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## CHAPTER 19.08 DEVELOPMENT STANDARDS

### 19.08.010 APPLICABILITY

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

### 19.08.020 INTENT OF DEVELOPMENT STANDARDS

The intent of establishing standards for development is:

- A. To ensure that new development will not negatively impact the use and enjoyment of adjacent and neighboring properties;
- B. To ensure that new development will contribute to the overall attractiveness of the City;
- C. To increase design compatibility between abutting properties and land uses;
- D. To reinforce a sense of community and to preserve the integrity of neighborhoods and places of business; and
- E. To reduce unsightly views.

### 19.08.030 GENERAL

#### A. Access

All lots or parcels shall have frontage upon a public street; provided however, that lots within a recorded Subdivision or Parcel Map may provide access to a public street by way of a commonly owned private street or a private access easement. All private access streets must be fully improved in accordance with the Traffic Circulation improvements standards contained in the Design Standards Manual.

#### B. Sight Visibility near Intersections

Structures and landscaping near intersections shall be subject to the sight visibility restriction zone provisions of LVMC 18.12.210.

*(Ord.5934)- 09/19/07*

**C. Building Heights***{ Ord. 6041 – 06/03/09 }*

Building heights shall not exceed the applicable maximum building heights established in this Chapter.

**D. Essential Rights-Of-Way And Off-Site Improvements**

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

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

**E. City Standards**

In addition to the design and development standards contained in this chapter, all development must conform to the applicable Standard Conditions and the Design Standards Manual in any version which has been adopted by the City Council.

**F. Grading**

1. **Grading Plan Approval - When Required.** When the natural grade of a lot is proposed to be raised more than two feet at any point from existing grade, three copies of a finished lot grading plan and legal description of the property shall be filed with the Department of Public Works and the Department of Planning and Development. The plan shall include proposed and existing grades, building locations, and building height information for the development site and for the adjacent properties, and any justification for the proposal. The Director of Public Works may withhold or deny development approval unless the applicant demonstrates to the Director's satisfaction that the proposal is necessary in order to develop the site in a manner which conforms to applicable drainage and other development standards. The Director of Planning and Development may withhold or deny development approval unless the applicant demonstrates to the Director's satisfaction that the proposal will not be incompatible or out of harmony with the surrounding area.
2. **Grading Plan - Appeal of Denial.** The applicant may appeal to the City Council any final decision rendered pursuant to Subsection (1) of this Section. In connection with the appeal, the City may require notification of surrounding property owners. The City may charge a fee for the appeal and for any required notification in accordance with the Fee Schedule.

**G. Non-Conformity Resulting From City Action**

No action by the City in connection with the acquisition or use of right-of-way or the installation of off-site improvements shall have the effect of rendering a previously conforming lot or structure non-conforming as to lot width, lot area, or setback requirements.

**H. Compliance With District Regulations****1. Construction**

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

**2. Heights and Setbacks**

No building, structure or land shall be used to produce greater heights, smaller yards or less unoccupied area than prescribed by the regulations applicable to the zoning district in which the building, structure or land use is located.

**3. Other Standards**

- a. No lot shall be so reduced in area that the size, width, setbacks, open space or development standards will be below the minimum prescribed by this Title.
- b. No yard, open space or off-street parking or loading space, required in conjunction with a building or land use, shall be included as part of a yard, open space or parking or loading space required for any other building or land use, unless otherwise provided in this Title.

**19.08.040 RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS****A. Tables**

Except as otherwise noted, the minimum lot size, maximum unit density, minimum lot width, minimum building setbacks, maximum lot coverage, minimum building separation and maximum building height for uses in each district shall be governed by the dimensional standards in Table 1 (Single-Family Residential District Development Standards) and Table 2 (Residential District Development Standards, other than Single-Family) below. Explanatory notes for provisions in the Tables follow the Tables.

**B. General Standards for Residential Districts**

The following standards apply to all residential zoning districts:  
{Ord 5825 – 04/19/06}

- 1. Accessory Structures.** Accessory structures on any lot in any residential district shall conform to the following:

- a. **Accessory Only to Main Use.** No accessory structure shall be erected or moved onto any lot prior to construction of the main building unless a building permit has been issued for the construction of the main building.
- b. **Height.** A detached accessory structure shall not exceed two stories in height (with a maximum of 35 feet), or the height of the main building, whichever is less.  
{Ord 5405 – 01/02/02}
- c. **Size and Coverage.** The total floor area of all accessory structures shall not exceed fifty percent of the floor area of the principal dwelling unit constructed on the same lot. In addition, the main aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard; and further, in the zoning districts where lot coverage provisions exist, the aggregate total of the ground floor areas of all structures and dwellings shall not exceed the percentage of lot coverage permitted in that zoning district.
- d. **Side and Rear Yards.** Detached accessory structures are permitted in the rear and side yard areas as follows:
  - i. Detached accessory structures (excluding patio covers) in the rear yard area must be located a minimum distance of three feet from the side and rear property lines and must be separated a minimum distance of six feet from the main dwelling. On corner lots, the roof of an accessory structure may be attached to the main dwelling, if there is a minimum six foot separation between the walls of the accessory structure and the main building and provided that at least two sides of the breezeway are open. A gate or fence which is at least 50 percent open construction may be attached to one end of the breezeway. In addition, accessory structures in the rear yard of corner lots may not be located closer to the side property line than that required for the main dwelling.
  - ii. Detached accessory structures (excluding patio covers) in the side yard area must be located a minimum distance of three feet from the side property line and must be separated a minimum distance of six feet from the main dwelling.
  - iii. Except as provided in Paragraph (e) below, detached accessory structures are not permitted in front of the primary structure.
  - iv. No setback is required for a detached accessory structure from a property line which abuts an alley.
- e. **Front Yards.** No detached accessory structure is permitted in the front yard unless the structure is a side-loaded garage which is used strictly as an ancillary use.
- f. **Aesthetics.** An accessory structure must be aesthetically compatible with the principal dwelling unit.
- g. **Floor Plan.** Accessory structures may contain any type of room use but may not contain any kitchen except as otherwise specifically provided in this Title with respect to a Class I accessory structure. {Ord 5895 – 03/21/07}

**2. Fences and Walls***{Ord 5825 – 04/19/06}**{Bill 2006-43 – 09/06/06}*

See Section 19.12.075.

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

**a. Utility Facilities.** Public and private utility facilities (i.e. pumping and switching stations, reservoirs, power substations, etc.) using land or an unoccupied building requiring less than 500 square feet of site area are exempt from the minimum lot size requirements of all zoning districts, provided that all other applicable provisions of this chapter are satisfied.

**b. Reduction of Existing Lot.** When an existing lot is reduced as a result of conveyance to a federal, state or local government for a public purpose and the remaining area is at least ninety (90) percent of the required minimum lot size for the district in which it is located, then that remaining lot shall be deemed to be in compliance with the minimum lot size standards of this chapter, without the necessity of further administrative approvals.

- 4. Projections into Setback Area.** The following structures are permitted to project into the established setback area for the lot or parcel as indicated:

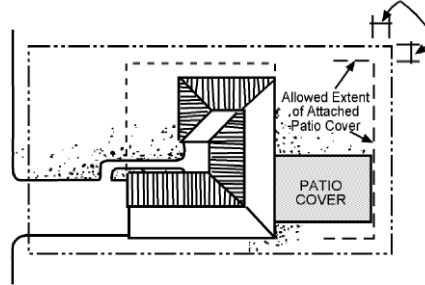
**a. Patio Covers.** As illustrated in Figure 4 below, a patio cover may encroach to within five feet from the rear and side property lines in the R-D, R-1, R-CL, R-2, R-3, R-4, R-5, R-MH, and R-MHP zoning districts and may encroach to within 15 feet from the rear and side property lines in the U, R-A and R-E zoning districts. In other residential districts, patio cover setbacks shall be compatible with the required setbacks for principal structures. In no event shall a patio cover be permitted to encroach into a required corner side yard setback. *{Ord 5895 – 03/21/07}*

**i.** The setback shall be measured from the supporting posts, however the overhang of a patio cover may not extend closer than three feet from a property line.

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

**iii.** The height of the patio cover shall not exceed 12 feet.

FIGURE 4 PATIO COVERS MINIMUM DISTANCE OF 5 FEET OR 15 FEET  
DEPENDENT ON ZONING DESIGNATION



- b. **Architectural Features.** Bay windows, fireplaces, roof eaves, cabinets designed to screen utility meters and similar architectural features may encroach no more than two feet into any required setback area, provided that the encroachments:
  - i. Remain at least three feet from the property line; and
  - ii. Do not increase the living space of the structure at the floor level.
- c. **Other Architectural Embellishments.** Architectural embellishments and institutional symbols for churches, public buildings and quasi-public buildings may extend into any required setback area, provided that they are clearly shown and approved as a part of a Special Use Permit, Site Development Plan or other required application.
- d. **Lots Adjacent to Open Space.** On any lot which adjoins a golf course, park area, common open space or similar open space, open balconies may extend up to five feet into the required setback for the dwelling and toward the open space; provided, however, that the projection extends no closer than three feet from the property line.
- e. **Mechanical Equipment.** Mechanical equipment such as air-conditioning units, pool filtering and heating equipment, water softeners, and similar mechanical equipment may occupy the required rear and side yard setback areas if totally screened from abutting lots and streets by fences, walls or landscaping, and if such mechanical equipment does not restrict required access through such setback areas as determined by the Department of Planning and Development.

