community bulletin board, not to exceed 11 inches by 17 inches.
- F. Signs not readable from the public right-of-way, such as:
  - 1. Signs or displays located entirely inside of a building and not visible from the building's exterior;
  - 2. Signs intended to be readable from within a parking area but not readable beyond the boundaries of the lot or parcel upon which they are located or from any public right-of-way;
  - 3. Signs located within City recreation facilities; and
  - 4. Signs that are an integral part of an allowed vending machine or similar facility located outside of a business.

### 19.12.5 General Sign Regulations

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The general sign regulations of this Section are applicable to all allowed signs unless otherwise expressly stated. For sign area and height measurements, see Section XX, Sign Interpretations and Measurements.

- A. **Property Owner's Responsibility.** Each property owner is responsible for proper permitting, installation, and maintenance of all signs on their property.
- B. **Sign Illumination.** Lighted signs or lighting devices must be directed or beamed in a manner that does not cause glare or illuminate a public street, highway, sidewalk, or adjacent premises to a degree that may constitute a traffic hazard or nuisance.
  - 1. Channel letter signs may be illuminated internally or by logo or silhouette lighting.
  - 2. Cabinet signs must be constructed with an opaque background and translucent letters and symbols or with a colored background and lighter letters and symbols.
  - 3. All light sources must be shielded from view.
- C. **Structure and Installation.** The construction of signs shall be enforced and administered by the Building Official. All signs and advertising structures shall be designed to comply with the provisions of this Chapter and applicable provisions of the Building and Electrical Codes and constructed to withstand wind loads, dead loads, and lateral forces.

1. Any angle iron, bracing, guy wires, or similar features used to support a sign shall not be visible to the extent technically feasible.
  2. Where electrical service is provided to freestanding signs or landscape wall signs, all such electrical service shall be placed underground and be concealed. Electrical service to building mounted signs, including conduit, housings, and wire, shall be concealed or, when necessary, painted to match the surface of the structure upon which they are mounted. A building permit shall be issued prior to installation of any new signs requiring electrical service.
  3. All permanent signs allowed by this Chapter shall be constructed of durable materials capable of withstanding continuous exposure to the elements and the conditions of a built-up environment, and shall be permanently attached to the ground, a building or another structure by direct attachment to a rigid wall, frame, or structure.
  4. Raceway cabinets, as illustrated in Figure XX, shall only be used in building mounted signs when access to the wall behind the sign is not feasible, or when the Community Development and Services Director determines that a benefit exists to preserve a historic or architectural feature of a building. In such cases, the raceway cabinet shall not extend in width and height beyond the area of the sign and shall match the color of the building to which it is attached. Where a raceway cabinet provides a contrast background to sign copy, the colored area is counted in the total allowable sign area allowed for the site or business.
- D. **Design.** Signs should be designed to complement the architectural design and building materials used on principal buildings on the site. Signs should have distinctive design elements constructed of the following materials and methods:
1. Ceramic tile—painted or sandblasted;
  2. Wood—carved or sandblasted;
  3. Metal—formed, etched, cast, or engraved;
  4. Brick or stone with recessed or raised lettering; or
  5. Other similar high-quality, exterior-grade materials approved by the Community Development and Services Director.
- E. **Maintenance Required.** All signs shall be maintained by any property owner, lessor, lessee, manager, agent, or other person having lawful possession or control over a sign, building,



structure, or parcel of land, in a condition or state of equivalent quality to which was approved or required by the City.

1. All signs and sign supports, including decorative covers, must be maintained in a clean, safe like-new condition. Any damage, including weathering, resulting from wind or any other natural or artificial cause, must be repaired immediately.
2. The Building Official has the authority to order the repair, maintenance, or removal of any sign or sign structure that has not been maintained and is dangerous or in disrepair, or which is erected or maintained contrary to the requirements of this Section.
3. Failure to maintain a sign constitutes a violation of this Chapter and will be subject to enforcement action, in which case the Building Official may order the removal of any sign that is determined to be in disrepair or dangerous.
4. Signs must be maintained in a graffiti-free condition.
5. Allowed wall banners and flags must be repaired or replaced when the surface area is frayed, torn, or damaged.
6. The display area of all painted signs must be kept neatly printed or posted at all times. Any painting, fading, chipping, peeling, flaking paint or plastic, and mechanical or structural defect must be repaired immediately or the sign must be removed.
7. Paint or debris associated with signs may not litter public property or public rights-of-way.

#### 19.12.6 Permanent Sign Standards

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A. **Sign Types.**

1. Table XX lists the allowed sign types and identifies in which zoning district individual sign types are allowed. The table includes cross-references to the applicable standards for each sign type.
2. Any sign type allowed in Table XX, Allowed Sign Types, may be established on any lot within the zone, subject to a Sign Permit in compliance with Subsection XX, Administration and Enforcement.

