

## **30.60 Parking and Loading Regulations**

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## **30.60 Parking and Loading Regulations**

**30.60.010 Purpose.** The purpose of this Chapter is to establish regulations for the provision of safe and efficient on-site parking and loading facilities in amounts sufficient to meet or exceed existing and/or proposed land uses in unincorporated Clark County. (Ord. 2907 § 10 (part), 7/2003)

### **30.60.020 General Parking Regulations.**

- a.** These standards shall apply when a use is established, an existing building is altered or enlarged, a use is intensified by a change of occupancy, or by the addition of floor area or seating capacity, and will apply for as long as the use remains.
- b.** The regulations in this Chapter establish minimum parking requirements. The property owner shall be responsible for ensuring that adequate parking is provided for resident, guest, customer, employee, delivery vehicle parking, and/or company vehicle parking if additional spaces in excess of the minimum requirements are necessary.
- c.** Unless otherwise specified, any area subject to vehicular traffic shall be paved (Also see 30.60.025).
- d.** Unless otherwise specified, all parking areas must be paved and striped (vehicle display areas need only be paved).
- e.** Parking within unimproved or landscaped areas is prohibited.
- f.** Driveway and parking areas for a 1 lot single family development must also be paved except where non-urban street standards apply. Where non-urban standards apply, alternative dust controlled materials such as, but not limited to, washed gravel, decorative washed rock, recycled asphalt, Type II, or Chat-based materials can be used in lieu of paving. Alternative paving materials shall have a minimum depth of 2 inches, and shall comply with all required dust control measures listed within Section 92, Clark County Air Quality Regulations. Driveways must be distinct from landscaping and yard.
- g.** For residential boarding facilities, and commercial horse boarding facilities in areas where non-urban street standards apply, paving of outside areas used for parking, maneuvering, or storing motor vehicles, equipment, or materials is not required, however, compliance with all required dust control measures must be maintained (Also see 30.44, "Boarding Stable, Commercial" and 30.60.025).
- h.** For temporary outdoor activities and seasonal sales, parking may be temporarily reduced. Paving is not required for seasonal sales if exempt per 30.60.025; however dust mitigation is required (Also see Table 30.44-1).
- i.** Clear visibility for all interior drive aisles should be maintained to avoid pedestrian/vehicular conflicts. Speed bumps and humps are discouraged; however, the parking design should be configured to reduce speed.
- j.** Parking lots for large scale retail and similar uses shall provide lighting adequate to ensure safety and deter potential crime. All lighting shall be shielded from adjacent properties per Chapter 30.68.
- k.** Except when provided by participation in a joint parking project or management program, property used for required parking shall be adjacent to and under the same ownership as the generating use. (See also 30.60.040 (2), *Alternative Parking Standards*.)
- l.** Except for emergency repairs only, no motor vehicle repair work shall be permitted in required parking areas. (Ord. 3688 § 11 (part), 10/2008; Ord. 3549 § 10, 9/2007; Ord. 3518 § 13 (part), 5/2007; Ord. 3354 § 10 (part), 2/2006; Ord. 3209 § 9, 3/2005; Ord. 2907 § 10 (part), 7/2003)

**30.60.025 Fugitive Dust Requirements.** The regulations in this Section shall apply to all property located within Hydrographic Area 212 and Hydrographic Areas 216 and 217 within unincorporated Clark County (see Appendix G, Map #11).

1. No new unpaved area, including but not limited to parking lots, automobile impound and/or dismantling yards, material and equipment handling and/or storage yards, salvage and/or wrecking yards, outside storage and/or display, and all similar uses shall be constructed in Hydrographic Areas 212, 216, and 217 except for the following:
  - a. **Material Storage and Handling Areas.** An area used for storing and handling of landscape, aggregate, or other similar bulk materials requires implementation of one control measure as described in Section 30.60.025 (3)(a-d) below. All access, parking and loading areas must be paved.
  - b. **Tracked, Non-rubber Tired Vehicle or Heavy Equipment Storage Areas.** An area used primarily for storage and handling of tracked and/or non-rubber tired vehicles or equipment requires implementation of one or more control measure as described in Section 30.60.025 (3)(a-d) below as determined by Clark County Air Quality Regulations. All access, parking and loading areas used by rubber tired vehicles must be paved.
  - c. **Rural Public Trailheads, Campgrounds and Similar Facilities.** Rural public trailheads, campgrounds, and similar facilities outside the Bureau of Land Management Disposal Boundary are subject only to stabilization per 30.60.025 (3)(a-d) below prior to use.
  - d. **Intermittent Use.** Intermittent use for a period of 35 days or less during the calendar year requires implementation of one control measure as described per 30.60.025 (3)(a-d) below while utilized for vehicle parking.
  - e. **Military or Federal.** Military maneuvers or exercises conducted on federal facilities.

