

1 ~~40.210.040~~ **Urban Reserve Districts (UR 40, UR 20, UR 10)**

2 A. ~~Purpose.~~

3 1. ~~Urban Reserve 20. The urban reserve 20 zone is to protect rural land identified as industrial reserve on the~~
4 ~~fringe of urban growth boundaries from premature land division and development that would preclude efficient~~
5 ~~transition to large scale industrial development.~~

6 2. ~~Urban Reserve 10. The urban reserve 10 zone is to protect land identified on the fringe of urban growth~~
7 ~~boundaries from premature land division and development that would preclude efficient transition to urban~~
8 ~~development. These areas are identified as being future additions to the urban growth areas which will be added~~
9 ~~to the urban area as needed, through amendments to the comprehensive plan.~~

10 3. ~~Urban Reserve 40. The urban reserve 40 zone is to protect land identified for urban reserve that is~~
11 ~~eharacterized by larger parcels of eighty (80) acres and larger outside of urban growth boundaries to protect the~~
12 ~~land from premature land division and development that would preclude efficient transition to large scale~~
13 ~~industrial, or urban business park development.~~

14 (~~Amended: Ord. 2004 09 02; Ord. 2009 12 01; Ord. 2012 12 14; Ord. 2014 04 13~~)

15 B. ~~Uses.~~

16 The uses set out in Table 40.210.040 1 are examples of uses allowable in urban reserve zone districts. The
17 appropriate review authority is mandatory.

18 ~~• “P” Uses allowed subject to approval of applicable permits.~~

19 ~~• “R/A” Uses permitted upon review and approval as set forth in Section 40.520.020.~~

20 ~~• “C” Conditional uses which may be permitted subject to the approval of a conditional use permit as set forth in~~
21 ~~Section 40.520.030.~~

22 In addition to the criteria in Section 40.520.030, in order to be approved, the following criteria shall be met by all
23 conditional uses:

24 1. ~~Permanent structures or facilities shall be designed and located to provide for the orderly extension of~~
25 ~~public roads, water and sewer to the site and surrounding urban reserve properties.~~

26 2. ~~All necessary road, drainage and other rights of way or easements necessary to ensure that future urban~~
27 ~~development will occur in an orderly manner shall be identified and approved by the county engineer and~~
28 ~~dedicated or otherwise protected.~~

29 3. ~~Signed agreements between the property owner and the service provider(s) to connect to public sewer and~~
30 ~~water when they become available within three hundred (300) feet of the site shall be provided prior to~~
31 ~~commencing the authorized use; provided, such extension or connection does not require pump stations or~~
32 ~~capital facilities, such as larger pipes, to increase the capacity of the system.~~

33 4. ~~In addition to the criteria in Section 40.520.030, in order to be approved, the following criteria shall be met~~
34 ~~by all schools:~~

35 a. ~~The proponent shall demonstrate that the proposed site is more suitable than specific alternative sites~~
36 ~~within the existing urban growth area. The proponent shall address suitability criteria, which includes~~
37 ~~property size, topography, zoning, surrounding land uses, transportation (including adequacy of roads and~~
38 ~~transit services), environmental concerns and location within the area to be served.~~

39 b. ~~Schools shall be located within one quarter (1/4) mile of the urban growth boundary unless the~~
40 ~~applicant demonstrates no suitable property is available.~~

41 ~~• “X” Uses specifically prohibited.~~

1 Where there are special use standards or restrictions for a listed use, the applicable code section(s) in Chapter
 2 40.260, Special Uses and Standards, or other applicable chapter is noted in the “Special Standards” column.