**TABLE XX, ALLOWED SIGN TYPES**

Sign Type	Residential Districts	DH	PS	Commercial Districts	Mixed-Use Districts	Industrial Districts	Sign Standards
A-Frame and Easel	-	-	-	-	A	-	Section XX
Awning	-	-	-	A	A	A	Section XX
Canopy	-	-	-	A	A	A	Section XX
Changing-Image	-	-	-	A	A	A	Section XX
Digital Video Display	-	-	-	A	A	A	Section XX
Electronic Graphic Display	-	-	-	A	A	A	Section XX
Electronic Message Center	-	-	-	A	A	A	Section XX
Freestanding	A	A	A	A	A	A	Section XX
Master Development	A	A	A	-	-	-	Section XX
Menu Board	-	-	-	A	A	A	Section XX
Projecting	-	-	-	A	A	A	Section XX
Residential Development Identification	A	A	A	-	-	-	Section XX
Wall	A	A	A	A	A	A	Section XX
Window	-	-	-	A	A	A	Section XX

B. **Sign Standards.** Signs shall comply with the standards for sign area, height, number, type, and other considerations as specified below.

1. ***Residential Development Identification Signs.*** TBD.
2. ***Master Development Signs.*** TBD.
3. ***Wall Signs.***
  - a. *Standards in Commercial, Mixed-Use and Industrial Zoning Districts.*
    - i. Maximum Area.
      - (a) Sign Area Ratios. The maximum allowed wall sign area is determined by multiplying the subject tenant frontage (in feet)

by the applicable maximum sign area ratio, as set forth in Table XX, Maximum Wall Sign Area Ratios, below. Maximum wall sign area may be further restricted by the alternative maximum and minimum sign area standards below. Businesses or other entities that occupy pad sites that are part of a shopping center development but stand separate from the principal building on the site are only allowed wall signs.

- (b) Additional Sign Area for Businesses without Freestanding Signs. The wall sign area regulations allow additional wall sign area for businesses located on sites that do not have any on-site freestanding signs. The sign area ratio for businesses on sites without freestanding signs may be used only when an approved master sign plan for the subject property demonstrates that the site does not and will not have any on-site freestanding signs.
- (c) Combination Signs. If a sign consists of a combination of sign elements (e.g., raceway-mounted channel letter used in conjunction with a cabinet) the entire sign must be regulated in compliance with the standards that apply to the most strictly regulated element of the sign. This rule does not apply to a cabinet sign used solely to display a logo if the area of the logo/cabinet sign comprises no more than 20% of the overall, cumulative sign area of the combination sign or 20 square feet, whichever is less.

**TABLE XX, MAXIMUM WALL SIGN AREA RATIOS**

Sign Type	Neighborhood Commercial, Office and Industrial (CN, CO, MN, IP, IL, IG)		Community and Regional Commercial (MR, MC, CC, CH, CT, CA)	
	With Freestanding Sign	W/O Freestanding Sign <sup>1</sup>	With Freestanding Sign	W/O Freestanding Sign <sup>1</sup>
Channel letter sign, raceway-mounted	0.80	1.00	1.00	1.33
Channel letter sign, pin- mounted	1.20	1.50	1.50	2.00

**TABLE XX, MAXIMUM WALL SIGN AREA RATIOS**

Sign Type	Neighborhood Commercial, Office and Industrial (CN, CO, MN, IP, IL, IG)		Community and Regional Commercial (MR, MC, CC, CH, CT, CA)	
	With Freestanding Sign	W/O Freestanding Sign <sup>1</sup>	With Freestanding Sign	W/O Freestanding Sign <sup>1</sup>
Distinctive materials/design sign <sup>1</sup>	1.40	1.75	1.75	2.50
Cabinet or other sign types	0.60	0.75	0.75	0.90

1 Master sign plan (Section XX) approval is required in order to use distinctive materials/design wall sign ratio or to use wall sign area ratio for sites without freestanding signs.

ii. *Alternative Maximum and Minimum Wall Sign Area.*

- (a) Regardless of the maximum allowed wall sign area calculated in compliance with Section XX, only wall signs used solely to convey the name of the subject building or multi-tenant development or primary tenant may be placed above the second floor of the building.
- (b) Wall signs on separate tenant frontages must be separated by a minimum of 24 inches from the edge of the tenant space.
- (c) Wall signs may not project above the parapet on a building with a flat roof or above the fascia board on a building with a pitched roof.
- (d) The exposed face of a wall sign must be parallel to and may project no more than 12 inches from the face of the building wall to which it is attached.

iii. *Multi-tenant Buildings.* In multi-tenant buildings individual tenants are entitled to their own wall sign if all the following conditions exist:

- (a) The tenant is located on the first or second floor of the building and occupies floor area that directly abuts exterior tenant frontage; and

- (b) The tenant has their own (separate) public building entrance.
- iv. *Transfer of Wall Sign Area.* Allowable wall sign area may not be transferred from one tenant or building wall area to another.
- b. *Standards in Residential, Public, and Semipublic Zoning Districts.* For all nonresidential uses in Residential, Public, or Semipublic zoning districts, a maximum of one wall sign per building entrance is allowed. Wall signs may not exceed 0.80 square feet in area per linear foot of tenant frontage or 50 square feet, whichever is less.
- c. *Painted-on Wall Signs.* Painted-on wall signs are prohibited, except for signs painted on exterior walls of buildings that are included in a master sign plan approved by Commission or Council.