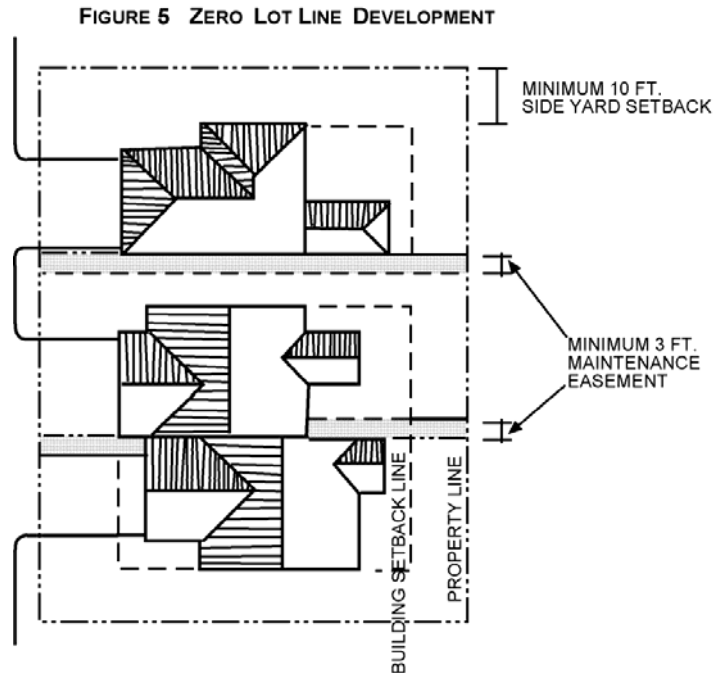
### C. Specialized Standards By Zoning District

In addition to the standards set forth in Tables 1 and 2, the following standards shall apply to each zoning district as indicated:

1. **R-CL (Single Family Compact-Lot) District.** The following specialized standards apply in the R-CL District:



- a. **Zero Lot Line Development.** When zero lot line setbacks are used, the dwelling unit and garage (if provided) shall be placed on one interior side property line, with the adjacent dwelling unit set back a minimum of ten feet from the common property line. (See Figure 5 below)



- i. A perpetual easement, with a minimum width of three feet, shall be provided on the adjacent lot for the maintenance of the wall of the dwelling with the zero lot line. With the exception of walls, fences, vertical trellises or other connecting elements, the required easement shall be kept free of structures. No doors, windows, air conditioning units, utility meters, electrical panel boxes or openings of any kind shall be permitted on the wall of a dwelling or garage placed on a zero lot line. The roof must be designed to prevent waste runoff from draining on to the adjoining lot. Required easements shall be shown on the Final Map and shall be incorporated into each deed transferring title to the property.
  - ii. In no case shall the owner of any zero lot line property be granted an easement on the adjoining property for the use or enjoyment of any portion of that property.
- b. **Separation Between Structures.** All dwellings located less than 10 feet from a side property line must maintain a separation of at least 10 feet between principal structures (including garages) on adjacent lots.
2. **R-MH (Residential Mobile/Manufactured Home) District.** The following specialized standards apply in the R-MH District:
- a. **Living Quarters.** Any building attached to a mobile home and used for living purposes shall have interior access and shall contain no kitchen facilities. No living quarters of any kind will be permitted in any accessory building and no residential use of the property shall be permitted unless the lot contains a mobile home.

- b. **Removal of Wheels.** The wheels on a mobile home may be removed and the mobile home may be permanently attached to a footing and foundation in accordance with all requirements of the Department of Planning and Development.

### 3. **R-MHP (Residential Mobile/Manufactured Home Park) District.**

- a. **Mobile Home Access.** Every mobile home space shall have direct access to a private street and the private street shall have clear and unobstructed access to a public street.
  - i. No private street shall be less than 32 feet in width and at least one side shall be used for on-street parking. If mobile home sites do not abut both sides of a private street, then that private street may be 24 feet in width.
  - ii. All private streets shall include lighting and be paved to the full width in accordance with the requirements of the Department of Public Works.
- b. **Walls.** Every mobile home park shall be enclosed with a decorative masonry wall six feet in height. Any wall abutting a public street shall be set back a minimum of five feet and landscaping shall be installed and permanently maintained between the wall and the public streets. Walls along interior property lines abutting R-MHP Districts are not required.
- c. **Utilities.** Every mobile home park shall be served with an approved gas, water, sewer and electrical distribution system with connections on every mobile home site. The system shall comply with Municipal Code requirements governing such installations.
- d. **Minimum Mobile Home Size.** A mobile home shall exceed eight feet in width and 32 feet in length, and shall contain a minimum of 450 square feet, and have within its interior walls a toilet, sink and bathtub or shower.
- e. **Removal of Wheels.** The wheels on a mobile home may be removed and the mobile home may be temporarily attached to a footing and foundation with written agreement from the park owner/manager and in accordance with the requirements of the Department of Planning and Development.

### 4. **R-PD (Residential Planned Development) District**

- a. **Development Standards.** The development standards for a project shall be established by the approval of an R-PD District and the approved Site Development Plan as described in Subchapter 19.18.050. Development standards shall include minimum front, side and rear setbacks, maximum building heights, wall and fence design and heights, parking standards, landscaping and other design and development criteria.

### 5. **Downtown Centennial Plan Overlay District**

**Building Height, Setback and Lot Coverage.** All structures located in the Downtown Centennial Plan Overlay District are exempted from the automatic application of the building height, building setback and lot coverage provisions of this Chapter 19.08, including the Residential Adjacency Setback provided, however, that this exemption does not prohibit the City Council from imposing a building height, setback or lot coverage requirement in connection with the approval of a Site Development Plan.

*{Ord. 6080 – 02/17/10}*

**Table 1. Single-Family Residential District Development Standards**

STANDARD	U	R-A	R-E	R-D	R-1	R-CL	R-MH	R-MHP
Min. Lot Size (s.f.)	20,000	40,000	20,000	11,000	6,500	3,500 <sup>2</sup>	6,500	4,000
Dwelling Units per Lot	1	1	1	1	1	1	1	1
Min. Lot Width (ft.)	100 <sup>6</sup>	100 <sup>6</sup>	100 <sup>6</sup>	90 <sup>6</sup>	65 <sup>6</sup>	35 <sup>3,6</sup>	65 <sup>6</sup>	45 <sup>6</sup>
Min. Front Yard Setback (ft.)	50 <sup>1</sup>	50 <sup>1</sup>	50 <sup>1</sup>	25	20	14 <sup>4</sup>	15	5
Min. Side Yard Setback (ft.)	10 <sup>7</sup>	10 <sup>7</sup>	10 <sup>7</sup>	10 <sup>7</sup>	5 <sup>7</sup>	10 <sup>5,7</sup>	5 <sup>7</sup>	5 <sup>7</sup>
Min. Corner Side Yard Setback (ft.)	15 <sup>7</sup>	15 <sup>7</sup>	15 <sup>7</sup>	15 <sup>7</sup>	15 <sup>7</sup>	10 <sup>7</sup>	10 <sup>7</sup>	5 <sup>7</sup>
Min. Rear Yard Setback (ft.)	35 <sup>7</sup>	35 <sup>7</sup>	35 <sup>7</sup>	30 <sup>7</sup>	15 <sup>7</sup>	10 <sup>7</sup>	10 <sup>7</sup>	5 <sup>7</sup>
Max. Lot Coverage	NA	NA	NA	NA	50%	50%	50%	NA
Max. Building Height (ft.)	2 stories or 35 feet, whichever is less <sup>8</sup>							

{Ord. 5957 – 12/19/07} {Ord. 6008 – 10/15/08}

**Notes:**

- 1. U, R-A and R-E Districts**—Lots which front onto a public street, shall maintain a minimum front yard setback of 50 feet. The minimum front setback for an attached, open porte cochere is 30 feet. Lots which front onto a private street or a private access easement shall maintain a minimum setback of 30 feet from the edge of the private street or access easement; provided however, where such lots are located on a cul-de-sac or a street knuckle, the minimum front yard setback shall be 20 feet from the edge of the private street or access easement.
- 2. R-CL District**—The minimum lot size is 3,500 s.f.; provided however, the minimum average of all lots within the development shall be 3,750 s.f.
- 3. R-CL District**—The minimum lot width is 35 feet. In all cases, lot width shall be sufficient to provide the street frontage necessary for driveways to conform to the requirements of LVMC Chapter 13.16, LVMC 18.28.360 and other adopted City driveway standards.
- 4. R-CL District**—The minimum front yard setback is 14 feet. The minimum front yard setback for front entry garages and carports is 16 feet for any lot located on a knuckle or cul-de-sac bulb and 18 feet in all other cases.
- 5. R-CL District**—The minimum total (combined) width of both side yards for each lot is 10 feet. The minimum side yard setback for a side yard along a street is 10 feet, in which case the total width must be 15 feet. Such side yard setbacks may be configured in any manner that conforms to the Uniform Building Code and results in maintaining the total side yard setback width required on each lot. In no case, however, may lots be configured or improvements placed on lots in a manner that results in open space or yard setback area for one lot actually being located on a separately owned lot. The use of “use easements” to create such a result is specifically prohibited.
- 6. All Districts**—Notwithstanding the minimum lot width in this Table, lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of 30 feet in width at the front property line, provided the average lot width meets the required lot width.
- 7. All Districts**—Side, corner side and rear yard setbacks are subject to the patio cover provisions set forth in Subsection 19.08.040(B)(4).