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Table 40.210.040-1. Uses			
	UR-20 & UR-40	UR-10	Special Standards
1. Residential.			
a. Single-family dwellings and accessory buildings, including 1 guest house	P	P	40.260.010
b. Family day care centers	P	P	40.260.160
c. Adult family homes	P	P	40.260.190
d. Home business – Type I	P	P	40.260.100
e. Home business – Type II	R/A	R/A	40.260.100
f. Bed and breakfast establishments (up to 2 guest bedrooms)	R/A	R/A	40.260.050
g. Bed and breakfast establishments (3 or more guest bedrooms)	C	C	40.260.050
h. Garage sales	P	P	40.260.090
i. Residential care homes	C	C	40.260.180
j. Temporary dwellings	P	P	40.260.210
2. Services, Business.			
a. Commercial nurseries predominantly marketing locally produced plants and associated landscaping materials	R/A	R/A	
b. Roadside farm stand	P	P	40.260.025
c. Agricultural market	P	P	40.260.025
d. Veterinary clinics	C	C	
e. Commercial kennels on a parcel or parcels 5 acres or more	R/A	R/A	40.260.110
f. Private kennels	P	P	40.260.110
g. Animal boarding and day use facilities	P	P	40.260.040
3. Services, Amusement.			
a. Publicly owned recreational facilities, services, parks and playgrounds	P	P	
b. Private recreation facilities, such as country clubs and golf courses,	C	C	

Table 40.210.040-1. Uses			
	UR-20 & UR-40	UR-10	Special Standards
including such intensive commercial recreational uses as golf driving range, race track, amusement park, paintball facilities, or gun club			
e.—Golf courses	E	E	
d.—Equestrian facility on parcels less than 5 acres	E	E	40.260.040
e.—Equestrian facility on parcels 5 acres or greater	P	P	40.260.040
f.—Equestrian events center	E	E	40.260.040
g.—Outdoor public entertainments, amusements and assemblies	R/A	R/A	Chapter 5.32
4.—Services, Membership Organization.			
a.—Churches	E	E	
5.—Services, Educational.			
a.—Public or private schools, but not including business, dancing or technical schools	E	E	40.260.160
6.—Public Service and Facilities.			
a.—Ambulance dispatch facilities	E	E	40.260.030
b.—Government facilities	E ⁺	E ⁺	
7.—Resource Activities.			
a.—Agricultural and forestry, including any accessory buildings and activities	P	P	40.260.080
b.—Silviculture	P	P	40.260.080
c.—Housing for temporary workers	P	P	40.260.105
8.—Other.			
a.—Utilities, structures and uses including but not limited to utility substations, pump stations, wells, watershed intake facilities, gas and water transmission lines	P	P	40.260.240
b.—Solid waste handling and disposal sites	E	E	40.260.200
c.—Wireless communications facilities	P/E ²	P/E ²	40.260.250
d.—Cemeteries and	E	E	

Table 40.210.040-1. Uses			
	UR-20 & UR-40	UR-10	Special Standards
mausoleums, crematoria, columbaria, and mortuaries within cemeteries; provided, that no crematoria is within two hundred (200) feet of a lot in a residential district			
e.—Temporary uses	P	P	40.260.220
f.—Electric vehicle infrastructure	P	P	40.260.075
g.—Medical marijuana collective gardens	X	X	
h.—Marijuana-related facilities	X	X	

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¹ Government facilities necessary to predominantly serve the area outside urban growth boundaries, including fire stations, ambulance dispatch facilities and storage yards, warehouses, or similar uses.

² See Table 40.260.250-1.

(Amended: Ord. 2004-09-02; Ord. 2005-04-12; Ord. 2007-06-05; Ord. 2011-03-09; Ord. 2011-06-14; Ord. 2011-08-08; Ord. 2011-12-09; Ord. 2012-02-03; Ord. 2012-06-02; Ord. 2013-07-08; Ord. 2014-04-13; Ord. 2014-05-07; Ord. 2014-11-02)

C.—Development Standards.

1. New lots and structures and additions to structures subject to this section shall comply with the applicable standards for lots and building height, and setbacks in Tables 40.210.040-2 and 40.210.040-3, subject to the provisions of Chapter 40.200 and Section 40.550.020.