4. ***Freestanding Signs.***

- a. *Standards in Commercial, Mixed-Use and Industrial Zoning Districts.*
  - i. *Where Allowed.* Freestanding signs are allowed in all nonresidential zoning districts to which this Section applies.
  - ii. *Number.*
    - (a) A maximum of one freestanding sign is permitted per 500 feet of street frontage or fraction thereof.
    - (b) Where the freestanding signs on the site are less than or equal to eight feet in height, a maximum of two freestanding signs are permitted per 500 feet of street frontage or fraction thereof.
    - (c) Mixed-use parcels are permitted one freestanding sign that is greater than eight feet in height per 1,000 feet of street frontage or two freestanding per 1,000 feet of freestanding signs where both signs are less than or equal to eight feet in height.
  - iii. *Separation.* Freestanding signs must be separated from other freestanding signs by the following minimum distances (Figure XX, Separation Distance):
    - (a) From others on the same site: 100 feet;
    - (b) From other freestanding signs on adjacent sites: 40 feet.

iv. *Area.*

(a) Neighborhood, Office and Industrial Districts. The following regulations apply in CN, CO, MN, IP, IL, IG, MR, MC, and MN zoning districts.

- (1) Freestanding signs may not exceed 64 square feet in area per sign except as expressly stated in this Section.
- (2) Freestanding signs for multi-tenant developments with four or fewer tenants may be up to 96 square feet in area per sign if such sign includes at least two tenant panels. For multi-tenant developments with four or fewer tenants that are eligible for multiple freestanding signs, allowable sign area may be increased to 160 square feet if only one freestanding sign is used.
- (3) Freestanding signs for multi-tenant developments with five or more tenants may be up to 128 square feet in area per sign if such sign includes at least three tenant panels. For multi-tenant developments with five or more tenants that are eligible for multiple freestanding signs, allowable sign area may be increased to 220 square feet if only one freestanding sign is used.

(b) Community and Regional Districts. The following regulations apply in MR, MC, CC, CH, CT, and CA zoning districts.

- (1) Freestanding signs may not exceed 80 square feet in area per sign except as expressly stated in this Section.
- (2) Freestanding signs for multi-tenant developments with four or fewer tenants may be up to 120 square feet in area per sign if such sign includes at least two tenant panels. For multi-tenant developments with four or fewer tenants that are eligible for multiple freestanding signs, allowable sign area may be increased to 200 square feet if only one freestanding sign is used.
- (3) Freestanding signs for multi-tenant developments with five or more tenants may be up to 160 square feet in

area per sign if such sign includes at least three tenant panels. For multi-tenant developments with five or more tenants that are eligible for multiple freestanding signs, allowable sign area may be increased to 300 square feet if only one freestanding sign is used.

v. *Height.*

(a) Neighborhood, Office and Industrial Districts. The following regulations apply in CN, CO, MN, IP, IL, and IG zoning districts.

- (1) Freestanding signs may not exceed eight feet in height except as expressly stated in this Section.
- (2) Freestanding signs for multi-tenant developments with four or fewer tenants may be up to 12 feet in height. For multi-tenant developments with four or fewer tenants that are eligible for multiple freestanding signs, allowable sign height may be increased to 20 feet if only one freestanding sign is used and if such sign does not exceed the height of the tallest building on the site.
- (3) Freestanding signs for multi-tenant developments with five or more tenants may be up to 16 feet in height. For multi-tenant developments with five or more tenants that are eligible for multiple freestanding signs, allowable sign height may be increased to 20 feet if only one freestanding sign is used and if such sign does not exceed the height of the tallest building on the site.

(b) Community and Regional Districts. The following regulations apply in MR, MC, CC, CH, CT, and CA zoning districts.

- (1) Freestanding signs may not exceed eight feet in height except as expressly stated in this Section.
- (2) Freestanding signs for multi-tenant developments with four or fewer tenants may be up to 12 feet in height. For multi-tenant developments with four or fewer tenants that are eligible for multiple freestanding signs, allowable sign height may be increased to 20 feet if only

one freestanding sign is used and if such sign does not exceed the height of the tallest building on the site.

- (3) Freestanding signs for multi-tenant developments with five or more tenants may be up to 16 feet in height. For multi-tenant developments with five or more tenants that are eligible for multiple freestanding signs, allowable sign height may be increased to 30 feet if only one freestanding sign is used and if such sign does not exceed the height of the tallest building on the site.

vi. *Setbacks.*

- (a) Freestanding signs must be set back at least 15 feet from the back of curb or 15 feet from the outer edge of the pavement or travel way where no curb exists and outside the public right-of-way. They must also be set back at least five feet from side and rear property lines.
- (b) Freestanding signs may not encroach on any required sight visibility zone. See Section XX.
- (c) Freestanding signs on parcels that abut residential uses must be set back the required minimum of 40 feet plus a distance equal to one-half of the sign's height. Changing-image signs, digital video displays, and electronic message center signs must be a minimum of 250 feet from any residential use or a single-family dwelling unit unless there is an intervening building that completely blocks the visibility of the proposed sign from the residential use or dwelling unit.
- (d) The area of freestanding signs may be increased by 2 square feet for each additional one foot the sign is setback from the required minimum setback distance of 15 feet up to a maximum of 30 square feet. This standard does not apply to freestanding signs abutting a residential use.

vii. *Design.*

- (a) Poles or pylons used to support freestanding signs must have decorative covers or be clad in materials that are compatible



with the overall design of the sign and the architectural character of buildings on the site, in terms of style, color, and materials.