8. **All Districts** – Roof-mounted solar panel units that are permitted as a conditional use pursuant to Table 2 of the Land Use Tables set forth in Section 19.04.010 shall not be considered as a part of the building height for purposes of this Table.

*Ord. 6008 – 10/15/08*

**Table 2. Residential District Development Standards, Other Than Single-Family**

*{Ord 5638 – 11/19/03}*

*{Ord 6008 – 10/15/08}*

*{Ord 6041 – 06/03/09}*

STANDARD	R-2	R-3	R-4	R-5
Minimum Lot Size sq. ft.	6,500	6,500	6,500	7,000
Dwelling Units per Gross Acre	6-12	13-25	26-50	unlimited <sup>1</sup>
Min. Lot Width (ft.)	NA	NA	NA	NA
Min. Front Yard Setback (ft.) <sup>3</sup>	20	20	10	10
Min. Side Yard Setback (ft.) <sup>3</sup>	5 <sup>4</sup>	5 <sup>4</sup>	5 <sup>4</sup>	5 <sup>4</sup>
Min. Corner Side Yard Setback (ft.) <sup>3</sup>	5 <sup>4</sup>	5 <sup>4</sup>	5 <sup>4</sup>	5 <sup>4</sup>
Min. Rear Yard Setback (ft.) <sup>3</sup>	20 <sup>4</sup>	20 <sup>4</sup>	20 <sup>4</sup>	20 <sup>2,4</sup>
Min. Distance Between Buildings <sup>3</sup>	10	10	10	unlimited
Max. Lot Coverage <sup>3</sup>	NA	NA	NA	NA
Max. Building Height (ft.) <sup>3</sup>	2 stories or 35 feet, whichever is less <sup>6</sup>			5 stories or 55 feet, whichever is less <sup>6</sup>

**Notes:**

1. **R-5 District**—The maximum density is unlimited. However, the height limit on development imposes a de facto limitation on density in all areas except the Downtown Overlay District (see Subchapter 19.06.060), where the height is unlimited.
2. **R-5 District**—The minimum rear yard setback shall be 20 feet. However, where the rear 20 feet of the lot has direct access to a public alley and is used for the on-site parking of automobiles, this area may be covered by a roof provided it is otherwise open on three sides.
3. **Downtown Centennial Plan Overlay District**— All structures in the Downtown Centennial Plan Overlay District are exempted from the automatic application of the height limitations, required setbacks and lot coverage requirements specified in Table 2. However, the exemption does not prohibit the City Council from imposing similar or equivalent limitations in connection with the approval of a Site Development Plan in accordance with Subchapter 19.06.060.  
*{Ord. 6080 – 02/17/10}*
4. **All Districts**— Side, corner side and rear yard setbacks are subject to the patio cover provisions set forth in Subsection 19.08.040(B)(4).
5. **R-3 and R-4 Districts**—The height limit for senior citizen apartment developments shall be three stories or forty feet, whichever is less, upon approval of a Site Development Plan Review application in accordance with Section 19.18.050. Senior citizen apartment developments that exceed the height limit set forth in the preceding sentence may be permitted upon approval of a waiver of the height limit as part of the development's Site Development Plan Review.
6. **All Districts** – Roof-mounted solar panel units that are permitted as a conditional use pursuant to Table 2 of the Land Use Tables set forth in Section 19.04.010 shall not be considered as a part of the building height for purposes of this Table.  
*{Ord. 6008 – 10/15/08}*

## 19.08.050 COMMERCIAL AND INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

[Ord 5806 – 12/21/05]

**A. Specific Purposes.** In addition to the general purposes listed in Chapter 19.00, the purposes of the commercial and industrial development standards contained in this Section are to:

1. Promote improved design and enhanced site planning of commercial and industrial development;
2. Encourage sensitive design and planning of commercial and industrial development which enhances compatibility between the built environment and the natural environment;
3. Promote design and site planning which furthers the goals of the City's General Plan;
4. Promote design and site planning which advances the vision of the City; and
5. Promote commercial development which enhances the quality of life for City residents.

**B. Applicability.** Except with respect to unrestricted gaming development or development located within a designated special purpose, overlay or planned development district with adopted commercial or industrial design guidelines, no new commercial or industrial site development, building or structure shall be erected in any commercial or industrial zoning district unless it conforms to all applicable provisions of this Section, including the development standards set forth in Subsection C, Table 1. No existing commercial or industrial building or structure shall be moved or substantially enlarged, and no previously developed site shall be substantially modified or enlarged, unless in conformance with all applicable provisions of this Section, including the development standards set forth in Table 1. Figures referred to in this Section are set forth in Subsection H of this Section.

### C. Minimum Standards for Commercial and Industrial Development.

1. **General.** The standards set forth in Table 1 are minimum standards that shall apply to the various zoning districts as indicated.

**Table 1. Commercial and Industrial District Development Standards**

STANDARD	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
Min. Site Area to Rezone	NA	NA	NA	NA	NA	NA	20 ac.	NA	NA
Min. Lot Width (ft.) <sup>4</sup>	60	100	100	100	100	100	100	100	100
Setbacks, Principal Structures									
Min. Front Yard Setback (ft.) <sup>4</sup>	20	25	25	25	20	20	20	10	10 <sup>7</sup>
Min. Side Yard Setback (ft.) <sup>4</sup>	5	10	10	10	10	10	10	10	10 <sup>7</sup>
Min. Corner Side Yard Setback (ft.) <sup>4</sup>	15 <sup>3</sup>	15	15	15	15	15	20	10	10 <sup>7</sup>
Min. Rear Yard Setback (ft.) <sup>1,4</sup>	15	25	15	25	20	20	15	20	0 <sup>7</sup>
Setbacks, Accessory Structures									
Min. Front Yard Setback (ft.)	20	25	25	25	20	20	20	10	10
Min. Side Yard Setback (ft.)	5	8	8	8	8	8	8	8	0
Min. Corner Side Yard Setback (ft.)	15	15	15	15	15	15	20	10	10
Min. Rear Yard Setback (ft.)	8	8	8	8	8	8	8	8	0
Max. Lot Coverage <sup>4,8</sup>	50%	30%	30%	30%	50% <sup>6</sup>	50%	50%	NA	NA
Max. Building Height <sup>1,2,4,5</sup>	Lesser of 2 stories or 35 feet				NA	NA	NA	NA	NA

[Ord. 6041 – 06/03/09]

Table 1 Notes:

1. **Rear Yard Setbacks, Building Heights.** Rear yard setbacks and building heights may be affected by the residential adjacency standards set forth in LVMC 19.08.060.
2. **Building Height.**
  - a. **Non-Residential Building When Adjacent to Residential.** See Section 19.08.060(B).
  - b. **P-R and O Districts.** The maximum building height in the P-R and O Districts is two stories or thirty-five feet, whichever is less.
  - c. **C-D-District.** Unless otherwise approved by the City Council in a Site Development Plan, building heights in the C-D District shall not exceed:
    1. One story or twenty feet, whichever is less, for parcels that front on Charleston Boulevard between Rancho Drive and Valley View Boulevard;
    2. Two stories or thirty-five feet, whichever is less, for all other parcels.
  - d. **C-1 and C-2 Districts.** For parcels that are located within the C-1 and C-2 Districts, but are outside the Neighborhood Revitalization Area, the maximum building height for mixed-use development is ten stories, or one hundred fifty feet, whichever is less. For purposes of the foregoing, the “Neighborhood Revitalization Area” means the area so designated in the Las Vegas 2020 Master Plan adopted by Ordinance No. 5250, as the boundaries of that area may be amended from time to time.
  - e. **C-PB District.** The maximum building height in the C-PB District is five stories or eighty-five feet, whichever is less. For parcels of land located within a C-PB Zoning District that is contiguous to, or within two hundred feet of, a freeway or expressway, the maximum building height shall be six stories or one hundred feet, whichever is less. Notwithstanding the above, in the case of permitted commercial and retail uses, the maximum building height shall be two stories or thirty-five feet, whichever is less.
  - f. **Exemptions.** Chimney and vent stacks; roof structures for the use of elevators, stairs, tanks, ventilation, solar panels, and similar necessary mechanical equipment; visual screens which surround mounted mechanical equipment; skylights; and whip and mounted antennas and flag poles up to forty feet in height may be erected above the required height limits. In no case shall structures above the permitted height limit be constructed for the purpose of providing additional floor space.  
*Ord. 6008 – 10/15/08}*
3. **P-R District.** A development in the P-R District which is a conversion from an existing residential structure may maintain the existing setbacks. Any additions may also be constructed to the existing established corner setback.