Table 40.210.040-2. Lot Requirements			
Zoning District	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
UR-20	20 ^{1,2}	350 ²	None
UR-10	40 ^{1,2}	350 ²	None
UR-40	40 ^{1,2}	350 ²	None

¹ Utilities, structures and uses including but not limited to utility substations, pump stations, wells, watershed intake facilities, gas and water transmission lines and telecommunication facilities may be permitted on newly approved lots of less than the minimum parcel size.

² Unless a greater width shall be required by the Clark County fire code.

³ Legal nonconforming lots are eligible for boundary line adjustments if each lot meets the minimum parcel size of the underlying zone and the lots are contiguous.

(Amended: Ord. 2004-09-02; Ord. 2014-04-13)

Table 40.210.040-3. Setbacks, Lot Coverage and Building Height

Zoning District	Minimum Setbacks ⁴			Maximum Lot Coverage	Maximum Building Height (feet)	
	Front (feet)	Side				Rear (feet)
		Street (feet)	Interior (feet)			
UR-20	50	20, 50 ¹	20, 50 ¹	20, 50 ²	N/A	35, 50 ³
UR-10	50	20, 50 ¹	20, 50 ¹	20, 50 ²	N/A	35, 50 ³
UR-40	50	20, 50 ¹	20, 50 ¹	20, 50 ²	N/A	35, 50 ³

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¹ Side Setback. Minimum side setback on each side of the residential dwelling and incidental buildings shall be twenty (20) feet, and fifty (50) feet for accessory buildings used for agricultural purposes. Side setbacks from abutting property zoned for natural resource or surface mining uses shall be a minimum of fifty (50) feet for all structures.

² Rear Setback. Minimum rear setback shall be fifty (50) feet when abutting property zoned for natural resource or surface mining uses.

³ Thirty five (35) feet for residential structures, fifty (50) feet for nonresidential structures.

⁴ Nonconforming lots subject to the provisions of Section 40.530.010(D)(2).

(Amended: Ord. 2005-04-12; Ord. 2010-08-06; Ord. 2014-04-13)

~~2. Signs. Signs shall be permitted according to the provisions of Chapter 40.310.~~

~~3. Off Street Parking. Off street parking shall be provided as required in Chapter 40.340.~~

(Amended: Ord. 2004-09-02; Ord. 2014-04-13)

40.250.100 Urban Reserve Overlay (UR-40, UR-20, UR-10)

A. Purpose.

These lands are identified as being possible future additions to Urban Growth Areas and may be added to the urban area as necessary through amendments to the Comprehensive Plan. These lands are on the fringe of the Urban Growth Boundaries. The purpose of the Urban Reserve Overlay is to protect areas from premature land division and development that would preclude efficient transition to urban development. The Urban Reserve Overlay is implemented by Urban Reserve-10 (UR-10) zoning overlay for future urban residential development and Industrial Urban Reserve-20 for all other types of future urban development.

1. Urban Reserve-10 (UR-10). The urban reserve-10 zone designation is to protect land identified on the fringe of urban growth boundaries from premature land division and development that would preclude efficient transition to urban development. These areas are identified as being future additions to the urban growth areas which will be added to the urban area as needed, through amendments to the comprehensive plan.

2. Industrial Urban Reserve-20 (UR-20). The urban reserve-20 zone designation is to protect rural land identified as industrial reserve on the fringe of urban growth boundaries from premature land division and development that would preclude efficient transition to large-scale industrial non-residential development.

3. Urban Reserve 40 (UR 40). The urban reserve 40 zone is to protect land identified for urban reserve that is characterized by larger parcels of eighty (80) acres and larger outside of urban growth boundaries to protect the land from premature land division and development that would preclude efficient transition to large scale industrial, or urban business park development.

(Amended: Ord. 2004-09-02; Ord. 2009-12-01; Ord. 2012-12-14; Ord. 2014-04-13)

B. Uses.

1. The uses set out in Table 40.210.040-1 40.250.100-1 are examples of uses allowable in the urban reserve zone districts overlay.