- (b) Freestanding signs supported by poles or pylons must be supported by at least two poles or pylons. A single supporting element may be used when it is at least 40 percent as wide as the widest portion of the sign face. The ground area surrounding the base of freestanding signs must be landscaped. The landscape area must be at least five feet in width measured from face-of-curb to base of sign when adjacent to drive aisles or parking areas.
- (c) Each freestanding sign allowed in compliance with this Subsection must display the address of the subject property. The address must be affixed on the sign face or on the supporting structure. For freestanding signs within 50 feet of the street curb addresses must employ minimum six-inch tall, 1.25-inch wide letters or characters. If a sign is located on street frontage other than the parcel's assigned address, the sign must include the assigned street name and address.

viii. *Multi-Tenant Developments.* Multi-tenant developments are subject to the freestanding sign regulations of this Subsection, except as expressly modified or supplemented by the following regulations:

- (a) Directory Signs. In addition to other allowed signs, multi-tenant developments may have up to one directory sign for each building within the development or two per driveway whichever is less. Directory signs may not exceed 24 square feet in area and, if freestanding, may not exceed six feet in height. Directory signs are intended to convey information to pedestrians and motorists who have entered the development site and therefore may not be oriented to be legible from off site. Directory signs are allowed only on multi-tenant development sites.
- (b) Freestanding Signs on Pad Sites. Freestanding signs are permitted on pad sites in multi-tenant developments only if the parcel has frontage on a public right-of-way and all buildings

on the site are located more than 300 feet from the public right-of-way. This provision does not prohibit freestanding menu boards, directional/informational signs or signs accessory to service stations on pad sites. Service stations on pad sites may have no more than one freestanding sign with a maximum height of six feet and a maximum area of 32 square feet.

- b. *Standards in Residential, Public, and Semipublic Zoning Districts.* For all nonresidential uses in Residential, Public, or Semipublic zoning districts, a maximum of one freestanding sign per street frontage is allowed.
  - i. Size. The freestanding sign may not exceed 50 square feet in area or six feet in height.
  - ii. Illumination.
    - (a) Freestanding signs in residential zoning districts may be illuminated externally from the ground or with halo lighting only. See Section XX, Sign Illumination.
    - (b) Signs in residential districts are prohibited from using manual or electronic message centers, which include LCDs, LEDs, and manually or mechanically changeable lettering and graphics. Schools and religious assembly outside of the RN overlay are exempt from this regulation.
  - iii. Setbacks.
    - (a) Freestanding signs must be set back at least 15 feet from the back of curb or 15 feet from the outer edge of the pavement or travel way where no curb exists and outside the public right-of-way. They must also be set back at least five feet from side and rear property lines.
    - (b) Freestanding signs may not encroach on any required sight visibility zone.
  - iv. Address. Each freestanding sign allowed in this Subsection must display the address of the subject property. The address must be affixed on the sign face or on the supporting structure. For freestanding signs within 50 feet of the street curb addresses must employ minimum six-inch tall, 1.25-inch wide letters or characters. If a sign is located on

street frontage other than the parcel's assigned address, the sign must include the assigned street name and address.

5. ***Projecting Signs.***

- a. ***Number.*** A maximum of one projecting sign is permitted per ground-level, publicly accessible building entrance. A maximum of one projecting sign is permitted per publicly accessible building entrance on the second floor of a building if the second-floor building entrance is accessed via a common exterior (outdoor) walkway.
- b. ***Maximum Area.*** Projecting signs may be up to eight square feet in area. This sign area does not count toward the overall wall signage total for the site.
- c. ***Location.***
  - i. No part of a projecting sign may project more than four feet from the building wall or be located within three feet of the curb face.
  - ii. Projecting signs may not extend vertically above the roof line or parapet wall.
  - iii. Sign supports for projecting signs must appear to be an integral part of the sign.
- d. ***Clearance.*** Projecting signs must maintain a minimum eight-foot clearance between the bottom of the sign and the highest point of the ground or walkway immediately beneath the sign and 14 feet above alleys or driveways.
- e. ***Lighting.*** Projecting signs may be illuminated only through external means, using indirect or shielded fixtures and bulbs.

6. ***Awning and Canopy Signs.*** A maximum of six square feet of sign (copy) area is permitted on the border (valance) of an awning or canopy. This sign area is not included in the total allowed wall sign area. Awning and canopies must not be illuminated.