2. Waivers or variances to reduce paved areas greater than or equal to 5,000 square feet are not permitted. If a waiver of development standards or variance is approved, dust control measures described below in Section 30.60.025 (3) shall be required, which also cannot be waived or varied.
3. All existing unpaved areas 5,000 square feet or greater (in existence prior to January 1, 2003) used for parking lots, maneuvering, or storage of motor vehicles, equipment, or materials shall now implement the required dust control measures per Section 92, Clark County Air Quality Regulations, as summarized below. These regulations do not apply to military maneuvers or exercises conducted on federal facilities.
  - a. Pave; OR
  - b. Apply dust palliatives in compliance with the stabilization standards specified in Subsection 92.3.1, Clark County Air Quality Regulations; OR
  - c. Apply dust palliatives to vehicle travel lanes within the parking lot in compliance with the stabilization standards specified in Subsection 92.3.1, Clark County Air Quality Regulations in addition to maintaining a uniform 2 inch depth of surface gravel on the vehicle parking areas; OR
  - d. Apply and maintain an alternative dust control measure that has been approved (in writing) by the Clark County Department of Air Quality and Environmental Management Control Officer and the Environmental Protection Agency's Region IX Administrator.
  - e. Waivers or variances to modify fugitive dust requirements for unpaved areas are not permitted.
  - f. Dust permits from the Clark County Department of Air Quality and Environmental Management may be required in addition to the requirements established herein. (Ord. 3688 § 11 (part), 10/2008; Ord. 3085 § 55, 6/2004; Ord. 2907 § 10 (part), 7/2003)

**30.60.030 Parking Requirements.**

- a. Parking shall be provided in accordance with Table 30.60-1, *Schedule of Parking Requirements*, unless a program, incentive, or alternative is provided per Section 30.60.040.
- b. The Zoning Administrator shall determine the number of spaces required for analogous uses based on the parking required for similar uses. Except for shopping centers (where a combination of uses exists on the same lot), the minimum required number of on-site parking spaces shall be the sum of the requirements of the individual uses.
- c. The storage of unlicensed and inoperable vehicles is prohibited within required parking spaces and public rights-of-way, or within private streets or easements, and outside storage of such vehicles shall only be in conjunction with a licensed business for such a use or for automobile repair or storage.

- d. When measurements of the number of required spaces result in a fraction, the space requirements shall be rounded upward to the next whole space.
- e. For the purpose of computing parking requirements based on the number of employees, calculations shall be based on the largest number of persons working on any single shift.
- f. Garages and covered parking areas that are used to satisfy on-site parking requirements shall not be converted to living space. When existing driveways used to satisfy parking requirements are converted to living space, the required parking shall be provided elsewhere on site. (See Chapter 30.56 for garage and covered parking standards.)
- g. All parking must be provided on site unless permitted per Section 30.60.020(k). (Ord. 3354 § 10 (part), 2/2006; Ord. 2907 § 10 (part), 7/2003)

<b>TABLE 30.60-1 Schedule of Parking Requirements</b>	
<b>USES</b>	<b>Parking spaces required per dwelling unit (unit), square footage (sq. ft.) of gross floor area, or as otherwise listed (“:” indicates “per”)</b>
<b>RESIDENTIAL USES *</b>	
Single and two-family residences	2 : Unit Both spaces must be on site. An additional 1 space for every 5 units, which may be offsite, on street if functionally feasible, or designated visitor parking. Waivers or variances are not permitted.
Multi-Family Dwellings (for <i>time-share</i> apartments, see Hotels, Motels, Hotel Condominiums, Resort Hotels, or Resort Condominiums as applicable):	
Single room occupancy unit or one bedroom unit	1.25 : Unit
Two bedroom units	1.75 : Unit
Units with more than two bedrooms	2 : Unit
Visitor parking	1 : 5 Units
Senior housing	1 : Unit
Supportive housing	1 : Unit, with 40% being mobility impaired accessible
Manufactured Home Parks:	
Dwellings	2 : Unit
Visitor parking	1 : 5 Units
Recreational vehicle or boat storage	1 : 6 Units
Recreational vehicle parks	1 : 5 spaces
Assisted or independent living facility	1 : 3 beds + 1 : employee
Bed and breakfast	1 : guest room + 2
Dormitory, Boarding House	0.5 : room or 120 sq. ft. of floor area, whichever is greater
Manager's residence	1 : unit
* Parking requirements for single-family and two-family residential PUDs are established in Chapter 30.24.	
<b>INSTITUTIONAL USES</b>	
Church (see “Place of Worship”)	
Congregate care facility	1: 6 beds + 1 : employee
Hospitals	1.5 : bed
Medical/dental offices and clinics	4 : 1,000
Place of worship	10 : 1,000 sq. ft., except for living quarters, 0.5 : bedroom; however, facilities for the use of a cloistered religious community (monastery, etc.) need only provide required bedroom parking. No waivers or variances to these requirements are allowed, if within a residential zoning district, unless an abutting development has adequate parking to be shared. A letter from the abutting property owner must accompany the waiver of development standards application.