- 4. Downtown Centennial Plan Overlay District.** All structures in the Downtown Centennial Plan Overlay District are exempted from the automatic application of the height limitations, required setbacks and lot coverage requirements specified in this Chapter. However, the exemption does not prohibit the City Council from imposing similar or equivalent limitations in connection with the approval of a Site Development Plan in accordance with Section 19.06.060.  
*{Ord 6080 – 02/17/10}*
- 5. Gaming Enterprise Overlay District.** All licensed gaming establishments within the Gaming Enterprise District are exempt from the automatic application of any height limitations specified in this Chapter. However, the exemption does not prohibit the City Council from imposing a similar or equivalent height limitation in connection with the approval of a Site Development Plan.
- 6. C-1 District.** Senior citizen apartments that exceed the permitted lot coverage limitation may be permitted upon approval of a Site Development Plan Review application in accordance with Section 19.18.050.  
*{Ord. 6041 – 06/03/09}*
- 7. M District.** Where a property in an M District is adjacent to, or across the street from, a residential district, the minimum setback from the property line or street right-of-way line shall be fifty feet. The setback area shall be maintained free and clear of all buildings or industrial uses, except that this area may be used for parking. Such parking use may include parking for industrial equipment and vehicles if parking areas are completely screened from any residential view.
- 8. Mixed-Use Developments.** Lot coverage for mixed-use developments may be increased up to a maximum of 75% of the net lot area upon the approval of a Site Development Plan Review application in accordance with Section 19.18.050.  
*{Ord. 6041 – 06/03/09}*
- 2. Accessory Structures.** Accessory structures within any commercial or industrial district shall conform to Table 1 above and to the following:

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

- e. **Appearance.** Accessory structures shall be designed to be architecturally compatible with the principal structure on the site, utilizing the same colors, materials and style.
- 3. **Variances.** The standards set forth in this Subsection C are minimum requirements for all developments subject to this Section. Any request to deviate from these standards shall require the submittal of a Variance application, which shall be subject to the procedures and standards set forth in Section 19.18.070.

#### **D. Fences, Walls and Architectural Character.**

##### **1. Fences and Walls.**

*{Bill 2006-43 – 09/06/06}*

See Section 19.12.075.

- 2. **Architectural Character and Materials.** The purpose of these guidelines is not to dictate a particular architectural style for commercial and industrial development in the City, but to provide a set of guidelines and standards by which commercial and industrial development can be compatible with its surroundings and help to further the overall vision of development which has been established by the City. Building designs that incorporate a base tying the building into the ground, a midsection, and a top that terminates the building, are strongly encouraged (See Figure 4).

##### **a. Height, Bulk and Scale.**

- i. Box-like or single, monolithic forms must be relieved by variations in massing or articulation of facades. The perceived height and bulk of buildings shall be reduced by dividing the building mass into smaller scale components in order to relate to human scale. Buildings shall incorporate jogs, offsets or other architectural features to reduce the visual length of long walls. Variation of roof lines is required to reduce the apparent size of commercial buildings and provide visual interest. Building surfaces over twenty feet high or fifty feet in length shall be relieved with a change of wall plane or by other means that provide strong shadow and visual interest. (See Figures 5 and 6).
- ii. Buildings should be compatible with the scale of development allowed by the applicable land uses for the surrounding area as established at the time of application, and should be sited and designed to provide a sensitive transition to nearby, less intensive areas.
- iii. Projects on the edges of zoning districts should be developed in a manner that minimizes the adverse impacts resulting from incongruous height, bulk and scale of large buildings. Alternatives to mitigate such impacts include, but are not limited to, siting and design, additional building setbacks or stepping back of upper floors, and the actual physical reduction of the height, bulk and scale of a project (See Figure 7).

##### **b. Exterior Materials and Finishes.**

- i. Buildings should be compatible with the scale of development allowed by the applicable land uses for the surrounding area as established at the time of application, and should be sited and designed to provide a sensitive transition to nearby, less intensive areas.



- ii. Concrete or clay tile and architectural metal should be used on all sloped roofs. Standard three-tab asphalt shingles, fiberglass shingles, and wood shingles and shakes are prohibited.
  - iii. Stone, stucco, colored or exposed aggregate or textured finish concrete, decorative block and brick are the preferred materials for building exteriors. Simulated materials and building systems that provide a look that is similar to the preferred materials may also be acceptable.
  - iv. Highly reflective, shiny or mirror-like materials and unplastered exposed standard concrete, standard concrete masonry units and glazed tile should not be used except as accents. Reflective glass at the pedestrian level is prohibited. Glass on the second floor and above shall not be greater than twenty-two percent reflectivity so as not to reflect light and solar heat on other buildings, streets and sidewalks.
  - v. Restraint should be used in the number of different materials and colors selected.
- c. Coherent Design.**
- i. All sides of a building shall be coherently designed and treated. A consistent level of detailing and finish is required for all sides of a building (See Figures 8 and 9).
  - ii. Any building design that utilizes a flat roof shall incorporate a parapet wall and/or cornice element on all sides of the roof.
  - iii. Preferably, roof access should be from the interior of the building. If not possible, external stairwells and ladders should be incorporated into the overall design of the primary structure or be adequately screened from view.
  - iv. Service and loading zones shall be located to the rear, side or in an internal location where visibility from public rights-of-way and views from neighboring buildings and properties will be minimized (see Figures 10 and 11).
- d. Building Façade.** The building design should incorporate patterns and materials that provide visual interest. This should be accomplished through the use of changes in color, materials or relief, such as the inclusion of beltlines, pilasters, recesses, pop outs, etc. Flat, plain building walls are not acceptable. There should be a contrast in the size of solid area to window area. In general, there should be more wall than window. Windows and large areas of glass should be recessed in shadow or otherwise contrast with the building façade (See Figure 12). Large glazed areas should be divided into smaller parts by using mullions to express individual windows or groupings of windows. The use of arcades, covered walkways, awnings, and other shade devices is strongly encouraged to provide shade to protect pedestrians from the intense desert sun.
- i. Features such as windows and arcades shall total at least sixty percent of the length of any façade that abuts a public street.

- ii. Lightly tinted or “Low-e” glass is acceptable and advisable. Mirrored and metallic tints are prohibited.

**e. Building Placement and Orientation.**

- i. Buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. Parking and curb cuts shall be located away from corners (See Figure 13).
- ii. Interconnected walkways and parking drives between buildings on the site and those of adjacent development should be used to provide for the safe and efficient movement of pedestrians, bicycles and vehicles within the site and between the site and adjacent development where feasible (See Figure 14).
- iii. In order to develop and maintain a strong street edge, buildings for stand alone projects or individual pad developments associated with a larger commercial center should be located at the front of the site at the minimum setback line, with the exception of additional width landscaping or a single drive-through lane.

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

**E. Urban Design, Screening and Lighting.**

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

**a. Site Grading Design.**

- i. Where natural sloping is to be used for topographic transitions at the property edges, slopes should not exceed three to one (See Figure 15) and should be landscaped with approved materials to achieve minimum ground coverage of sixty percent (not including trees). The sixty percent coverage should be reached within two years after a Certificate of Occupancy is issued by the City.

- [illegible]

- b. Bus Turnouts.** Bus turnouts and shelters shall be required where deemed necessary by the City Traffic Engineer. If shelters are provided, they shall be installed behind the sidewalk area. Boarding areas at bus turnouts shall provide adequate handicap access in accordance with applicable ADA requirements. Required turnouts may encroach into the perimeter landscape area and may require the granting of easements for placement and maintenance. Bus turnouts shall comply with the Uniform Standard Drawings, Clark County Area, as adopted by the City (See Figure 20).
  - c. Sidewalks.** Sidewalks shall be provided along any façade featuring a customer entrance that exits into a parking area or travel lane. Sidewalks that abut ninety degree parking spaces shall be a minimum of seven feet in width in instances where vehicle wheel stops are not used between the parking space and the sidewalk curb, and five feet in width when vehicle wheel stops are installed (See Figure 21). Sidewalk ramps and curb cuts shall be constructed in accordance with the Uniform Standard Drawings, Clark County Area, as adopted by the City.
  - d. Internal Site Access.** A continuous internal pedestrian and handicap accessible walkway shall be provided from the perimeter public sidewalk to the principal customer entrance. Additional pedestrian walkways should be distinguished through the use of special pavers, bricks or patterned concrete, and should be raised slightly to enhance pedestrian safety and the attractiveness of the walkway.
  - e. Path Along Drainage Channels and Washes.** Applicants are strongly encouraged to incorporate bicycle and pedestrian paths along drainage channels and washes. If maintenance roads for a channel are required, consideration should be given to designing them as multi-use facilities to accommodate maintenance vehicles, bicyclists and pedestrians. The design of such paths must first be approved by the Department of Public Works and the Planning and Development Department.

    - i.** A minimum ten-foot landscape area on each side of the channel shall buffer plain concrete drainage channels which do not incorporate bicycle and pedestrian paths or maintenance roads and which are visible from public view. Maintenance of the landscaping shall be the responsibility of the property owner, the developer, a business association or other similar association, or by such other means as may be approved by the City.
    - ii.** The area of any such paths and landscape areas along drainage channels and washes may be counted toward the open space requirements of the development.
- 3. Pedestrian Open Spaces and Plazas**
- a. Plazas Required.** Outdoor pedestrian open spaces and plazas provide shade, opportunities for rest and relief from traffic and noise as well as areas for additional outdoor activities such as vending and dining. Commercial developments shall provide pedestrian open spaces and plazas in relation to the size of the development and shall include designs for such areas in the site plan. Such areas shall be interspersed throughout the development (See Figure 22), and shall be accessible in accordance with applicable ADA requirements.