7. ***Changing-Image Signs.*** For the purposes of this Code, there are three categories of signs that will be considered changing image signs: Electronic message centers, electronic graphic display signs, and digital video display signs. Such signs are permitted by right (P) or subject to Master Sign Plan (M) approval in compliance with Table XX, Changing Image Signs:

**TABLE XX, CHANGING IMAGE SIGNS**

Changing Image Sign Type	Zoning District	
	CN, CO, MN <sup>1</sup>	CC, CH, CT, CA, IL, IG, IP, MC, MR, PS
Electronic Message Center (Includes time & temp signs)	P	P
Electronic Graphic Display Sign	N/A	P
Digital Video Display	N/A	M

Note:

1 Regulations of this column also apply to public and civic uses in residential and public districts (R, DR, DH, or PS)

Key:

P=Permitted by right

M=Master sign plan approval required

Blank = Not allowed

- a. *Electronic Message Centers.* Electronic message center signs are subject to the following regulations:
  - i. Number. No more than one electronic message center sign is allowed per lot or development site.
  - ii. Area and Height.
    - (a) The electronic message center component of a sign may comprise no more than 50 percent of a sign's total sign area.
    - (b) Freestanding electronic message center signs must be mounted on a base with a width that is at least 75 percent of the width of the sign's face, based on the greatest horizontal dimension of the sign face.
    - (c) The maximum height of the electronic message center component of a freestanding sign is 12 feet.
  - iii. Brightness. Electronic message signs must be equipped with photocell technology to control and vary the intensity of light output depending on the amount of ambient light that is present to prevent overly bright luminance at night. Automatic controls must limit night luminance to a

maximum of 100 nits when the display is set to show maximum brightness in 100 percent full white mode. LEDs (light emitting diodes) and magnetic discs may be used, provided that light intensity is no greater than allowed for incandescent lighting. Special effects such as flashing, strobing, or simulated moving graphics are not allowed.

iv. Spacing.

- (a) Electronic message centers are prohibited within 250 feet of a building containing a residential use or a single-family dwelling unit unless there is an intervening building that completely blocks the visibility of the proposed sign from the residential use or dwelling unit. Except for those properties with the G overlay designation, this requirement may not be waived or modified/reduced.
- (b) Electronic message centers are prohibited within 35 feet of any electronic graphic display sign or digital video display sign and within 250 feet of another electronic message center.

b. *Electronic Graphic Display Signs.* Electronic graphic display signs are subject to the following regulations:

- i. Number. No more than one such sign is allowed per development site.
- ii. Area. The graphic display component of any one sign may not exceed 35 percent of the sign's total area.
- iii. Spacing.

- (a) Electronic graphic display signs are prohibited within 250 feet of a building containing a residential use or a single-family dwelling unit unless there is an intervening building that completely blocks the visibility of the proposed sign from the residential use or dwelling unit. Except for those properties with the G overlay designation, this requirement may not be waived or modified/reduced.
- (b) Electronic graphic display signs are prohibited within 35 feet of any electronic message center and within 250 feet of another electronic graphic display or digital video display sign.

- iv. Orientation. The sign face must be oriented away from residential uses and districts.
  - v. Message Duration. Each image must remain static for at least 20 seconds.
  - vi. Message Transition. The transition from one message or image display to the next must be accomplished in one second or less.
  - vii. Brightness. Electronic graphic display signs may not exceed a maximum illumination of 5,000 nits (candelas per square meter) during daylight hours or more than 500 nits during nighttime hours (between dusk and dawn), as measured from the sign's face at maximum brightness. Signs shall be factory-certified to not exceed a maximum illumination of 5,000 nits during daylight hours and a maximum illumination of 500 nits between dusk to dawn. Signs shall be equipped with an automatic dimmer device to reduce nighttime wattage to a maximum of 500 nits.
  - viii. Hours of Operation. Signs must be programmed to display a static message from 10:00 p.m. until 6:00 a.m. Static messages must have a minimum duration of one minute or more during such hours and must conform to other applicable standards of this Subsection.
  - ix. Default Image. Digital display signs must have a default design or image that will freeze in one position if a malfunction occurs. If a partial or incomplete message freezes or remains static on the sign due to a technical malfunction or a portion of the display face malfunctions, the sign's illumination must be turned off until the sign is repaired.
  - x. Prohibited Display Types. Digital display signs may not include flashing, scrolling, intermittent, or full-motion video elements. Audio or pyrotechnic elements are prohibited.
- c. *Digital Video Display Signs.* Digital video display signs are subject to the same regulations as electronic graphic display signs with the following additions and exceptions.
- i. Message Duration. Each video message or image display cycle must be completed in no more than eight seconds.