<b>TABLE 30.60-1 Schedule of Parking Requirements</b>	
<b>USES</b>	<b>Parking spaces required per dwelling unit (unit), square footage (sq. ft.) of gross floor area, or as otherwise listed (“:” indicates “per”)</b>
<b>COMMERCIAL/RETAIL SERVICE USES</b>	
Adult theaters	1 : 90 sq. ft. but not less than 15
Adult bookstores and sex novelty shops	3 : 1,000 sq. ft.
Adult entertainment cabarets	10 : 1,000 sq. ft. but not less than 15
Automobile sales/ Automobile auctions	2 : 1,000 sq. ft. + 1 : 20 vehicle display spaces provided
Automobile repair	5.5 : 1,000 sq. ft, but not less than 5
Automotive maintenance/ service stations	3 : service bay + 4 : 1,000 sq. ft. accessory retail sales
Bar/Lounge/Tavern	10 : 1,000 sq. ft Excluding outside drinking and dining areas
Car wash, automated (as a principal use) Self-serve or accessory, not applicable except stacking for accessory)	2, plus 1 : employee plus stacking spaces per Director of Development Services
Financial Services	4: 1,000 sq. ft.
Funeral home, mortuary	10 : 1,000 sq. ft.
Furniture, appliance, and carpet/flooring stores	2 : 1,000 sq. ft. up to 15,000 sq. ft., and then 1.25 : 1,000 sq. ft.
Grocery stores, convenience markets	4 : 1,000 sq. ft.
Hotel Condominiums	See Hotels, Motels
Hotels, Motels (including office, lobby, and <i>time-share</i> , but not including resort hotels)	1 : guestroom up to 500 + 1 : 2 guestrooms over 500 up to 1,000 + 1 : 4 guestrooms over 1,000 + 10 : 1,000 sq. ft. for restaurants on the same premises
Office	4 : 1,000 sq. ft.
Plant nurseries, building materials, equipment rental or sales yards, and similar uses	2 : 1,000 sq. ft., + 1 : 2,500 sq. ft. of outdoor display
Resort Condominiums	See Hotels, Motels
Resort Hotels, includes <i>time-share</i> and all accessory uses, including convention facilities (except for amusement parks and stadiums or arenas)	(Requirement includes areas accessing rooms) 1 : guestroom up to 500 + 1 : 2 guestrooms over 500 up to 1,000 + 1 : 4 guestrooms over 1,000 + 6 : 1,000 sq. ft. all areas accessible to the public except convention facilities 1:1000 sq. ft. for convention facilities and areas not accessible to the public
Restaurants: freestanding restaurants not in a shopping center	10 : 1,000 sq. ft. Excluding outside drinking and dining areas
Retail uses: such as shopping centers, restaurants, or places of worship within a shopping center, personal services, banquet facilities, auctions, showrooms in conjunction with retail uses, appliance repair shops, and amusement arcades	4 : 1,000 sq. ft.
Truck Repair	1 : 1,000 sq. ft.
<b>EDUCATIONAL USES</b>	
Child Care or Day Care	1 : 400 sq. ft. of classroom and office area
<i>Schools:</i>	
Elementary and middle schools	1 : classroom, + 4 : 1,000 sq. ft. of office
High schools	7 : classroom, + 4 : 1,000 sq. ft. of office Or 1: 90 sq. ft. of gymnasium/auditorium, whichever is greater