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

- ii. Developments of five acres in size or greater shall provide a minimum of fifty square feet of plaza space for each one acre of gross land area. Such plaza spaces shall be in addition to any such spaces provided by individual tenants or businesses for the use of their customers.
  - b. **Integration of Open Spaces.** Pedestrian open spaces and plazas shall be integral to the overall design of the proposed commercial development and shall be located in areas of high pedestrian traffic in such a manner to be convenient and readily accessible. Such spaces shall remain open and accessible during normal hours of operation.
  - c. **Site Amenities.** Site amenities, including without limitation benches, pergolas, landscaped arbors, artwork and other appropriate landscape features, shall be incorporated into the design of each pedestrian open space/plaza (See Figure 23).
  - d. **Minimum Size.** The minimum size for any individual pedestrian open space shall be two hundred fifty square feet.
  - e. **Landscaping of Plazas.** Any pedestrian open space/plaza that abuts a blank wall shall include a minimum five-foot wide landscaped area next to the wall to soften and screen the wall and increase pedestrian comfort and interest (See Figures 24 and 25). Landscaping plans shall take into consideration site-specific geotechnical recommendations that may require additional protection to prevent infiltration of water into unsuitable soils. Applicants are strongly encouraged to design the outside wall of planters in such a manner that they might also be used for seating.
    - i. Landscaping for the above purpose shall reach a minimum height at maturity of five feet.
    - ii. If such landscaping is installed within a raised planter, the height of the planter shall not exceed two feet six inches in height, and the height of the planter may be included in measuring the minimum height of the required landscaping.
4. **Screening and Lighting.** The following uses and equipment shall be screened from public view from all rights-of-way, pedestrian areas, and parking lots: Trash and refuse collection areas; mechanical equipment such as air conditioners, pumps and motors; propane tanks and other storage tanks; electrical equipment such as switching equipment and transformers; emergency generators; valves; vents; utility meters; satellite dishes; grouped mailboxes; and any commercial project which abuts a residential property. Screening includes, without limitation, solid walls and landscaping of a density sufficient to screen the use.

*Ord. 6008 – 10/15/08}*

**a. Interior Screen Walls.**

- i. Service and loading areas shall be screened by the use of walls or dense landscaping, or both, that will serve as both a visual barrier and a noise barrier. In no instance shall the screening be less than eight feet in height, and it may be required to be higher depending on the use to be screened. Walls shall be architecturally integrated into the design of the development.
- ii. **Prohibited Materials.** Unless otherwise approved as part of an overall development plan, the following materials are not acceptable for use as screening walls or fences:

- A. Chainlink or open wire fencing (except as temporary construction fencing);
- B. Razor wire or barbed wire;
- C. Corrugated metal;
- D. Colored plastic;
- E. Untextured or unfinished concrete or block (CMU) walls; and
- F. Pointed post fences.

**b. Collection Areas and Dumpsters.**

- i. Refuse collection areas and dumpsters shall be:
  - A. Provided in sufficient size and numbers to meet the needs of the development;
  - B. Located away from the street front and screened from view from rights-of-way, sidewalks, and abutting properties through the use of landscaping and screening; and
  - C. Shall have solid metal gates, and a roof or trellis structure (See Figures 26 and 27); and
  - D. Are subject to the residential adjacency standards set forth in LVMC 19.08.060.

**c. Mechanical and Electrical Equipment.** In the initial design stage of a development project, mechanical and electrical equipment should be incorporated into the architectural form and layout of the proposed building to reduce the need for screening (See Figure 28).

- i. Mechanical and electrical equipment, satellite dishes and any other communications equipment, excluding communications towers and antennas, shall be concealed from view of public rights-of-way and neighboring properties from street level within one hundred feet of the property boundary. Communication antennas shall be of a design, and installed in such a manner, as to blend in with the architecture and design of the building on which they are mounted. Where reasonable height parapet or screen walls are insufficient to provide screening, all equipment shall be painted in a neutral color to blend with roofing materials (See Figure 29).

*Ord. 6008 – 10/15/08}*

- ii. Ground and wall mounted mechanical and electrical service equipment, such as utility boxes, valves, gas and electric meters shall be screened from public view with materials architecturally compatible with the finishes and character of the principal structures within the development or through the use of shrubs and landscaping, and shall be screened to the height of the tallest equipment, integrated with the building design, or both (See Figure 30).

**d. Mechanical Equipment on Sloped Roofs.**

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

*Ord. 6008 – 10/15/08}*

**e. Outside Storage Areas.** Outside storage areas shall be screened by solid walls. All such walls shall be similar in design and materials to the main buildings or match other screening walls on the site.**5. Lighting Requirements.** Appropriate levels of lighting shall be provided to create adequate visibility and safety at night. (This standard does not apply to public street lighting, which is governed by other standards).**a. Light Intensity.** Exterior lighting shall be of low intensity and of a cutoff variety so that light will not spill out onto surrounding properties or project above the horizontal plane of the light source (See Figure 31).**b. Lighting Colors.** Warm lighting colors are encouraged. The blue-white colors of fluorescent and mercury vapor lamps are prohibited for exterior lighting.**c. Light Levels.** The amount of light produced by exterior light sources shall be reduced to that necessary to maintain a minimum comfort level for safety and security purposes. Light levels shall not exceed an average of:

i. 2.0 foot-candles in parking lots; or

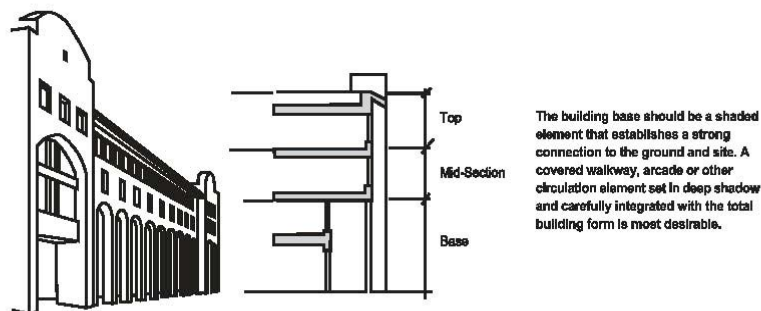
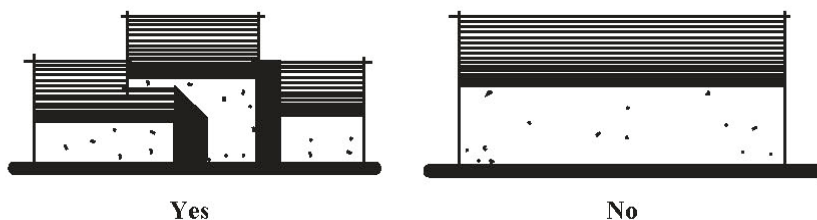
ii. 0.2 foot-candles at a residential property line.

**d. Location of lighting.** Where utilized, freestanding light pole fixtures shall be integrated into landscape buffer areas. Light fixture locations shall not conflict with required landscape materials.**e. Height of Fixtures.** The height of light poles shall not exceed thirty feet, including the base; heights no greater than twenty feet are strongly encouraged. Light fixtures of up to forty feet in height, including the base, may be permitted for parking lots of fifteen acres or greater in size.**f. Style of Fixtures.** Lighting fixtures, including poles and base, shall be compatible with the architectural character and color of the proposed development.**g. Wall Mounted Lights.** Wall mounted lights shall be directed downward. Soffit mounted light fixtures shall be recessed in the soffit or otherwise fully shielded from view from any property line. Ground mounted or other upward directional lighting shall be permissible only where some form of shield or light baffling is provided to create a soft, uniform light quality and minimize light spillage beyond the trees, landscaping, walls or signs being illuminated.

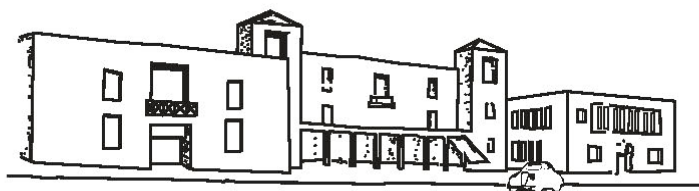
- h. Pedestrian Lighting.** The design of the fixtures shall be compatible with the overall design of the development, and shatterproof lamp coverings shall be used. The fixtures shall be placed to minimize glare and shall be located as to not present hazards for pedestrians or vehicles. Along walkways, low-level lighting (i.e., below eye level) that directs light downward onto the ground surface is encouraged (See Figure 32).
- i. Maintenance.** All approved lighting shall be continuously maintained in a working manner.
- 6. Applicability of Standards.** Except as otherwise provided in this Paragraph (6), the standards set forth in this Subsection (E) are minimum requirements. An exception or modification to any of these standards may be approved upon the request of an applicant if the applicant can show through convincing and substantial evidence that the exception or modification will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of the standard, and the granting of the exception or modification will not detrimentally affect the public health, safety or general welfare. Such an exception or modification may be granted by the Director in connection with the approval of a Site Development Plan Review. In cases where the Director does not approve a requested exception or modification, the request may be acted upon by the Planning Commission or City Council as part of a Site Development Plan Review. In the case of action by the Planning Commission or City Council, the request for exception or modification need not be identified as a separate action item, and disposition of the request may be incorporated into the action on the Site Development Plan Review. Notice of action on the request for exception or modification may be incorporated into the notice of decision regarding the Site Development Plan Review.
- F. Parking.** See Chapter 19.10 for the design and layout of parking lot facilities.
- G. Landscaping.** Landscaping shall be provided in accordance with Chapters 19.10 and 19.12 and any approved Site Development Plan.
- H. Figures.** Figures referred to in this Section are as follows:
- {Bill 2006-43 – 09/06/06}*

Figures 1-3 deleted by amendment)  
{Bill 2006-43 – 09/06/06}



**19.08.050(H) ILLUSTRATIONS****Figure 4 Three Part Construction****Figure 5 Building Mass**

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

**Figure 6 Dividing Building Mass**

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

## 19.08.050(H) ILLUSTRATIONS

Figure 7 Upper Floor Step Backs



Stepping back upper floors is one method of reducing the negative impacts of incongruous height, bulk, and scale of larger buildings.

Figure 8 Coherent Design



Carrying the same level of detail and finish around all sides of a building provides for a more consistent design and higher quality of development.

