

SINGLE FAMILY RESIDENTIAL DEVELOPMENT CHECKLIST AND EXCEPTIONS										Y	N	N/A			
30.40 PROPERTY DEVELOPMENT STANDARDS	Density – does project meet density	RU-5	RA-1	RE-2	RD-3	R1-5	R2-8	RUD-14	R3-18						
	Lot Area	Correct minimum lot size for zoning district													
		Southern Nevada Health District may further restrict water and sewage requirements													
		R-T – 6,500sf minimum lot size if created as mining lot prior to adoption of this Title.													
		RNP-III – 7,000sf minimum lot size.													
		Front Yard lot area percentage	RU 15	RA 25		RE, RD 50			R1, R2, RUD 10'						
	Yard Setbacks	Front – must be open to the sky	RU, RA, RE, 40'			RD 30'			R1, R2, RUD 20'						
		Interior Side – Principal Structure													
		Interior Side – Accessory Structure													
		Interior Side – Balcony 3 to less than 6' above grade/Patio Cover – measure PL to leading edge													
		Interior Side – Balcony 6' or greater above grade/Patio Cover – measure PL to leading edge													
		Interior Side – Patio Cover – measure PL to leading edge													
		Side Street (Corner) – Principal Structure													
		Side Street (Corner) – Accessory Structure													
		Side Street (Corner) – Balcony/Patio Cover -measure PL to leading edge													
		Rear – May be reduced by 10' if accessed by collector or arterial street													
		Rear – Principal Structure													
		Rear – Accessory Structure													
		Rear – Balcony from perimeter street – measure PL to leading edge													
		Rear – Balcony 3 to less than 6' above grade – measure PL to leading edge													
	Rear – Balcony 6 feet or greater above grade														
	Rear – Patio Cover – measure PL to leading edge														
	Height	Principal Structure – 35'													
		Accessory Structure – RU, RA, RE 25'			RD, R1, R2, RUD 14'										
	Open Space – per unit (RUD 200SF)														
	Driveway – 20' minimum setback. 18' if cul de sac. RUD cluster either 10' or 20'														
	Lot access – Shall not face, front, or have direct access to collector or arterial street														
	Exception: Arterial access if only means of access & lot created pre Title 30, with approval of waiver & circular driveway/onsite turnaround.														
30.40 EXCEPTIONS	Accessory Structure Separations – Minimum 6' separation from any other building														
	Architectural Intrusions and Enclosures – may intrude into setback up to 3', but not less than 5' to property line														
	R-U Lot Mt Charleston, Lee & Kyle Canyon – Buildings/structures on nonconforming lots of record or subdivisions meet R-1 standards except these setbacks: 15' front, 5' side, 15'side street corner, & 10' rear. Minimum 20' driveway or 20' setback for garages. R-U District uses permitted (30.44-1)														
	RU, RA, RE, RD Front Setback Reduction 12' for up to 50% building width if 2 trees and decorative features.														
	R1, RT, R2 Front Setback Reduction 10' for up to 50% building width if 2 trees and decorative features. RUD full width allowed														
	R2/RUD Side Yard – one may be eliminated if constructing original dwelling with approval of a use permit.														
R-1, RT, R2, RUD Addition – may encroach into setback, no closer than 10' from rear property line up to 50% width, including intrusion/enclosure															
R3 single family development must conform to RUD, except 18 du/acre with 1,800sf lot area and 120 sf open space.															
30.44 Uses – Confirm any conditions															
30.48 Overlays – Confirm any specific requirements															
	Check SI UCM for any AE restrictions														
30.52 STREETS	37' width (36' drivable). County-approved turnaround for 150'/longer private streets/access easements with 2+ SF DU. NO WS														
	25' width (24' drivable) required for private streets/access easements shorter than 150' serving 2-6 SF DU. NON-WAIVABLE.														
	20' width w/no County-approved turnaround for private access easements of 1 SF DU w/no street frontage. Figure 30.52-1														
	Intersections – shall not be more than 1500' apart. Fire Department must approve deviation.														