<b>TABLE 30.60-1 Schedule of Parking Requirements</b>	
<b>USES</b>	<b>Parking spaces required per dwelling unit (unit), square footage (sq. ft.) of gross floor area, or as otherwise listed (“:” indicates “per”)</b>
Colleges/Universities	1 space : 2 employees + 1 space : 3 students, based on projected maximum enrollment Or 1:90 sq. ft. of gymnasium/auditorium, whichever is greater
Other	2: 1,000 sq. ft. classroom area + 4 : 1,000 sq. ft. of office
Major/Minor and Instruction Training facility: vocational, trade, music, business, sports (karate)	2: 1,000 sq. ft. classroom area + 4 : 1,000 sq. ft. of office
<b>CULTURAL/ENTERTAINMENT USES</b>	
Billiard halls	1 : 90 sq. ft.
Bowling alleys	4.5 : lane
Club/Lodge	10 : 1000 sq. ft.
Amusement parks	1 : 600 sq. ft. of all acreage within the perimeter wall, or 3: hole for miniature golf
Community or recreation buildings not accessory to a residential use	4 : 1000 sq. ft..
Convention facilities (not in conjunction with a resort hotel)	2 : 1000 sq. ft.
Dance halls, skating rinks, and similar recreational uses	10 : 1000 sq. ft.
Golf course	2.5 :1,000 sq. ft. in main building+ 1: 2 tees in driving range+ 4: green in playing area
Health or fitness studio	5 : 1000 sq. ft.
Library	3.3 : 1000 sq. ft.
Museums	3.3 : 1000 sq. ft.
Stables, Horseback riding and boarding facilities (including residential boarding)	1 : 3 boarding stalls or corrals
Stadiums and arenas	1:4 seats, or 8' of bench length
Tennis clubs as a principal use	3 : court in addition to other uses
Theaters, Movie Theaters	1 : 4 seats, or 1 : 90 sq. ft. of the entire facility
<b>TECHNICAL USES</b>	
Distribution centers (any building within a complex not meeting the definition shall meet the parking requirements per the “manufacturing, industrial, warehousing” requirement)	1 : 1,000 sq. ft. for up to 125,000 sq. ft. 1 : 2,000 sq. ft. if over 125,000 sq. ft.
Manufacturing, industrial, warehousing, including showrooms in conjunction with industrial uses. See also “distribution center”	2 : 1000 sq. ft. (including incidental such as offices uses)
Outside storage, automobile dismantling, salvage yards	1 : 7,000 sq. ft. up to 42,000 sq. ft., + 1 : every 42,000 sq. ft. additional but no less than 3 spaces, in addition to spaces required for offices
Warehouses, mini	5 spaces in the vicinity of the leasing office and 27 foot minimum drive aisles adjacent to all storage unit doors
For all uses not listed, unless similar to uses listed above	1 : 1,000 sq. ft.

(Ord 3805 § 7 (part), 9/2009; Ord. 3688 § 11 (part), 10/2008; Ord. 3635 § 9 (part), 6/2008; Ord 3586 § 8 (part), 2/2008; Ord. 3344 § 2, 9/2007; Ord. 3518 § 13 (part), 5/2007; Ord. 3432 § 10 (part), 10/2006; Ord. 3354 § 10 (part), 2/2006; Ord. 3296 § 8, 10/2005; Ord. 3160 § 14, 11/2004; Ord. 3106 § 10, 8/2004; Ord. 3078 § 6, 6/2004; Ord. 2771 § 7, 7/2002; Ord. 2769 § 104, 7/2002; Ord. 2741 § 11 (part), 5/2002; Ord. 2626 § 1, 2001; Ord. 2582 § 4, 2001; Ord. 2573 § 13 (part), 2001; Ord. 2510 § 13 (part), 2000)

**30.60.035 Mixed Uses.** Developments, including mixed use developments, which allow parking spaces to be shared by various land uses that operate at different times from one another throughout the day, are permitted per Table 30.60-2 below. A minimum of 2 uses is required to apply the calculations established in Table 30.60-2.

1. When residential development is established in conjunction with non-residential development, visitor parking is not required with a shared parking agreement.
2. Mixed use developments may utilize off-site parking when a clear and safe pedestrian connection links the use to the parking area. The off-site parking area must be within 150 feet of the development (also see 30.08.030, “pedestrian connection”).
3. Special uses such as stadiums and arenas may request alternative parking standards per Section 30.60.040.
4. On-street parking is allowed on private and local streets and may be counted towards required parking for the development with a shared parking agreement.
5. Automated (robotic) parking garage systems may be permitted per Section 30.60.040(2)(B).  
(Ord. 3354 § 10 (part), 2/2006; Ord. 3219 § 8, 5/2005; Ord. 3174 § 8, 1/2005; Ord. 2907 § 10 (part), 7/2003; Ord. 2510 § 13 (part), 2000)

**Table 30.60-2 Schedule of Parking Calculations**

General Land Use Classification	Weekdays			Weekends		
	Mid-7am	7am-6pm	6pm-Mid	Mid-7am	7 am-6pm	6pm-Mid.
Office & Industrial	5%	100%	5%	0%	60%	10%
Retail	0%	100%	80%	0%	100%	60%
Residential	100%	55%	85%	100%	65%	75%
Restaurant	50%	70%	100%	45%	70%	100%
Hotel	100%	65%	90%	100%	65%	80%
Cinema/Theater	0%	70%	100%	5%	70%	100%

**How to use the Parking Schedule:** Calculate the number of spaces required for each use if it were free-standing (refer to the Schedule of Minimum On-Site Parking Requirements). Applying the applicable general land use category to each proposed use, use the percentages to calculate the number of spaces required for each time period, (6 time periods per use). Add the number of spaces required for all applicable land uses to obtain a total parking requirement for each time period. Select the time period with the highest total parking requirement and use that total as your shared parking requirement. (Ord. 2510 § 13 (part), 2000)

**30.60.040 Programs and Incentives to Reduce Parking Requirements or Mitigate Parking Impacts.** The following programs, incentives, and alternative standards are provided where the basic parking requirements of this Title would be excessive or detrimental to the land use or transportation goals and policies of the County, or where an alternative parking system or design can be employed to reduce or otherwise mitigate parking impacts without reducing the number of required parking spaces.