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Figure 9 Non-Coherent Design

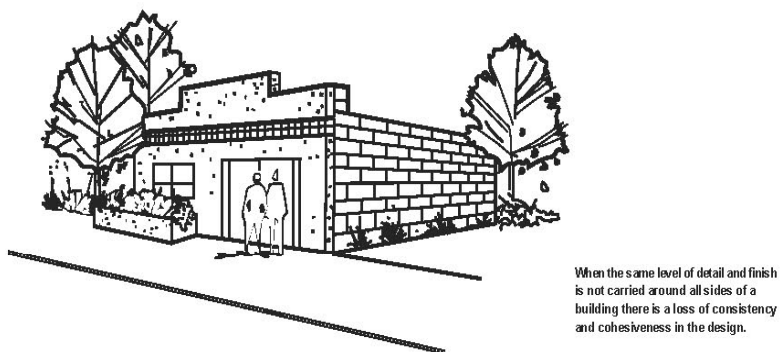
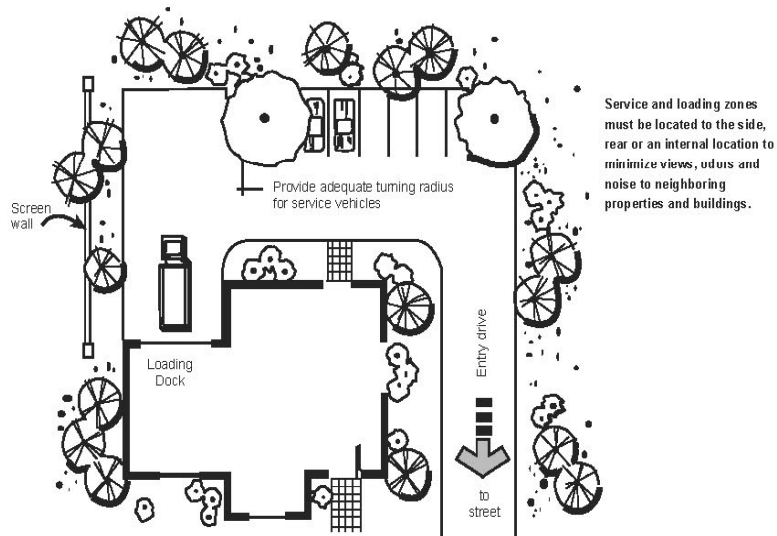


Figure 10 Service Areas Location



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Figure 11 Service Areas

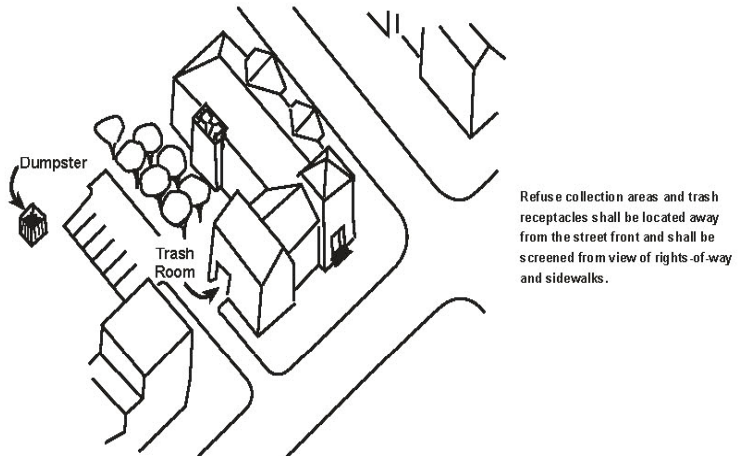


Figure 12 Recessed Windows

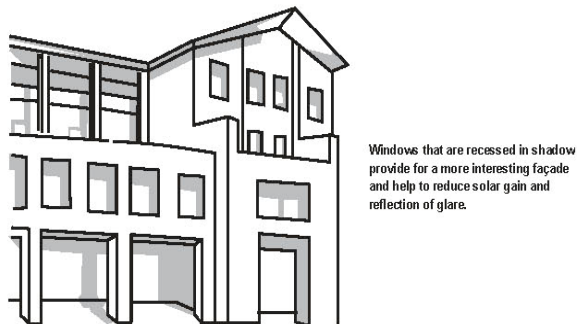
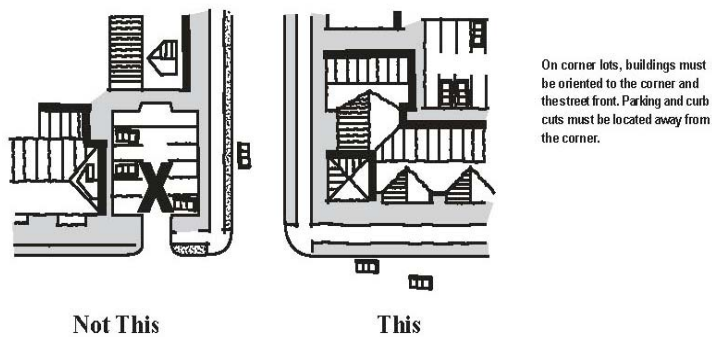
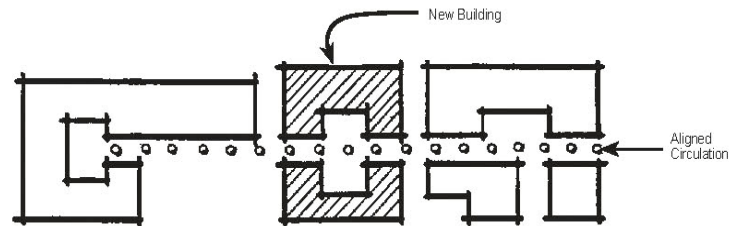


Figure 13 Corner Lots



## 19.08.050(H) ILLUSTRATIONS

Figure 14 Interconnected Walkways and Parking Drives



Building placement that permits good circulation for pedestrians, bicyclists and motorists.

Figure 15 Site Grading Slopes

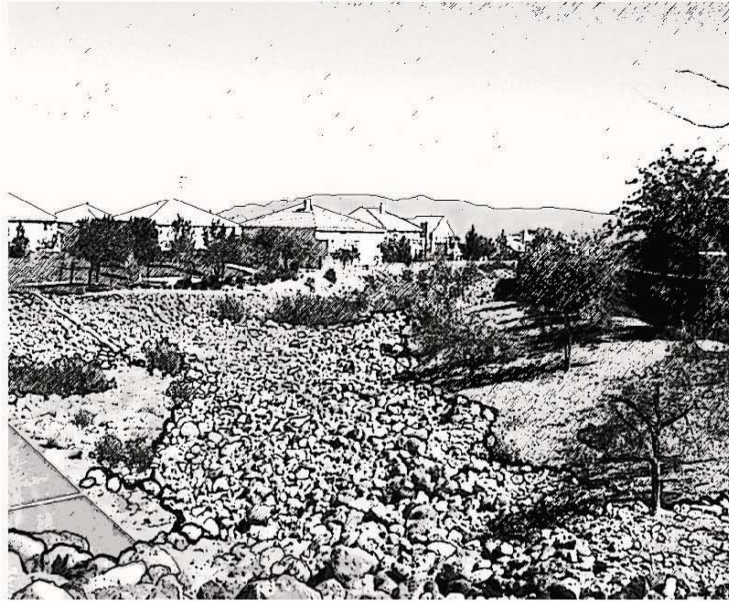


Figure 16 Site Grading Slopes



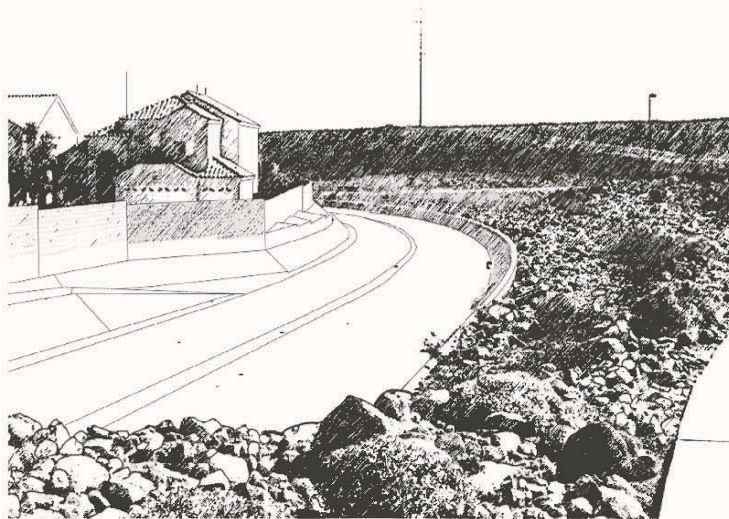
**19.08.050(H) ILLUSTRATIONS**

**Figure 17 Natural Flood Channel**



An example of the preferred use of natural materials on flood channel design.