2. The appropriate review authority is mandatory.

- a. “P” – Uses allowed subject to approval of applicable permits.
- b. “R/A” – Uses permitted upon review and approval as set forth in Section 40.520.020.
- c. “C” – Conditional uses which may be permitted subject to the approval of a conditional use permit as set forth in Section 40.520.030.
- d. “X” – Uses specifically prohibited.

3. In addition to the criteria in Section 40.520.030, in order to be approved, the following criteria shall be met by all conditional uses:

- a. Permanent structures or facilities shall be designed and located to provide for the orderly extension of public roads, water and sewer to the site and surrounding urban reserve properties.
- b. All necessary road, drainage and other rights-of-way or easements necessary to ensure that future urban development will occur in an orderly manner shall be identified and approved by the county engineer and dedicated or otherwise protected.
- c. Signed agreements between the property owner and the service provider(s) to connect to public sewer and water when they become available within three hundred (300) feet of the site shall be provided prior to commencing the authorized use; provided, such extension or connection does not require pump stations or capital facilities, such as larger pipes, to increase the capacity of the system, and is consistent with Section 40.370.010.

4. In addition to the criteria in Section 40.520.030, in order to be approved, the following criteria shall be met by all schools:

- a. The proponent shall demonstrate that the proposed site is more suitable than specific alternative sites within the existing urban growth area. The proponent shall address suitability criteria, which includes property

- 1 size, topography, zoning, surrounding land uses, transportation (including adequacy of roads and transit
 2 services), environmental concerns and location within the area to be served.
- 3 b. Schools shall be located within one-quarter (1/4) mile of the urban growth boundary unless the applicant
 4 demonstrates no suitable property is available.
- 5 e. “X” Uses specifically prohibited.
- 6 5. Where there are special use standards or restrictions for a listed use, the applicable code section(s) in Chapter
 7 40.260, Special Uses and Standards, or other applicable chapter is noted in the “Special Standards” column.
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Table 40.210.040-1 40.250.100-1. Uses			
	<u>UR-20 & UR 40</u>	<u>UR-10</u>	<u>Special Standards</u>
<u>1. Residential.</u>			
<u>a. Single-family dwellings and accessory buildings, including 1 guest house</u>	<u>P</u>	<u>P</u>	<u>40.260.010</u>
<u>b. Family day care centers</u>	<u>P</u>	<u>P</u>	<u>40.260.160</u>
<u>c. Adult family homes</u>	<u>P</u>	<u>P</u>	<u>40.260.190</u>
<u>d. Home business – Type I</u>	<u>P</u>	<u>P</u>	<u>40.260.100</u>
<u>e. Home business – Type II</u>	<u>R/A</u>	<u>R/A</u>	<u>40.260.100</u>
<u>f. Bed and breakfast establishments (up to 2 guest bedrooms)</u>	<u>R/A</u>	<u>R/A</u>	<u>40.260.050</u>
<u>g. Bed and breakfast establishments (3 or more guest bedrooms)</u>	<u>C</u>	<u>C</u>	<u>40.260.050</u>
<u>h. Garage sales</u>	<u>P</u>	<u>P</u>	<u>40.260.090</u>
<u>i. Residential care homes</u>	<u>C</u>	<u>C</u>	<u>40.260.180</u>
<u>j. Temporary dwellings</u>	<u>P</u>	<u>P</u>	<u>40.260.210</u>
<u>2. Services, Business.</u>			
<u>a. Commercial nurseries predominantly marketing locally produced plants and associated landscaping materials</u>	<u>R/A</u>	<u>R/A</u>	
<u>b. Roadside farm stand</u>	<u>P</u>	<u>P</u>	<u>40.260.025</u>
<u>c. Agricultural market</u>	<u>P</u>	<u>P</u>	<u>40.260.025</u>
<u>d. Veterinary clinics</u>	<u>C</u>	<u>C</u>	
<u>e. Commercial kennels on a parcel or parcels 5 acres or more</u>	<u>R/A</u>	<u>R/A</u>	<u>40.260.110</u>
<u>f. Private kennels</u>	<u>P</u>	<u>P</u>	<u>40.260.110</u>
<u>g. Animal boarding and day use facilities</u>	<u>P</u>	<u>P</u>	<u>40.260.040</u>