**1. Credit for Bicycle or Motorcycle Parking Facilities.** The Zoning Administrator may authorize credit towards on-site parking requirements for all uses, except residential uses, for the provision of bicycle or motorcycle facilities subject to the following guidelines:

- A. Credit may be granted at a rate of 1 vehicular space per every 4 spaces when the spaces are within a secured area.
- B. Wherever shower and changing facilities for bicyclists are provided, credit may be granted at the rate of 2 vehicular spaces per 1 shower in addition to the credit.
- C. The number of vehicular spaces required shall not be reduced by more than 5% or 10 spaces, whichever is less.
- D. If provided, the parking facility shall be a minimum of 2 feet by 6 feet in size, unless a pre-manufactured bicycle rack or locker differs from this dimension, in which case the dimension of the pre-manufactured rack or locker shall suffice.
- E. The area designated for bicycles shall be striped and/ or signed.

**2. Alternative Parking Standards.**

- A. An alternative quantity of required parking can only be considered with a waiver of standards application per Table 30.16-7. An analysis performed by a competent professional shall be submitted with the application which documents how any reductions were calculated and what assumptions such calculations were based upon and substantiates that the proposed use will require fewer spaces than required by Table 30.60-1. Upon approval of a waiver of parking standards, the analysis and any conditions of approval of the analysis and waiver shall be recorded against the property by the owner and shall be disclosed to potential lessees of the property. Factors which may justify the approval of such a waiver are:
  - i. The adoption of Transportation Demand Management (TDM) techniques such as car pools, van pools, bicycles, employer transit subsidies, compressed work hours, and High Occupancy Vehicle (HOV) parking preferences.
  - ii. Appropriate site planning techniques to reduce environmental problems and to facilitate the County's compliance with the Federal Clean Air Act Amendments of 1990 such as, but not limited to, pedestrian connections and reduced impervious surfaces.
  - iii. Available off-site parking which is determined to be available for the proposed use and may be accomplished by an off-site parking agreement or on-site reciprocal parking agreement.
  - iv. Evidence within a parking study that demonstrates, based on data and studies performed by organizations such as the Institute of Traffic Engineers and/or on the study of other similar uses within the community or within like communities, that the number of required spaces is not applicable to a particular situation.

- B.** An alternative parking design for an automated (robotic) parking garage system may be permitted with a design review application per Table 30.16-9, or administrative design review application per Table 30.16-10, for all commercial, mixed use, and high-rise residential development provided that minimum parking requirements per Table 30.60-1 (or Table 30.60-2 for mixed use) are satisfied and subject to all applicable standards established in Section 30.60.050(c). Factors which shall be considered for the approval of a design review or administrative design review application include, but are not limited to, the following:

- i. The automated (robotic) parking garage system will efficiently use available building space to result in the provision of additional parking spaces above the minimum requirement that may be shared with other development in the area to mitigate urban parking demands.
  - ii. Where applicable, the automatic (robotic) garage system will provide convenient access to available (or proposed) pedestrian connections.
  - iii. Access provisions and safety procedures for mobility impaired parking requirements are clearly designated.
  - iv. All building facades of an automated (robotic) parking garage system shall be architecturally compatible and designed to blend with surrounding development.
- C. Recycling enclosures may occupy a required parking space in multi-family and commercial developments when in close proximity to existing trash enclosures.  
(Ord. 3757 § 8, 4/2009; Ord. 3635 § 9 (part), 6/2008; Ord. 3354 § 10 (part), 2/2006; Ord. 2741 § 11 (part), 5/2002)

**30.60.050 Design and Layout of Parking.**

**a. Parking Space Dimension Minimums.**

- 1. **Vehicular.** Parking spaces shall meet the following minimums, exclusive of drives, streets, alleys or aisles, giving ingress and egress:
  - A. Automobile, other than accessible spaces, 9 feet wide by 18 feet long, except as noted in Table 30.64-14.
  - B. Recreational vehicle spaces, 10 feet wide by 22 feet long.
  - C. Commercial vehicle spaces, 10 feet wide by 25 feet long, with a minimum 14 feet of vertical clearance.
  - D. Overhangs of up to 1 foot into landscaped areas, or over private sidewalks 5 feet or more in width, may be counted as part of the required stall length.
  - E. For parking spaces, within the front or rear 1/3 of the space a 1 foot by 1 foot side intrusion for columns or similar structures is permitted. Only 1 foot of overall space reduction is permitted.

