City of Las Vegas

TOWN CENTER DEVELOPMENT STANDARDS MANUAL

Approved November 7, 2001
Bill No. 2001-100

Revised October 12, 2004
Bill No. 2004-53

MOD-3652 – March 19, 2004

TXT-7435 – July 29, 2005

MOD-8064 – November 17, 2005

MOD-9918 – January 25, 2006

Revised October 4, 2006
Bill No. 2006-53

Revised May 16, 2007
Bill No. 2007-17

Revised May 21, 2008
Bill No. 2008-24

Revised February 4, 2009
Bill No. 2009-2

Revised April 15, 2009

Bill No. 2009-12

Revised November 3, 2010
Bill No. 2010-42

Revised January 4, 2012
Bill No. 2012-3

Revised May 2, 2012
Bill No. 2012-19

Revised October 2, 2013
Bill No. 2013-48

Revised March 19, 2014
Bill No. 2014-15

Revised October 1, 2014
Bill No. 2014-58

Revised August 19, 2015

Bill No. 2015-53

PLANNING & DEVELOPMENT DEPARTMENT

Page Intentionally

Left Blank

TOWN CENTER DEVELOPMENT STANDARDS MANUAL

TABLE OF CONTENTS

A. Introduction 1

1. Project History 1
2. Purpose of This Manual 1
3. Relationship to the Other Documents 2
4. Procedure 2
   - A. Revisions to Development Standards 2
   - B. Modification of the Land Use Map 2
   - C. Waiver – Distance Separation 3
   - D. Waiver – Development Standards 3
   - E. Non-Conformity Resulting from City Action 3
5. Land Use Hierarchy 4
   - A. General Commercial (GC-TC) 4
   - B. Service Commercial (SC-TC) 4
   - C. Urban Center Mixed Use (UC-TC) 5
   - D. Suburban Mixed Use (SX-TC) 5
   - E. Main Street Mixed Use (MS-TC) 5
   - F. Employment Center Mixed Use (EC-TC) 6
   - G. Low Density Residential (L-TC) 6
   - H. Medium Low Density Residential (ML-TC) 6
   - I. Medium Low Attached Density Residential (MLA-TC) 9
   - J. Medium Density Residential (M-TC) 9
   - K. Public Facilities (PF-TC) 9
6. Montecito Development Agreement 10

B. Development Uses 11

1. Permitted Uses 11
2. Permitted Uses Matrix Legend 12
3. Conditional Uses 17
   - A. General 17
   - B. Conditions 17
   - C. Conditions – M-TC District 24
4. Special Use Permits 25
   - A. General 25
   - B. Minimum Requirements 25

Development Uses (continued)

5. Standards For Specific Uses and Activities....39
   A. Gas and Service Stations....39
   B. Fast Food Restaurants....40
   C. Loading and Service Areas....40
   D. Malls and Mini-Malls....41
   E. Mechanical and Electrical Equipment....41
   F. Arcade District....42

C. Commercial Development Standards 43

1. Architectural Features....43
   A. Building Facade....43
   B. Exterior Features....44
   C. Building Height, Setbacks and Build-to-Line Standards....44
   D. Roofs and Rooftops....49
   E. Exterior Materials....49
   F. Exterior Colors....50
2. On-Site and Off-Site Improvement....53
   A. Fences and Walls....53
   B. Landscaping....53
   C. Special Pavement and Sidewalk Treatments....56
   D. Setbacks (Figures 28-35)....57
   E. Street Lighting....57
   F. Street Furniture....58
   G. Parking Standards....58

D. Single-Family Residential Standards 61

1. Site Design....61
2. Residential Public Street Overhead Lighting....62
3. Elevations....62
4. Landscaping....63
5. Open Space....63
6. Gated Communities....63

E. Circulation 65

1. Streetscape Design Guidelines....65
   A. Town Center Street Hierarchy....65
   B. Standards Applicable to All Town Center Streets....66
   C. Parkways/Arterials (Figures 28, 29, 30)....67
   D. Frontage/Loop Roads (Figures 31 & 32)....68
   E. Town Center Collector (Figure 33)....72

F. Town Center Tertiary (Figure 34) 73
G. Residential Streets..... 74
H. Driveways and Curb Cuts.....78
I. Street Intersections (Figures 35 & 36).....78
J. Gateways (Figures 36 & 37)..... 78
K. Public Transit 79

F. Signs 81

1. General Sign Design Guidelines 81
2. Permitted Signs..... 81
   A. Signs in Service Commercial (SC-TC), General Commercial (GC-TC) and Employment Center Mixed Use (EC-TC) 82
   B. Signs in Urban Center Mixed Use (UC-TC), Suburban Mixed Use (SX-TC) and Main Street Mixed Use (MS-TC) 85
   C. Signs in Any Exclusively Residential District (L-TC), (ML-TC), (MLA-TC) and (M-TC) 87
   D. Signs Permitted Without A Certificate 88
   E. Temporary Residential Subdivision Signs..... 89
   F. Temporary Real Estate Sales Office for Residential Development..... 94
   G. Temporary Special Event Signs..... 95
3. Prohibited Signs – All Areas..... 96
4. Sign Definitions 96