Table 40.210.040-1 40.250.100-1. Uses			
	<u>UR-20 & UR-40</u>	<u>UR-10</u>	<u>Special Standards</u>
<u>3. Services, Amusement.</u>			
<u>a. Publicly owned recreational facilities, services, parks and playgrounds</u>	<u>P</u>	<u>P</u>	
<u>b. Private recreation facilities, such as country clubs and golf courses, including such intensive commercial recreational uses as golf driving range, race track, amusement park, paintball facilities, or gun club</u>	<u>C</u>	<u>C</u>	
<u>c. Golf courses</u>	<u>C</u>	<u>C</u>	
<u>d. Equestrian facility on parcels less than 5 acres</u>	<u>C</u>	<u>C</u>	<u>40.260.040</u>
<u>e. Equestrian facility on parcels 5 acres or greater</u>	<u>P</u>	<u>P</u>	<u>40.260.040</u>
<u>f. Equestrian events center</u>	<u>C</u>	<u>C</u>	<u>40.260.040</u>
<u>g. Outdoor public entertainments, amusements and assemblies</u>	<u>R/A</u>	<u>R/A</u>	<u>Chapter 5.32</u>
<u>4. Services, Membership Organization.</u>			
<u>a. Churches</u>	<u>C</u>	<u>C</u>	
<u>5. Services, Educational.</u>			
<u>a. Public or private schools, but not including business, dancing or technical schools</u>	<u>C</u>	<u>C</u>	<u>40.260.160</u>
<u>6. Public Service and Facilities.</u>			
<u>a. Ambulance dispatch facilities</u>	<u>C</u>	<u>C</u>	<u>40.260.030</u>
<u>b. Government facilities</u>	<u>C¹</u>	<u>C¹</u>	
<u>7. Resource Activities.</u>			
<u>a. Agricultural and forestry, including any accessory buildings and activities</u>	<u>P</u>	<u>P</u>	<u>40.260.080</u>
<u>b. Silviculture</u>	<u>P</u>	<u>P</u>	<u>40.260.080</u>
<u>c. Housing for temporary workers</u>	<u>P</u>	<u>P</u>	<u>40.260.105</u>
<u>8. Other.</u>			
<u>a. Utilities, structures and uses including but not limited to utility substations, pump stations, wells, watershed intake facilities.</u>	<u>P</u>	<u>P</u>	<u>40.260.240</u>

Table 40.210.040-1 40.250.100-1. Uses			
	<u>UR-20 & UR-40</u>	<u>UR-10</u>	<u>Special Standards</u>
<u>gas and water transmission lines</u>			
<u>b. Solid waste handling and disposal sites</u>	<u>C</u>	<u>C</u>	<u>40.260.200</u>
<u>c. Wireless communications facilities</u>	<u>P/C²</u>	<u>P/C²</u>	<u>40.260.250</u>
<u>d. Cemeteries and mausoleums, crematoria, columbaria, and mortuaries within cemeteries; provided, that no crematoria is within two hundred (200) feet of a lot in a residential district</u>	<u>C</u>	<u>C</u>	
<u>e. Temporary uses</u>	<u>P</u>	<u>P</u>	<u>40.260.220</u>
<u>f. Electric vehicle infrastructure</u>	<u>P</u>	<u>P</u>	<u>40.260.075</u>
<u>g. Medical marijuana collective gardens</u>	<u>X</u>	<u>X</u>	
<u>h. Marijuana-related facilities</u>	<u>X</u>	<u>X</u>	

¹ Government facilities necessary to predominantly serve the area outside urban growth boundaries, including fire stations, ambulance dispatch facilities and storage yards, warehouses, or similar uses.