**b. Vehicular Parking Layout.** Minimum layout dimensions are established in Table 30.60-3 which shall apply to all required on-site parking areas.

**c. Design and Improvement Standards.**

- 1. If provided, spaces designated for carpools, vanpools, and other high occupancy vehicles shall be located with priority over all other vehicular parking except for mobility impaired accessible parking.
- 2. Unless otherwise specified, all parking, drive aisle, and other areas subject to vehicular access or used for the parking, maneuvering, or storing of motor vehicles, equipment, or materials shall be paved in accordance with plans approved to ensure proper drainage.

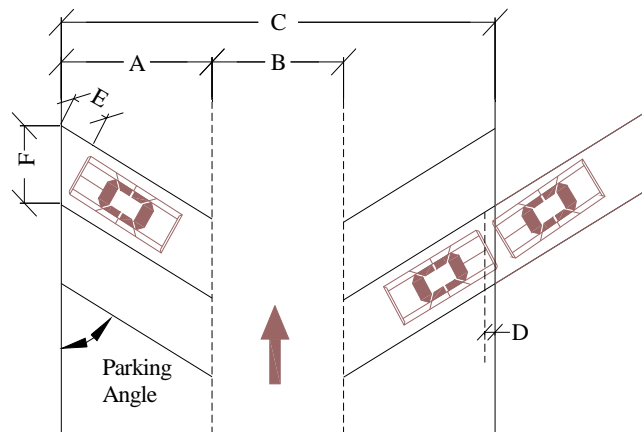
3. Except for single-family dwellings exiting onto local or private streets, the parking space or lot shall be designed so that exiting vehicles will not be required to back out across any sidewalk and onto a street.
4. All on-site parking facilities shall have access to a street through a system of drive aisles and/or easements.
5. Required on-site parking shall not be located within a dedicated state right-of-way unless approved by the Nevada Department of Transportation.
6. No parking space shall be located so as to require the moving of any vehicle on the premises in order to enter or leave any other space, except in conjunction with single-family residences, and valet parking in conjunction with commercial uses, which can be approved if the development provides 150 or more parking spaces, no more than 30% of the total number of required spaces are designed as tandem spaces (end to end parking), and a valet parking attendant is on duty during business hours.
7. Except in single family residential development, whenever practical, parking in a drive aisle connecting the public right-of-way with a parking area or garage shall not be permitted on, or adjacent to, the drive aisle.
8. Parallel spaces are to be discouraged and are permitted only when another design is impractical due to the limited size and configuration of the lot as approved by the Commission or Board in conjunction with any land use application.
9. Walls, fences or landscaping provided shall be adequately protected from damage by vehicles using the parking lot and shall be kept in good repair at all times.
10. Landscaping shall be provided in accordance with Chapter 30.64.
11. Vehicular spaces shall be designed in accordance with Figure 30.60-3 below.
12. Dead end parking areas exceeding 20 spaces (10 per side of a drive aisle) shall provide a standard size parking space, striped and assigned "No Parking", for a turnaround or equivalent design.
13. A customer and/or employee entrance shall be provided for all building face(s) adjacent to a particular parking area. (Ord. 3688 § 11 (part), 10/2008; Ord 3586 § 8 (part), 2/2008; Ord. 3432 § 10 (part), 10/2006; Ord. 3085 § 56, 6/2004; Ord. 2907 § 10 (part), 7/2003)

Table 30.60-3 - Automobile Parking Layout <sup>1</sup>							
Parking Angle	Stall Width	Vehicle Projection (A)	Aisle (B) One way/ Two way	Typical Module (C) One way/ Two way	Overhang (D)	(E)	Curb Length (F)
0° (parallel)	9'	9'	12'/20'	N/A	N/A	0	21'
45°	9'	19.09'	13'/20'	51.2'/58.2'	2.1'	9'	12.73'
50°	9'	19.57'	14'/20'	53.1'/59.1'	2.3'	7.55'	11.75'
55°	9'	19.91'	15'/20'	54.8'/59.8'	2.5'	6.30'	10.99'
60°	9'	20.09'	16'/20'	56.2'/60.2'	2.6'	5.20'	10.39'
65°	9'	20.12'	17'/20'	57.2'/60.2'	2.8'	4.20'	9.93'
70°	9'	19.99'	18.5'/20'	58.5'/60'	2.8'	3.28'	9.58'
75°	9'	19.72'	20'/20'	59.5'/59.5'	2.9'	2.41'	9.32'
90°	9'	18'	24'/24'	60'/60'	0	0	9'

Notes:  
1. Overhangs of up to 1 foot into landscaped areas, or over private sidewalks 5 feet or more in width, may be counted as part of the required stall length.