Figures

Figure 1. Gas and Auto Service Station 99
Figure 2. Fast Food Restaurant 99
Figure 3. Town Center Edge Zone 100
Figure 4. Main Transition Zone..... 101
Figure 5. Town Center Core 102
Figure 6. Town Center Urban Zone 103
Figure 7. Town Center Urban Core 104
Figure 8. Build to Line Requirement..... 105
Figure 9. Guidelines Specific to Wall and Building Signage..... 106
Figure 10. Fences and Walls 107
Figure 11. Residential Area..... 108

Figures (continued)

Figure 12. Typical Town Center 109
Figure 13. Tree Grates 110
Figure 14. Amenity Zone and Sidewalk Treatment 111
Figure 15. Overhead Lighting 112
Figure 16. Decorative Lighting 113
Figure 17. Benches 114
Figure 18. Trash Receptacles 115
Figure 19. Residential Area Wrought iron Walls 116
Figure 20. Residential Area Masonry Walls 117
Figure 21. Town Center Public Residential Street 118
Figure 22. Town Center Residential Collector 119
Figure 23. Residential Public Street Overhead Lighting 120
Figure 24. Typical Residential Subdivision Entrance and Streetscape Detail 121
Figure 25. Typical Residential Subdivision – Entry 122
Figure 26. Typical Residential Sidewalks and Landscaping Along Residential Collectors 123
Figure 27. Parking and Arterial Tree Planting Layout 124
Figure 28. Parkway 125
Figure 29. Primary Arterial 126
Figure 30. Town Center Arterial 127
Figure 31. Loop Road 128
Figure 32. Frontage Road 129
Figure 33. Town Center Collector 130
Figure 34. Town Center Tertiary 131
Figure 35. Intersection Type A Collector Streets 132
Figure 36. Level I Automobile Gateway 133
Figure 37. Level II Pedestrian Gateway 134

Tables

Table 1. Permitted Uses 13
Table 2. Commercial Development Standards 48

Table 3. Building Height, Stepbacks and Build-to-line Standards 48
Table 4. Open Space 63
Table 5. Plant List 77
Table 6. Violations 94
Table 7. Violations 95

Maps

Map 4. Centennial Hills Town Center Land Use 7
Map 5. Town Center Building Height, Stepbacks and Build-to-line Standards 51
Map 6. Centennial Hills Town Center Street Classification 69

Illustrations

Illustration 1. Loading 40
Illustration 2. Arcades 42
Illustration 3. Building Facade 43
Illustration 4. Building Height 45
Illustration 5. Rooftops 49
Illustration 6. Sidewalks 54
Illustration 7. Parking Standards 59
Illustration 8. Parking Lot 60
Illustration 9. A Town Center Streetscape 72
Illustration 10. Public Transit 79
Illustration 11. Guidelines Specific to Wall and Building Signage 94

Page Intentionally

Left Blank

A. INTRODUCTION

1. PROJECT HISTORY

On December 18, 1996, the city of Las Vegas City Council adopted the Northwest Area General Plan Amendment. This land use planning document made provisions for a Town Center. Additionally, it established a requirement to develop an implementation plan which would establish detailed regulations, standards, conditions and programs on a more defined scale than a land use plan of a General Plan could provide. The area covered by the 1996 Land Use Plan is depicted on Map Three of the Centennial Hills Sector Plan, the current Plan that covers the northwest, as Town Center.

This document, "The Town Center Development Standards Manual," implements the Town Center Master Plan as a guide for development of the Town Center plan area. Through its maps and text, it incorporates regulations and development standards affecting the use of land within the Plan area.

2. PURPOSE OF THIS MANUAL

The Town Center (T-C) District (Section 19.10.060 of the Unified Development Code) requires a Land Use Plan which identifies general land use designations, transportation networks, open space and community facilities for developments within Town Center. The T-C District also requires the development of standards which establish requirements for commercial intensities, residential densities, building height and setbacks, signage, landscaping, parking and open space requirements, as well as procedures for site plan review.

These Development Standards have been prepared in accordance with the above mentioned requirements and this document has been adopted by reference and made a part of the T-C Zoning District regulations for the Town Center. The purpose of these standards is to provide minimum requirements for development and uses within Town Center. Architecture, engineering, landscaping plans and signage programs will be reviewed by the City prior to approval. The design criteria, within these standards, will provide additional guidance for the developer and facilitate the City's review process.

3. RELATIONSHIP TO OTHER DOCUMENTS

The Town Center Development Standards Manual is the primary document for use by all entities undertaking any improvements, participating builders, individual business owners and homeowners, including their respective sub-associations.

All development plans shall comply with the adopted Town Center Development Standards as well as all other applicable regulations in the city, county, state and federal jurisdictions. These Standards are not intended to override or contradict the Las Vegas Municipal Code or other requirements. Where differences occur, the most stringent shall apply in all cases.