- ii. Message Transition. The transition from one message or image display cycle to the next must be accomplished in one second or less during which the screen is black or all images remain still. The transition must not employ special effects such as fade, fly-in, dissolve, or repixelization.
- iii. Hours of Operation. Digital video display signs must be programmed to display a static message from 10:00 p.m. until 6:00 a.m. Static messages must have a minimum duration of 20 seconds or more during such hours and must conform to other applicable standards of this Subsection.
- iv. Brightness. Digital video display signs may not exceed a maximum illumination of 5,000 nits (candelas per square meter) during daylight hours or more than 500 nits during nighttime hours (between dusk and dawn), as measured from the sign's face at maximum brightness. Signs shall be equipped with an automatic dimmer device to reduce nighttime wattage to a maximum of 500 nits.
- v. Default Image. Digital video display signs must have a default design or image that will freeze in one position if a malfunction occurs. If a partial or incomplete message freezes or remains static on the sign due to a technical malfunction or a portion of the display face malfunctions, the sign's illumination must be turned off until the sign is repaired.
- vi. Spacing.
  - (a) Digital video display signs are prohibited within 250 feet of a building containing a residential use or a single-family dwelling unit unless there is an intervening building that completely blocks the visibility of the proposed sign from the residential use or dwelling unit. Except for those properties with the G overlay designation, this requirement may not be waived or modified/reduced.
  - (b) Digital video display signs are prohibited within 35 feet of any electronic message center or electronic graphic display sign and within 250 feet of another digital video display sign.

8. ***Window Signs.***

- a. *Window Coverage.* Window signs shall cover no more than 25 percent of each window or glass door in a nonresidential zoning district. No permit is required for window signs.
- b. *Placement.* Signs shall not be placed in windows in a location that will obstruct the view of sales transaction areas from outside the business.
- c. *Exceptions.* Window signs shall be permitted to exceed 25 percent of each window or glass door in industrial zoning districts. The portion of window signs exceeding 25 percent of each window or glass door shall be calculated against the allowable building tenant space wall signage, as allowed by code or defined by an approved master plan. Window signs proposed to exceed 25 percent of each window must meet the following criteria:
  - i. Have a maximum perforation pattern of 50/50;
  - ii. Window signs covering more than 25 percent shall require approval by Community Development prior to installation; and
  - iii. No modification shall be permitted to increase tenant signage when utilizing window signage exceeding 25 percent of each window.

#### 19.12.7 Billboard Standards

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A. **Billboards.**

- 1. *Applicability.* Billboards are subject to the regulations of this Section.
- 2. *Billboard Zone.* The “Billboard Zone” is designated on the City Billboard Map, which is adopted and made a part of this Code.
- 3. *Amendments to Billboard Map.* Amendments to the billboard map must be applied for and processed in the same manner as amendments to the zoning map, as specified in Section XX, Rezoning, with the following conditions:
  - a. Billboard zones may only be placed adjacent to streets listed on the Henderson Master Transportation Plan.
  - b. Billboard zones are corridors and apply to both sides of the street.
  - c. New billboard zones must be extensions of and contiguous to an existing billboard zone.
  - d. No billboard zone may be placed on residential zoning districts.



4. ***Signs Prohibited Over Other Structures.*** No billboard may be erected over structures or mobile homes and, following construction of the sign, no building or mobile home may be constructed or placed beneath any part of a billboard.
5. ***Lease Agreements.*** Unless otherwise approved by the Community Development and Services Director, a land-lease agreement, proof of ownership or other suitable land use agreement for the specific site where a billboard is to be installed must be submitted to the City prior to issuance of a building permit for construction of each sign.
6. ***Location.*** Billboard signs are allowed only within a billboard zone, as designated on the City Billboard Map. The entire sign must lie in or above the billboard zone, and no part may lie in or overhang any lands not so designated. Billboards are prohibited within 100 feet of a residence. Unless otherwise approved by Council through a master sign plan or variance, no billboard may be constructed on any parcel on which a structure other than a fence is constructed or for which any building permit has been issued. Unless otherwise approved by Council through a master sign plan or variance, no billboard may remain on any parcel following construction of any other structure.
7. ***Separation.*** No new billboard may be constructed within 750 feet of any existing billboard. For the purposes of this Section, a sign for which a billboard permit has been issued will be considered an existing sign. The minimum required distance will be measured between points on the centerline of the adjacent street, and those points must reflect each sign's perpendicular relationship to that street's centerline. In no instance, however, because of a change in street direction or other measurement peculiarity, may the distance between signs be less than 750 feet when measured in a straight line.
8. ***Height.***
  - a. No billboard may exceed 50 feet in height, excluding allowable embellishments (e.g., extraneous decorations, such as two- or three-dimensional objects or text that extend beyond the primary frame or border of a sign or billboard).
  - b. Each sign must be elevated a minimum of nine feet above the ground and may not have more than two supports. A billboard that adjoins a controlled access freeway and which becomes obstructed due to a noise abatement project within the right-of-way of that same controlled access freeway, may:
    - i. Adjust the height or angles of the structure to restore visibility as allowed by the standards of this Section, or