**Figure 18 Concrete Flood Channel**

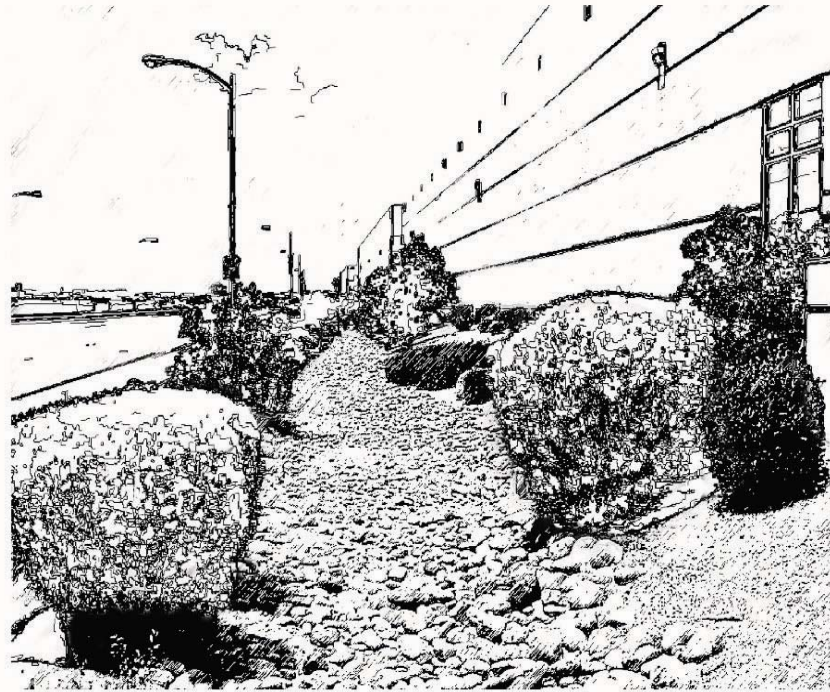


An example of a less preferable usage of concrete in flood channel design.



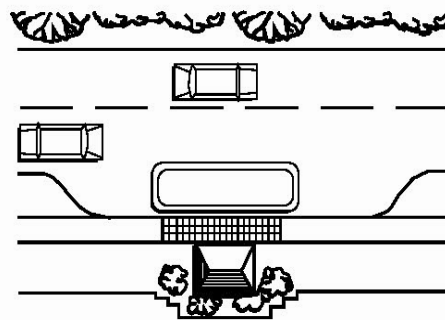
## 19.08.050(H) ILLUSTRATIONS

Figure 19 Drainage Swale



An example of a drainage swale enhanced with natural materials and landscaping.

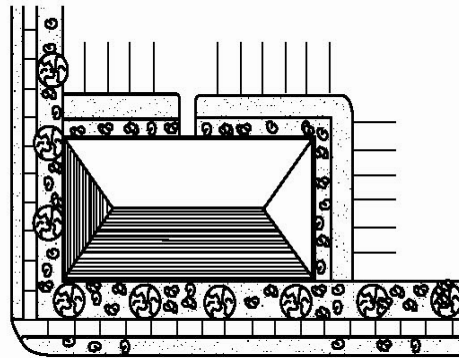
Figure 20 Bus Turnouts



Bus shelters shall be integrated into the design of the development and landscaping and shall be installed behind the sidewalks so that pedestrian movement is not impeded.

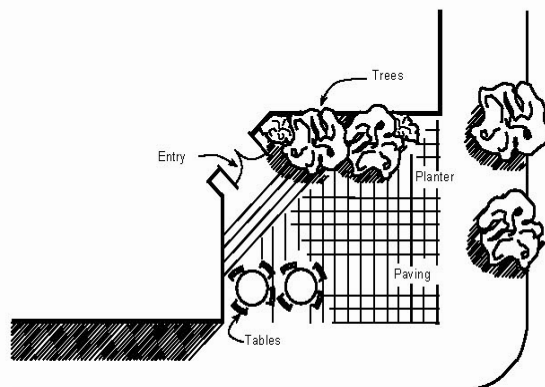
## 19.08.050(H) ILLUSTRATIONS

Figure 21 Buildings Separated From Parking Areas



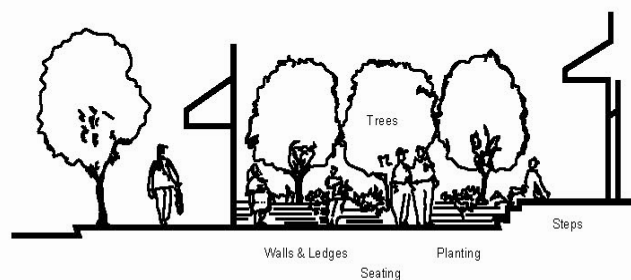
Landscape areas and sidewalks may be used to separate buildings from parking areas and travel lanes.

Figure 22 Pedestrian Open Spaces



Pedestrian open space and plazas provide opportunities for rest, relief and shade and must be incorporated into every new large commercial development.

Figure 23 Pedestrian Open Spaces



A combination of various elements make for a successful pedestrian open space.



## 19.08.050(H) ILLUSTRATIONS

Figure 24 Pedestrian Open Spaces

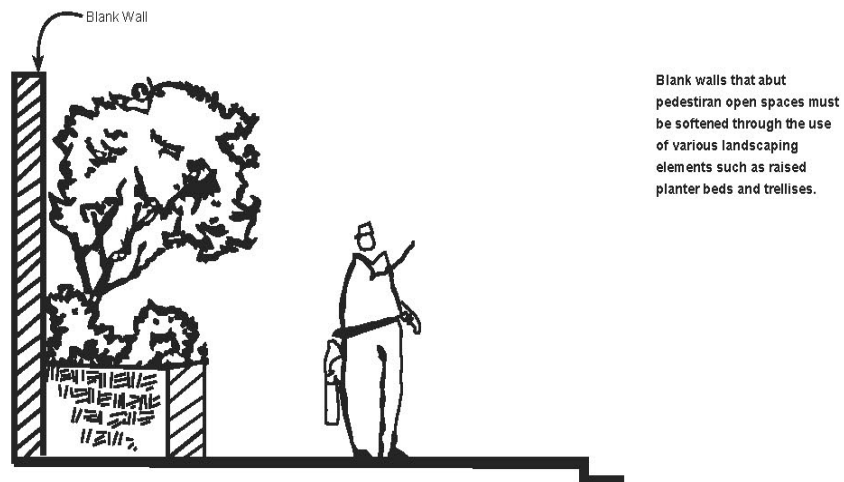
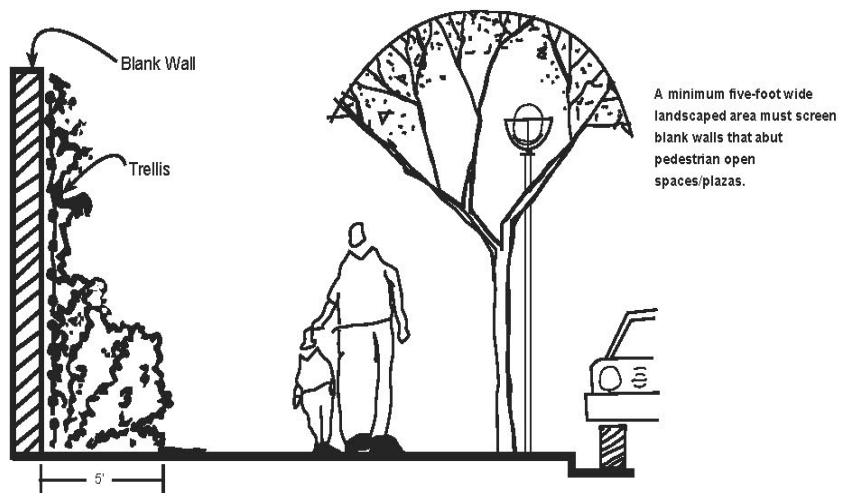
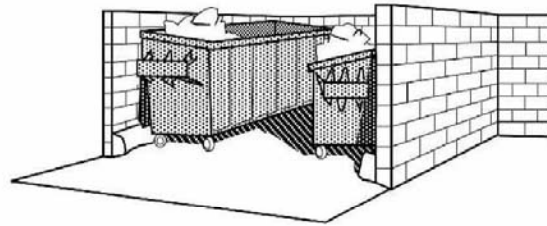


Figure 25 Pedestrian Open Spaces



## 19.08.050(H) ILLUSTRATIONS

**Figure 26 Impermissible Enclosure Design**

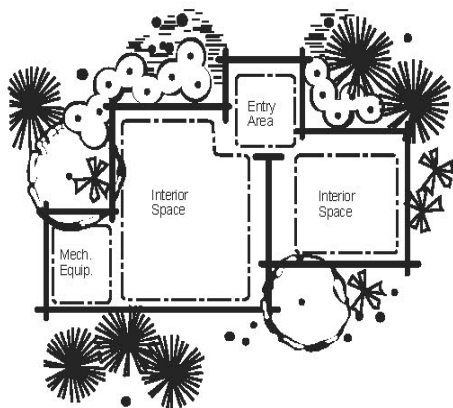
Example of poor trash enclosure with the structure located directly against single family housing and not shielded from view.

**Figure 27 Permissible Enclosure Design**

Excellent example of a trash enclosure which is fully enclosed and roofed using the same design theme and materials similar to those used in the main structures.

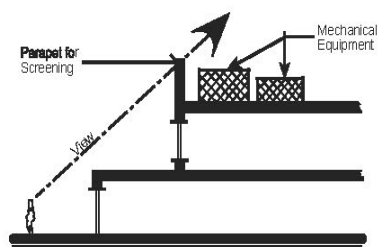
## 19.08.050(H) ILLUSTRATIONS

Figure 28 Ground Mounted Mechanical Equipment



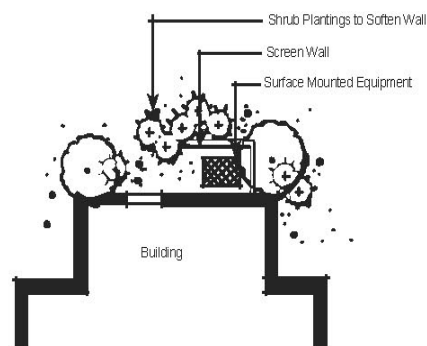
Consideration needs to be given in incorporating mechanical and electrical equipment into the architectural form and layout of proposed buildings to reduce the need for screening.