(Ord. 3354 § 10 (part), 2/2006; Ord. 2741 § 11 (part), 5/2002)

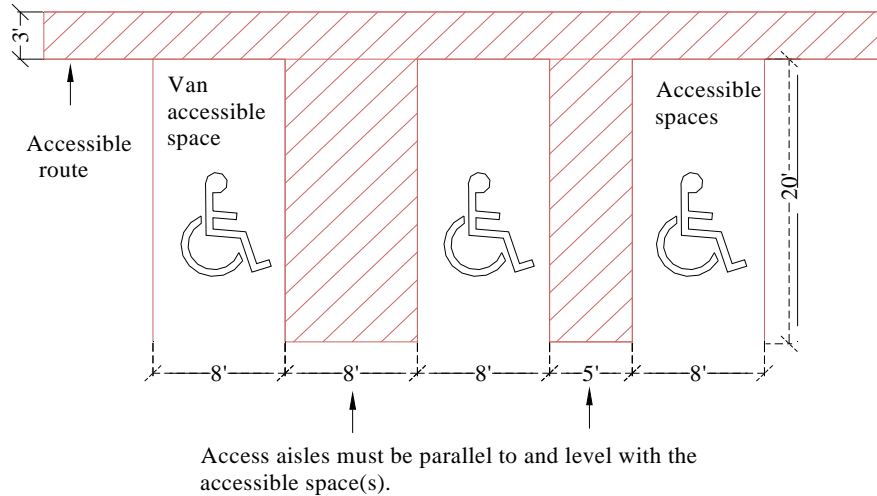
Figure 30.60-1 Automobile Parking Layout



**30.60.060 Mobility Impaired Accessible Spaces.**

- a. Required Spaces.** In order to provide accessibility to facilities for people with mobility impairments, accessible parking shall be provided as shown in Table 30.60-4 except for residential buildings with fewer than 3 dwelling units and for the following uses which shall provide the specified percentage of accessible spaces of the total parking spaces provided:
1. Medical care occupancies specializing in the treatment of persons with mobility impairments: 20%.
  2. Occupancies providing outpatient medical care facilities: 10%.
  3. Apartment buildings containing accessible or adaptable dwelling units: 2%. Where parking is provided within or beneath a building, accessible spaces shall also be provided within or beneath the building.
- b. Accessible Space and Access Design.**
1. Accessible parking spaces shall be located on the shortest possible accessible route from adjacent parking to an accessible building entrance. In facilities with multiple accessible building entrances with adjacent parking, accessible spaces shall be generally dispersed and located near the accessible entrances. An exception is provided for van accessible spaces, which may be located on 1 level of a multi-level parking structure. The minimum width of said accessible route shall be no less than 3 feet.
  2. Accessible exterior routes shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public sidewalks to the accessible building entrance they serve.
  3. When more than 1 building or facility is located on a site, at least 1 accessible route shall connect accessible elements, facilities, and buildings that are on the same site. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route.
  4. Accessible spaces, van accessible spaces, access aisles, access routes, and passenger loading zones shall be paved, and designed and marked in accordance with the most current adopted American National Standard published by the Council of American Building Officials. Figure 30.60-2 illustrates some of those requirements.
- c. Interpretation.** The Building Official shall interpret and enforce the above Sections (a) and (b) of the Unified Development Code. In the event of a conflict with Title 22 of the Clark County Code, Title 22 shall govern.
- d. Waivers.** No waivers or variances to this Section are permitted.

**Figure 30.60-2  
Accessible Space and Access Design**



(Ord. 3472 § 11 (part), 1/2007)

Table 30.60-4: Schedule of Accessible Parking*	
Total Parking Spaces Provided	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
More than 1,000	20 plus one for each 100 over 1,000

\*1 van accessible space with a minimum vertical clearance of 98 inches shall be provided for every 8 accessible parking spaces, or fraction thereof.

(Ord. 3472 § 11 (part), 1/2007)

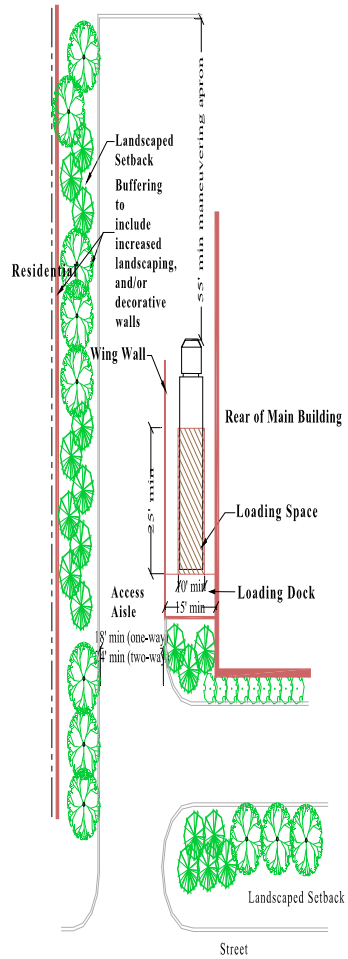
**30.60.070. On-Site Loading Requirements.**