	Blocks – longer than 1,000', require crosswalks at least 5' wide, at points deemed essential.														
	Streets with a County-approved turnaround shall not exceed 500'.														
Streets without a County-approved turnaround shall not exceed 150'															
Street intersections off-set minimum 125' (measured from right-of-way line to right-of-way line) unless private street with MSM															
30.56 DESIGN STANDARDS	Homes 50' minimum from railroad line, freeway, drainage channel. Reduce to zoning district setback: if 30.64-4, with noise wall, or 25db noise reduction														
	Legal Lot – lot of record; no remnant lots)														
	Architectural Features – must include (ex. Covered entries, bay window, porch, balcony, or walls offset 3' minimum)														
	Dimensions – minimum 20' width and depth														
	Mechanical Equipment – Distributed Electric Generation exempt. All other screened if visible w/in 500'.														
	RUD Rooftop Mechanical Equipment must be screened														
	Corner Lots – addressed assigned to the identifiable front														
	Dwelling Relocation – less than 6 YO no restrictions. Over 6YO meet architectural character of neighborhood and design standards														
	Manufactured Homes	Age of Dwelling – manufactured within 6 years (doesn't apply to RU, RA, RT)													
		Dwelling Section – more than one section													
	Foundation - Permanently affixed														
	Living Area – 1,200 SF														
	Real Property – must convert														

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30.60	Paved			
	No parking within unimproved or landscaped areas			
	2 parking spaces per unit on site only			
	1:5 Visitor spaces			
30.64 LANDSCAPING	Fences/Walls at Setbacks for Accessory Structures – must meet accessory building height restrictions.			
	Gates – Decorative, access gates set back 50', egress gates set back 20', guard enclosure/related set back 20', 8' height			
	Single Family Gate – setback 18' minimum from property line along collector or arterial			
	Perimeter on Private or Local Streets – Rear Yard Only – Suburban/Rural 30.64-5, 30.64-6 Compact Residential 30.64-7, 30.64-8			
	Side or Rear on Collector/Arterial Streets – Rural 30.64-5, 30.64-6, Suburban/Compact 30.64-17			
	Adjacent to Freeway – Decorative 6' Wall, 1 15gallon large tree every 50'/1 24' box tree every 100', shrubs to cover 50%, noise per NDOT			
	Adjacent to Less Intensive Use – R1, RT , if adjacent to RU, RA, RE, RD 6' minimum/maximum decorative wall			
	R2, RUD if adjacent to RU, RA, RE, RD, R1, RT Figure 30.64-11 with 1 tree per 30'			
	R1, RT, R2, RUD – Wall may be eliminated in rural area by AV			
	If Proposed – Front Yard w/in 15' of front PL or private street/easement – decorative wall when fronting collector/arterial 30.64-8 – RU, RA, RE, RD			
	6' max wall/fence – RU, RA, RE, RD , nondecorative if rural area/AV if adjacent similar			
	5' max wall/fence – R1, RT, R2, RUD , nondecorative if rural area/AV if adjacent similar			
	Retaining Walls – 12' max (6' wall, 6' retaining) adjacent to developed properties when finished grade with AV			
	Alternative Standards? – 30.64.050			
Pool – 5' minimum from front yard with 5' fence/wall (may be a building wall) self-closing gate				
Water Feature – One water feature less than 200sf surface area exempt from drought restrictions				
Waterfall/Water Feature with Pool – may encroach into yard setback, conforming to maximum wall height				
Hillside Wall – graduated steps, native materials & colors, decorative fences encouraged for side & rear. Max 36' 9'h:6'w offset				
ELEVATIONS	Addition – architecturally compatible including decorative exteriors, colors and building materials.			
	Exterior Materials Stucco, masonry, wood or metal (decorative in urban area, except for sheds)			
	Exterior siding continuous horizontal or vertical pattern, not metal if vertical			
	Glass not permitted as principal building material			
	Awning, accessory structure, architectural intrusions may include Fire/Building approved fabrics			
Masking – Foundation/anchoring system same exterior siding as building, or with decorative finish masonry. Must extend w/in 6' of grade				