- ii. Relocate the structure to another location where the owner has secured the right to locate and which conforms to the location standards of Subsection 7 above.
- 9. **Size.** No billboard may have a display surface greater than 672 square feet, except for an embellishment, which may not be higher than five feet or exceed 128 square feet of additional surface. For the purposes of this standard, only one side of a back-to-back off-premises sign will be counted; however, two opposing faces may not exceed 45 degrees from parallel.
- 10. **Setbacks.** No portion of a billboard may be closer than 25 feet to any existing or future public right-of-way.
- 11. **Life of Permit; Lapse of Approval.** A billboard sign permit will remain in effect for a period of five years. Renewal of sign permits, including the payment of fees and completion of inspections, is required and must be completed in five-year increments. Failure to renew a sign permit in compliance with the provisions of this Chapter will result in a penalty assessment and accrual of permit fees, the non-payment of which will result in a lien being placed on the real property upon which the sign is located. The billboard sign permit may be reissued for succeeding periods of five years from the date of reissuance if the following conditions exist:
  - a. The permit applicant must be an appropriately licensed sign contractor and must present all exhibits and fees required for a new billboard permit.
  - b. The subject sign must have been in the permitted location and must have been maintained in compliance with the requirements of this Code during the entire life of the expiring permit.
  - c. The subject sign must meet all the requirements of this Code or qualify as a nonconforming billboard per Section XX, Prohibited, Illegal, Unsafe, and Dilapidated Signs.
- 12. **Permit Number and Address.** The sign's owner, permit number, permit issuance and expiration dates, permittee's name and telephone number, and the sign's address as assigned by the City must be indicated on a four-inch by six-inch plate, or other approved substitute, installed so as to be readily accessible and readable, approximately six feet above the adjacent ground surface, on every billboard erected in compliance with the provisions of this Section.
- 13. **Billboard Design Standards.**

a. *Face, Frame, and Reverse Side Treatment of Sign.*

- i. The face of each permitted billboard must contain a discernable message or graphic at all times. A billboard that stands as a skeletal structure without message panels or that has all blank panels or panels removed or arranged in such a manner as to make the message unreadable will be considered in disrepair and not in compliance with the maintenance requirements of this Code.
- ii. The structural members of all billboards and the reverse side of each single-faced sign must be painted to be compatible with the background surrounding it. Unless otherwise approved by the Community Development and Services Director, for the purposes of this Section, tan and light-brown colored paints will be considered compatible.

b. *Lighting.*

- i. Billboards may be illuminated internally or externally provided such external illumination be directed and shielded to limit direct illumination of any object other than the sign.
- ii. A billboard's light source shall be boxed and integrated into the structure as to not be visible to persons viewing the sign from any street, sidewalk, or adjacent property.

14. ***Conversion of Existing Off-Premises Sign Permits to Billboard Permits.*** Each billboard sign that existed on November 21, 1991, and that met the definition of a billboard and that was properly permitted, constructed, inspected, and maintained in the City will be issued a billboard permit and will be allowed to remain in place for the life of the permit, provided that it is maintained in compliance with the provisions of this Code. For the purposes of this Section, regardless of the actual date of issuance of the billboard permit for each such previously existing, legally permitted, and legally constructed sign, the effective date of its permit will be November 21, 1991. Upon issuance of the billboard permit, all previous permits expire. Following the granting of a billboard permit by way of this conversion process, all signs must comply with all provisions of this Code. Any sign that did not at the time of conversion meet the locational or size requirements of this Code may not be altered unless it is brought into complete conformance with this Code.

### 19.12.8 Temporary Sign Standards

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- A. **Purpose.** These regulations are intended to ensure that temporary signs do not create a distraction to the traveling public by eliminating the aesthetic blight and litter caused by temporary signs.
- B. **General to All.** Temporary signs are allowed only in compliance with the provisions of this Section.
  - 1. **Information Required for Display.** All temporary signs are required to display the name and address of the entity placing the sign, and the date the sign was erected.
  - 2. **Permits.** A temporary sign permit is required to display a temporary wall banner sign and an A-frame sign placed in the public right-of-way; all other temporary sign types do not require a sign permit. Each tenant in a multi-tenant building is entitled to a temporary wall banner sign in accordance with this Section.
  - 3. **Not Included in Permanent Sign Allowances.** Temporary signs are not counted toward the maximum total sign area established in Section XX.
  - 4. **General Time, Place, and Manner Restrictions.**
    - a. **Location Restrictions.** Unless specifically exempted by this Section, temporary signs must be placed in compliance with Subsection XX, Location Restrictions.
      - i. Temporary signs must be placed in a manner allowing traffic visibility for street corners and driveways, in accordance with Subsection XX.
      - ii. Temporary signs must not be placed to create a hazard for pedestrian or vehicular traffic and must allow for a 4-foot wide sidewalk to comply with the Americans with Disabilities Act.
    - b. **Prohibited Elements.** Any form of illumination, including flashing, blinking, or active lights; animation; reflective materials; and attachments including balloons, ribbons, loudspeakers, etc. are prohibited.
    - c. **Design and Construction.** Temporary signs must be of sufficient weight and durability to withstand wind gusts, storms, etc. and must be professionally crafted.
- C. **Additional Standards for Temporary Signs.**
  - 1. Temporary signs are allowed in compliance with provisions in Table XX, Standards for Temporary Signs.

