



Clark County Comprehensive Planning Department

SINGLE-FAMILY RESIDENTIAL DEVELOPMENT CHECKLIST & EXCEPTIONS

TITLE 30 CODE SECTIONS <i>Not for use with Tentative Maps. Refer to the TM Checklist for requirements</i>	Y	N	NA						
Site is not commercially mapped (dwelling units are not permissible on commercially mapped lots)									
DENSITY (Master Plan)									
	ON: .5	EN: 1	RN: 2	LN: 5	MN: 8	CN: 18	UN: 18↑	CM: ↓18	EM: 18↑
30.02 ZONING DISTRICTS									
	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2 (requires Open Space)		
Lot Area Minimum	80K	40K	20K	10K	5.2K	3.3K,	2K		
Net Lot Area	72K	36K	18K	9K	NA	NA	NA		
Lot Coverage Max%	15%	25%	50%	50%	NA	NA	NA		
Primary Height Max	35								
Accessory Height Max	25	25	25	14	14	14	14		
Setback Front	40	40	40	30	20	20	20 HOW TO MEASURE 30.02.26		
SB Side Interior	15/5	15/5	10/5	10/5	5	5	5		
SB Rear	50/5	50/5	30/15	25/5	20/5	15/5	15/5		
Building Separation	6 FOR ALL								
30.02.25 OVERLAYS									
	ABO	AAO	AEO	HDO	MPO	NPO	PCO	RRO	SMO
30.02.26 MEASUREMENTS AND EXCEPTIONS									
No Water/Wastewater Minimum Lot Sizes per SNHD/State Engineer									
RS20, RS10, adjacent arterial/collector reduce no more than 10'									
Front setback 50% width reduced by 12' with enhanced decorative features bay windows, stucco popouts									
ONE Side OR Rear setback eliminated for SF attached									
Front setback RS5.2, RS5.3 50% width reduced by 10 feet									
Front Setback RS3.3 2 nd story architectural enclosure up to 4 feet									
Front Setback RS2 10' reduction full primary structure width									
Table 30.02-4 Arch Enc/Intr * Balc/Stair 3-6' Side St. * Balc/Stair <6' All RS * Carport Side Int/Side St. 3' into req setback no closer than 5' PL/3' Bldg/fire									
Enclosures maximum 12' wide									
Foundation or support column permissible									
Balcony or Stairs 3-6' above grade RS – Side Interior, Rear: no closer than 3' from PL									
Patio Cover/Carport Rear NOMORE THAN xx FROM PL RS80, RS40, RS20 (17) RS10 (12) RS5.2, RS3.3, RS2 (3) (detach ok w/in 6')									
Sheds (200) AV if visible/not complementary or above building/fence/wall									
Community Buildings 35'									
Communication Antenna									
Chimney exceed up to 3'									
30.03.03 USES									
Confirm conditions/applications required/Accessory Uses 30.03.01 D									
30.04.01 LANDSCAPING									
Plan: Trees to scale/significant kept/any removed/all proposed/adequate spatial for anticipated growth (not attached sw/internal sub sts)									
Landscaping Side/Rear NA (behind wall/fence)									
Plants on the recommended plant list									
2" Minimum Ground Covering any LS are not planted									
NO TURF									
Street Landscaping Detached 15' from back of curb, 2 strips 5' /Attached 6' wide strip 10' Landscaping (back of sidewalk)									
Trees one large and 3 shrubs outside canopy (not within 10' of streetlight)									
30.04.03 FENCES AND WALLS									
Fences and Walls Front Setback 3' up to 6' if decorative fence									
Fences and Walls Side/Rear Setbacks 6' maximum unless adjacent to Comm (8') or Ind (10') CAN BE									
Fences and Walls Outside Setbacks limited to primary or accessory structure height, whichever is less									
Lighting/Decorative Features allowed additional 1 foot									
Fence/Wall Materials: brick, stone, stucco, dec. cmu, wrought iron, metal picket, wood, omega, composite, durable vinyl/alum									
Retaining Walls 3' OR tiered unlimited 3' horizontal to 3' of height. Fence permissible on top of any									



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Proposed Retaining Walls if adjacent higher/lower (30.06.06 C)	
Access Gates Arterial Collector – 20' from PL	
30.04.05 D GENERAL DESIGN STANDARDS	
Screen Ground-Mounted Equipment visible from public street screened 1' above (renewable excluded)	
Screen Roof-Mounted Equipment visible from public street within 100' screened to at least equipment height (renew ex)	
Building Materials – exterior decorative glass, masonry, stucco, wood. Metal element decorative.	
Accessory Uses and Structures Meet zoning district setbacks where provided	
Accessory Uses and Structures Front yard complementary exterior colors compatible building materials	
Accessory Uses and Structures Side/Rear Yard: complementary exterior colors if 2' above wall	
Agriculture Buildings less than 80k lot structures sited side/rear yard	
30.04.05 E SINGLE-FAMILY RESIDENTIAL DESIGN STANDARDS	
Building Design (2) cover entry/recess window/porch: balcony/patio: deck/min 3': offset walls :roof line vary: vary bldg. mat/parapet	
Additions Architecturally Compatible or complementary including exterior materials, colors, and architectural features.	
SFR 20' Driveway/cul-de-sac 18'/SFA 10' IF GARAGE	
Manufactured Home AGE	
Manufactured Home SECTION	
Manufactured Home FOUNDATION	
Manufactured Home LIVING AREA	
Manufactured Home Park EXCEPTION	
RS80/RS40/NONURBAN EXCEPTION	
30.04.05 K HILLSIDE	
(no sfr lot pre 7/1/00) Large Lot	
double fronted lots encouraged	
<12% minimize grading per table SLOPE:12.01 ≤ 25 – 50% NATURAL AREA/SLOPE 25%↑ 25 65% NATURAL AREA	
No Stockpiling	
Grading Cuts 12% slopes minimized	
Walls Topography/Graduated Steps/Native Materials/Earth Tones/Decorative Fence Preferred	
Decorative Fences Surrounding Natural Area	
Buildings Natural Colors/Limited Slab/Horizontal Features/Increased Rear Yards/Viewshed Analysis?	
30.04.07 B LIGHTING	
Lighting Shielded/Motion Sensor Encouraged	
30.04.10 B SWIMMING POOLS	
600 sf	