² See Table 40.260.250-1.

(Amended: Ord. 2004-09-02; Ord. 2005-04-12; Ord. 2007-06-05; Ord. 2011-03-09; Ord. 2011-06-14; Ord. 2011-08-08; Ord. 2011-12-09; Ord. 2012-02-03; Ord. 2012-06-02; Ord. 2013-07-08; Ord. 2014-04-13; Ord. 2014-05-07; Ord. 2014-11-02)

C. Development Standards.

1. New lots and structures and additions to structures subject to this section shall comply with the applicable standards for lots and building height, and setbacks in Tables 40.210.040-2 40.250.100-2 and 40.210.040-3, 40.250.100-3 subject to the provisions of Chapter 40.200 and Section 40.550.020.

Table 40.210.040-2 40.250.100-2. Lot Requirements			
<u>Zoning District/Overlay</u>	<u>Minimum Lot Area (acres)</u>	<u>Minimum Lot Width (feet)</u>	<u>Minimum Lot Depth (feet)</u>
<u>UR-20</u>	<u>20^{1,3}</u>	<u>350²</u>	<u>None</u>
<u>UR-10</u>	<u>10^{1,3}</u>	<u>350²</u>	<u>None</u>
<u>UR-40</u>	<u>40^{1,3}</u>	<u>350²</u>	<u>None</u>

¹ Utilities, structures and uses including but not limited to utility substations, pump stations, wells, watershed intake facilities, gas and water transmission lines and telecommunication facilities may be permitted on newly approved lots of less than the minimum parcel size.

² Unless a greater width shall be required by the Clark County fire code.

³ Legal nonconforming lots are eligible for boundary line adjustments if each lot meets the minimum parcel size of the underlying zone and the lots are contiguous.

1 (Amended: Ord. 2004-09-02; Ord. 2014-04-13)
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Table 40.210.040-3 40.250.100-3. Setbacks, Lot Coverage and Building Height						
<u>Zoning District</u>	<u>Minimum Setbacks⁴</u>				<u>Maximum Lot Coverage</u>	<u>Maximum Building Height (feet)</u>
	<u>Front (feet)</u>	<u>Side</u>		<u>Rear (feet)</u>		
		<u>Street (feet)</u>	<u>Interior (feet)</u>			
<u>UR-20</u>	<u>50</u>	<u>20, 50¹</u>	<u>20, 50¹</u>	<u>20, 50²</u>	<u>N/A</u>	<u>35, 50³</u>
<u>UR-10</u>	<u>50</u>	<u>20, 50¹</u>	<u>20, 50¹</u>	<u>20, 50²</u>	<u>N/A</u>	<u>35, 50³</u>
<u>UR-40</u>	<u>50</u>	<u>20, 50⁴</u>	<u>20, 50⁴</u>	<u>20, 50²</u>	<u>N/A</u>	<u>35, 50³</u>

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 4 ¹ Side Setback. Minimum side setback on each side of the residential dwelling and incidental buildings shall be
 5 twenty (20) feet, and fifty (50) feet for accessory buildings used for agricultural purposes. Side setbacks from
 6 abutting property zoned for natural resource or surface mining uses shall be a minimum of fifty (50) feet for all
 7 structures.

8 ² Rear Setback. Minimum rear setback shall be fifty (50) feet when abutting property zoned for natural resource or
 9 surface mining uses.

10 ³ Thirty-five (35) feet for residential structures, fifty (50) feet for nonresidential structures.

11 ⁴ Nonconforming lots subject to the provisions of Section 40.530.010(D)(2).

12 (Amended: Ord. 2005-04-12; Ord. 2010-08-06; Ord. 2014-04-13)

13 2. Signs. Signs shall be permitted according to the provisions of Chapter 40.310.

14 3. Off-Street Parking. Off-street parking shall be provided as required in Chapter 40.340.

15 (Amended: Ord. 2004-09-02; Ord. 2014-04-13)

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