**TABLE XX, STANDARDS FOR TEMPORARY SIGNS**

Standard	Requirement
Residential Zoning Districts	
Total Area of all Temporary Signs at Any One Time	Max. 16 sf per lot or lot
Number of Signs	Unlimited except that the total sign area must not exceed 16 sf.
Period of Use	No limitation
All Other Zoning Districts	
Total Area of All Temporary Signs at Any One Time	Max. 24 sq. ft. per business, with a total of max. 72 sq. ft. per lot. Excludes the area of temporary window signs and wall banner signs. Exception: In the MR, MC, and MN zoning districts, max. 12 sq. ft. per business; excludes the area of temporary window signs and wall banner signs. Refer to Table XX.
Number of Signs	Unlimited except that the total sign area of all temporary signs (excludes the area of temporary window signs and wall banner signs) must not exceed 24 sq. ft. per business. Exception: Multi-tenant shopping centers or offices – Max. 2 temporary wall banner signs per 150 linear feet of property frontage not to exceed 24 sq. ft. combined.
Period of Use	No limitation, except for wall banners. Refer to Table XX.

2. ***Standards for Specific Temporary Sign Types.*** Temporary signs must comply with the standards provided in XX, Standards for Specific Temporary Sign Types.

**TABLE XX, STANDARDS FOR SPECIFIC TEMPORARY SIGN TYPES**

Temporary Sign Type <sup>1</sup>	Standards			Other Requirements
	Height (Max.)	Width (Max.)	Area (Max.)	
A-Frame or Upright Sign	4 ft	3 ft	12 sf	Prohibited in residential zones. Must not be placed in public right-of-way If advertising a business, only permitted during regular business hours. Must be professionally crafted.
Wall Banner	--	--	32 sf	Prohibited in residential zones. Must be mounted on a building wall or on T-posts or stakes installed ≤ 6 inches from a wall on which the wall banner would be hung. Max. Mounting Height: 25 feet to top of wall banner.
Window Sign	--	--	See End Note <sup>2</sup>	Max. Mounting Height: Placed no higher than first story windows. Inside mounting required. Not included in the total sign area for all temporary signs.
Yard Sign Type I	4 ft	2 ft	3 sf	Installation Requirements: Installed securely in the ground.
Yard Sign Type II	6 ft	2 ft	4 sf	Installation Requirements: Installed securely in the ground.
Yard Sign Type III	6 ft	8 ft	32 sf	Installation Requirements: Installed securely in the ground.

**NOTES:**

1 Other temporary sign types may be allowed (e.g. fuel pump topper signs, wraps around waste receptacles, or balloon bobbles) provided the max. area limitation for all temporary signs is not exceeded

2 The area of temporary and permanent window signs combined (including signs constructed of perforated vinyl or painted on the window) must not exceed 50% of the area of the window on or within which they are displayed

3. ***Temporary model home complex/wall n residential subdivision signs.*** Temporary model home complex/active residential subdivision signs in all residential zones must

comply with the standards provided in Table XX, Standards for Temporary Model Home Complex/Active Residential Subdivision Signs in All Residential Zoning Districts.

**TABLE XX. STANDARDS FOR TEMPORARY MODEL HOME COMPLEX/ACTIVE RESIDENTIAL SUBDIVISION SIGNS IN ALL RESIDENTIAL ZONING DISTRICTS**

Sign Type	Maximum Number of Signs	Additional Standards
Yard Sign Type I	I per lot or dwelling. I per boundary street frontage of the model home complex/active residential subdivision.	All temporary model home complex/active residential subdivision signs must be removed upon the conversion of the model home(s) to a residential use and shall be removed upon the close of escrow of the last lot in the subdivision or upon cessation of use, whichever comes first  One non-illuminated wall sign is allowed, maximum 4 square feet placed on the elevation of a model home facing the street  One window sign is allowed, max. 3 square feet or 1 additional Yard Sign Type I
Yard Sign Type II	I per lot or dwelling.	
Yard Sign Type III	I per boundary street frontage of the model home complex/active residential subdivision.	

4. **Sign Walkers.** To promote pedestrian and traffic safety, sign walkers are subject to the following time, place, and manner restrictions.
  - a. Sign walkers are only allowed in the commercial and industrial zoning districts.
  - b. Sign walkers are permitted to stand on a sidewalk provided a minimum width of four feet allows for unimpeded pedestrian movement.
  - c. Sign walkers are prohibited from standing in the median of streets, in travel lanes landscaped areas, and unimproved rights-of-way areas. Sign walkers may not interfere with traffic or block pedestrians or bicyclists.
  - d. A business shall only be allowed to use sign walkers for up to 10 consecutive days in any 30-day period and there shall be at least a 20-day period before commencing of another 10-day period.
  - e. Sign walkers are permitted from 8:00 a.m. to 8:00 p.m.

- f. Sign walker signs shall not exceed 10 square feet in area.
- g. Sign walker signs that include any of the following are prohibited:
  - i. Audio devices to attract attention;
  - ii. Any form of illumination, including flashing, blinking, or rotating lights;  
and
  - iii. Animation on the sign itself.
- h. Spinning, waving, throwing the sign in the air or any other similar erratic movements intended to attract attention is prohibited.
- i. No shade structure, chair, or other sitting device is permitted for a sign walker.
- j. Sign walkers are not required to get a sign permit.