- a. Spaces Required.** Every use involving the receipt or distribution by vehicle of material or merchandise shall provide adequate space for standing, loading and unloading in order to avoid undue interference with public use of streets in accordance with Table 30.60-5 below.
- b. Design and Improvement Standards.** Off-street loading areas shall be developed in accordance with the standards in Section 30.60.050.
  - 1. The minimum size of a loading space shall be at least 10 feet in width, 25 feet in length, with a 14 foot vertical clearance.
  - 2. Loading spaces shall be designed with appropriate means of vehicular access to a street in a manner which does not require backing from or to the public right of way, will not interfere with on-site traffic movement and which will not restrict the access of surrounding uses. At a minimum, the following areas for access and maneuvering shall be provided:
    - A. Access Aisles. A width of at least 18 feet shall be provided for one way aisles and 24 feet for 2 way aisles.
    - B. The loading berth shall be located adjacent, or as close as possible, to the main structure.
    - C. Adjacent to residential uses, loading areas shall be designed in accordance with Figure 30.60-3. Loading docks shall be setback, screened and buffered to minimize noise and disruption to adjacent residential uses. Screening shall be of sufficient height and length to completely screen the vehicles, consisting of wing walls, depressed loading docks, increased landscaping, setback, walls, similar structures, or any combination.

<b>Table 30.60-5: Schedule of Loading Space Requirements</b>	
<b>USES</b>	<b>LOADING SPACES REQUIRED PER SQUARE FOOTAGE OF GROSS FLOOR AREA</b>
Hotels, motels, hospitals, schools, theaters	Less than 12,000 : 0 1 : 12,000 up to 120,000 + 1 : 120,000 over 120,000
Assisted Living congregate care	Less than 100,000 : 0 1 : 100,000 up to 200,000 + 1 : 200,000 over 200,000
Personal services	Under 12,000 : 1 + 12,000 - 25,000 : 1
Restaurants	Under 25,000 : 1 + 25,000 - 40,000 : 1 + 40,000 - 120,000 : 1 + 1 : each additional 200,000
Retail sales	5,000 - 15,000 : 1 + 15,000 - 40,000 : 1 + 40,000 - 100,000 : 1 + 1 : each additional 50,000
Industrial, warehouse	5,000 - 12,000 : 1 + 12,000 - 30,000 : 1 + 30,000 - 120,000 : 1 + 1 : each additional 120,000
Office	30,000 - 120,000 : 1 + 1 : each additional 120,000

(Ord 3805 § 7 (part), 9/2009)

Figure 30.60-3 Loading Space Design Adjacent to Residential Use



(Ord. 3432 § 10 (part), 10/2006)

**30.60.080 Motor Vehicle Access.** Service stations, roadside stand, public parking lots, drive-in establishments and all other businesses requiring motor vehicle access shall meet the following access control requirements:

1. In all cases where there is an existing curb, gutter or sidewalk on the street, landscaping or a safety island shall be provided along the entire frontage of the property, except for the permitted roadways. On the 2 ends and street side of each such concrete curb island the Director of Public Works shall approve the maximum and minimum curb return radii and minimum roadway approach angles to the centerline of the street.
2. Where there is not an existing curb and gutter or sidewalk, the above mentioned safety island and curb shall be provided, or alternatively, a curb, fence or pipe rail, not exceeding 2 feet or less than 8 inches in height shall be constructed along the entire length of the property line adjacent to the development, except in front of permitted roadways.
3. Any alternative standard to the above access control requirements may be permitted provided the standard is approved by Nevada Department of Transportation or the *Director of Public Works*. (Ord. 2537 §13, (part) 2001)

**30.60.090 Alternative Loading Standards.** An alternative layout and number of required loading facilities can only be considered with a Waiver of Standards application per Table 30.16-7. A site traffic operations study, performed by a competent professional shall be submitted with the application which documents the basis of any suggested reduction in the number of loading facilities, and demonstrates how the alternative layout will meet the site access and site buffering requirements of this Chapter. Factors which may justify the approval of such a waiver are:

1. The ability of the proposed design to adequately buffer adjacent development and street views of the loading area.
2. The ability of the proposed design to accommodate anticipated loading requirements of the use.
3. Evidence which demonstrates that the number and layout of the loading area as required by this chapter is not applicable to this particular situation based upon the study of similar uses within the community or like communities to be reviewed by the Zoning Administrator.
4. Evidence of the unique characteristics of an individual site, including those created by the shape and location of property, design of existing or proposed structures, the operation of the uses proposed for the site or its ownership which require the application of alternative standards. (Ord. 3635 § 9 (part), 6/2008; Ord. 2545 § 3, 2000)