Figure 29 Flat Roof Mounted Mechanical Equipment



Mechanical and electrical equipment mounted on flat roofs shall be screened from view by a parapet wall or architectural feature that goes around all sides of the building.

Figure 30 Ground Mounted Mechanical Equipment



Ground mounted mechanical and electrical equipment shall be screened from view with landscaping or walls that match the design of the primary buildings within the development.

## 19.08.050(H) ILLUSTRATIONS

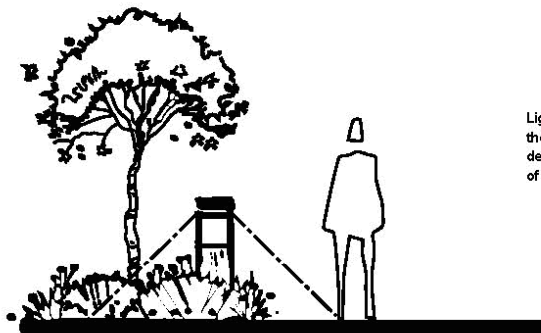
Figure 31 Cutoff Lighting



Provide lighting in parking areas:

- that does not glare into adjacent properties;
- that is related to parking lot design and circulation;
- and is compatible with the scale of adjacent buildings.

Figure 32 Integrated Light Fixtures



Lighting fixtures must be integrated into the landscaping and compatible in design with the architectural character of the proposed development.

**19.08.060 RESIDENTIAL ADJACENCY STANDARDS****A. Applicability***{Bill 2005-10 – 03/16/05}**{Ord. 6041 – 06/03/09}*

1. Except as otherwise provided in Paragraph (3) of this Subsection (A), development of the following property shall conform to the residential adjacency standards set forth in this Section:
  - a. All property to be developed for nonresidential use that is located adjacent to property which is zoned R-A, R-E, R-D, R-1 or R-CL, unless such adjacent property is developed with a nonresidential use; and
  - b. All property to be developed for multi-family residential use that is located adjacent to either single-family residential property or property which is designated for such development in the General Plan.

2. For purposes of this Subchapter:

*{Bill 2005-10 – 06/16/05}*

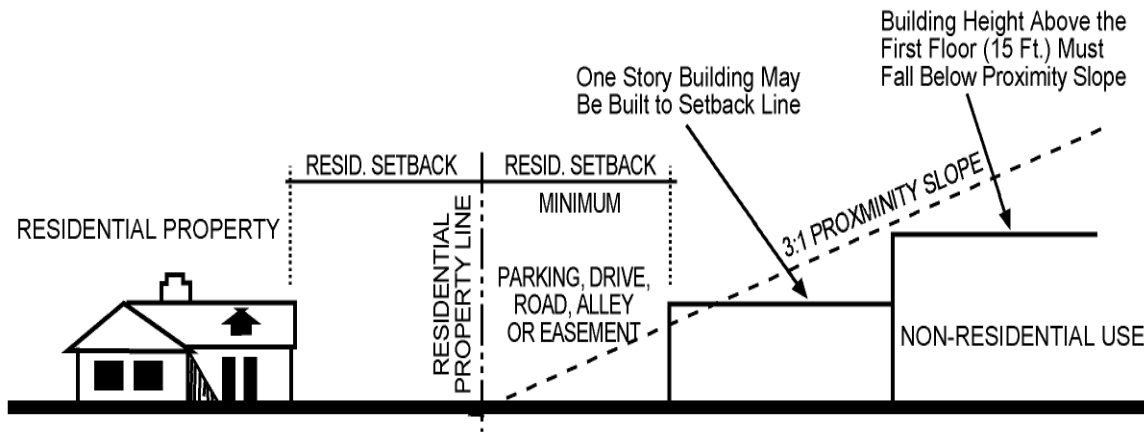
- a. Property is “adjacent” to other property if the properties share a common property line or are separated only by a street right-of-way or easement.
  - b. “Property subject to the standards for this Section” means the property that is described in Paragraph (1) of this Subsection (A) that must conform to the residential adjacency standards of this Section.
  - c. “Protected property” means residential property that is developed for sale or designated for such development, and single-family residential property, as those types of property are described in Paragraph (1) of this Subsection (A).
3. Property located within the boundaries of the Downtown Centennial Plan Overlay District, as described by ordinance, is not subject to the residential adjacency standards set forth in this Section.

*{Ord 6080 – 02/17/10}***B. Building Height And Setback Requirements****1. Proximity Slope.**

- a. Except as otherwise provided in this Section B, no building subject to the standards of this Subchapter shall exceed the height of a line drawn from the property line of a protected property at a 3:1 slope directly into the property subject to the standards of this Subchapter (see Figure 6 below). For example, a 100 foot high building must be set back 300 ft. from the property line of the protected property, if both the property line of that property and the grade of the building subject to the standards of this Subchapter are at the same elevation. The Proximity Slope limitation contained in this Paragraph (a) applies to architectural projections above rooflines.
- b. The Proximity Slope limitation contained in Paragraph (a) does not apply when non-residential buildings, such as schools and churches, are built on the protected property.

- c. Notwithstanding the Proximity Slope limitation contained in Paragraph (a), a one story building up to 15 feet in height may be constructed to the applicable setback line that is established for the zoning district in which the property subject to the standards of this Subchapter is located or which is established by Subsection (4) of this Section (B).

**FIGURE 6 RESIDENTIAL PROXIMITY SLOPE**



2. **Changes in Grade.** Notwithstanding the Proximity Slope limitation contained in Paragraph 1 (a) above, if the natural slope of the ground rises or falls from the point of origin of the slope line, the actual building height may be greater or lesser by the difference in grade.

3. **Exceptions.**

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

- 1) Chimney and vent stacks.
- 2) Roof structures for the use of solar panel units, elevators, stairs, tanks, ventilation and similar necessary mechanical equipment.  
{Ord. 6008 – 10/15/08}
- 3) Visual screens which surround mounted mechanical equipment.
- 4) Skylights.
- 5) Whip and mounted antennas.

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

{Ord. 6041 – 06/03/09}

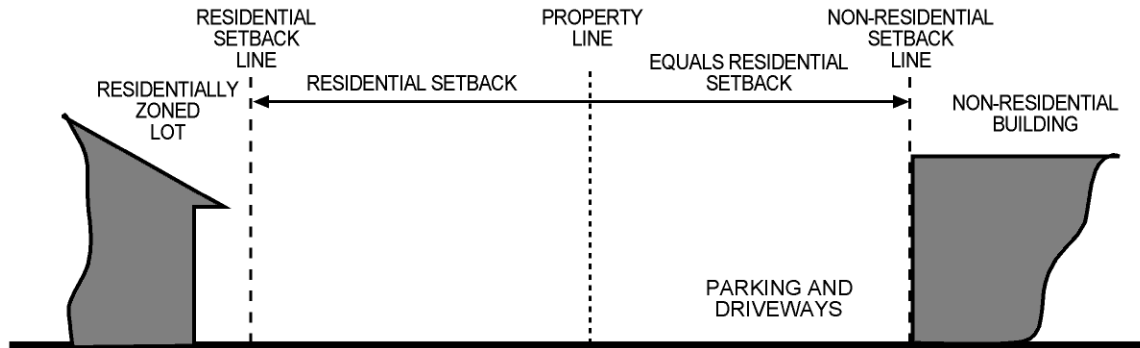
{Ord 6055 – 09/02/09}

4. **Building Setback.** In addition to the required building setback line, no building setback on property subject to the standards of this Subchapter shall be less than the required building setback for the protected property (see Figure 7 below).

5. **Waiver.** The requirements of this Section (B) may be waived by the City Council for:

- a. Any multifamily residential project that is intended to meet the affordable housing objectives of the General Plan if the City Council determines that the waiver is critical to the viability of the project and that the intent of this Section (B) can be achieved; or
- b. Any mixed-use development that contains a significant residential element.

FIGURE 7 NON-RESIDENTIAL SETBACK



### C. Spill-Over Lighting

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

### D. Traffic

Site Development Plans for properties subject to the standards of this Subchapter shall be reviewed to avoid access locations which would encourage cut-through traffic through protected properties.

### E. Use of Alleys

Commercial truck and automobile traffic shall be prohibited on alleys or service drives which are shared with protected properties between the hours of 10 PM and 6 AM. This prohibition includes, but is not limited to, deliveries, loading and unloading, and commercial parking lot access.

### F. Screening

Screening of properties subject to the standards of this Subchapter from protected properties shall conform to the provisions of Chapter 19.12.

## **G. Trash Receptacles**

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

## **H. Exclusions**

- 1. Higher Ambient Light Levels.** Where existing ambient light levels from multiple sources already exceed the standards, the subject source may not increase the existing light levels, unless approved in connection with the approval of a Site Development Plan.
- 2. Public Facilities and Activities Excluded.** Public facilities and activities are excluded from the standards in this subchapter. Such activities include:
  - a.** Any activity by the City, its agents, contractors or franchisees in the conduct of traditional governmental activities such as trash removal, police and fire protection; and
  - b.** Any public event such as outdoor recreational events, concerts and other events sponsored by a public or non-profit organization and located on public or nonprofit property.