With regard to any issue pertaining to land use and development that is not addressed or provided for specifically in these standards or by a development agreement entered into pursuant to LVMC 19.16.150 and NRS 278.0201 through NRS 278.0207, the applicable regulations and standards contained in the Unified Development Code of the city of Las Vegas will apply.

4. PROCEDURE

The Town Center Development Standard Manual shall be on file in the office of the City Clerk and in the Department.

A. Revisions to Development Standards

The Town Center Development Standards Manual may be amended from time to time by ordinance or by resolution of the City Council per LVMC 19.16.220.

B. Modification of the Land Use Map

Any request by or on behalf of the property owner, or any proposal by the City, to modify a land use district as depicted on Map 4 Town Center Land Use, shall be filed with the of Department in accordance with the procedures and standards applicable to a rezoning application as set forth in LVMC 19.16.090.

C. Waiver – Distance Separation

Distances referred to in these standards shall be measured in a straight line from the property line of the use that may be adversely affected, to the property line of the use that may cause the adverse effect.

A waiver of required separation requirements requires:

1. A neighborhood meeting to be held prior to the public hearing at a place and time approved by the Department.
2. The applicant shall provide notice to all property owners within 1000 feet, or 1500 feet if alcohol related, of the subject property, the time, place and purpose of the neighborhood meeting by U.S. Mail.

The above requirements must be met following the submission of an application for a Waiver and a Special Use Permit to the Department.

D. Waiver – Development Standards

The standards set forth in the Town Center Development Standards Manual are minimum requirements. A waiver of 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 waiver will not be contrary to the overall purpose and intent of the standards or the Town Center Land Use Plan. An applicant may request a waiver by following the procedures outlined in LVMC 19.16.130.

E. Non-Conformity Resulting from City Action

Refer to LVMC 19.14.090.

5. LAND USE HIERARCHY

The following Land Use Districts are found within the Town Center Plan area. Chapter 3 of the Centennial Hills Sector Plan describes the Land Use Districts proposed for each parcel and Map 4 (Centennial Hills Town Center Land Use Map) identifies the location for each of the land use districts. The "Permitted Uses" matrix in Section B, "Development Uses," details the types of uses allowed in each of the districts. The following are general descriptions of each of the Use Districts that will shape the environment expected in Town Center. The TC suffix means that these Land Use categories have been modified for the Town Center.

A. General Commercial (GC-TC):

The General Commercial District allows all types of retail, service, office and other general business uses of a more intense commercial character. These uses will normally require a Special Use Permit and will commonly include limited outdoor display of product and lights or other characteristics not generally compatible with the adjoining residential areas without significant transition. Examples include new and used car sales, highway commercial uses such as hotels and motels, and tourist commercial uses such as resorts and recreational facilities.

Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

B. Service Commercial (SC-TC):

The Service Commercial District allows low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public/quasi-public uses.

Hotels, motels and resort uses of a lower intensity may be allowed under certain conditions.

Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

C. Urban Center Mixed Use (UC-TC):

The intent of the Urban Center Mixed Use District is to enable development with imaginative site and building design and maximize the use of the property. These developments should have a compatible mixture of land uses and encourage employment opportunities and the provision of goods and services to the Centennial Hills area of the City.

Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

D. Suburban Mixed Use (SX-TC):

The Suburban Mixed Use District can be characterized as being similar to the previously described Service Commercial District with the addition of medium density residential being a permitted use and is intended to enable development with imaginative adjacency standards. Building and site designs which reflect a mixture of compatible land uses having either a vertical or horizontal character will maximize employment and housing opportunities. This district also is more reflective of suburban development than the Urban Center Mixed Use category.

Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

E. Main Street Mixed Use (MS-TC):

The purpose of the Main Street Mixed Use District is to create a neighborhood which generates a sense of place and a feeling of being in a unique small town business district.

This designation is intended to encourage a cohesive mix of inter-dependent uses, including leisure shopping and offices on the main floor with similar uses and/or medium to high density residential on the upper floor(s). The objective of this district is to provide amenities which are conducive to attracting pedestrian activity rather than automotive access.

Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

F. Employment Center Mixed Use (EC-TC):

The Employment Center Mixed Use District is intended to accommodate needed non-polluting and non-nuisance services which, under normal circumstances, would not otherwise be found in a Central Business District. Given the land use constraints of the Centennial Hills Sector Plan, few opportunities for light manufacturing uses exist within the Centennial Hills sector of the City. Given the propensity for visual pollution, all uses within the district are required to be completely self-contained within a structure, thus giving the appearance of a business park. The Employment Center Mixed Use District permits the broadest spectrum of uses within the Town Center; however, residential opportunities are minimal.

Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

G. Low Density Residential (L-TC):

The Low Density Residential District has a density range from 3.5 to 5.5 units per gross acre. This district permits single family detached homes, as well as other more imaginative Low Density residential development, which puts an emphasis upon common open space.

Local supporting land uses such as parks, other public recreational facilities, schools and churches are also allowed in this district.

H. Medium Low Density Residential (ML-TC):

The Medium Low Density Residential District has a density range from 5.6 to 8 dwelling units per gross acre. This district permits single family compact lots and zero lot lines, manufactured home parks and residential planned development.

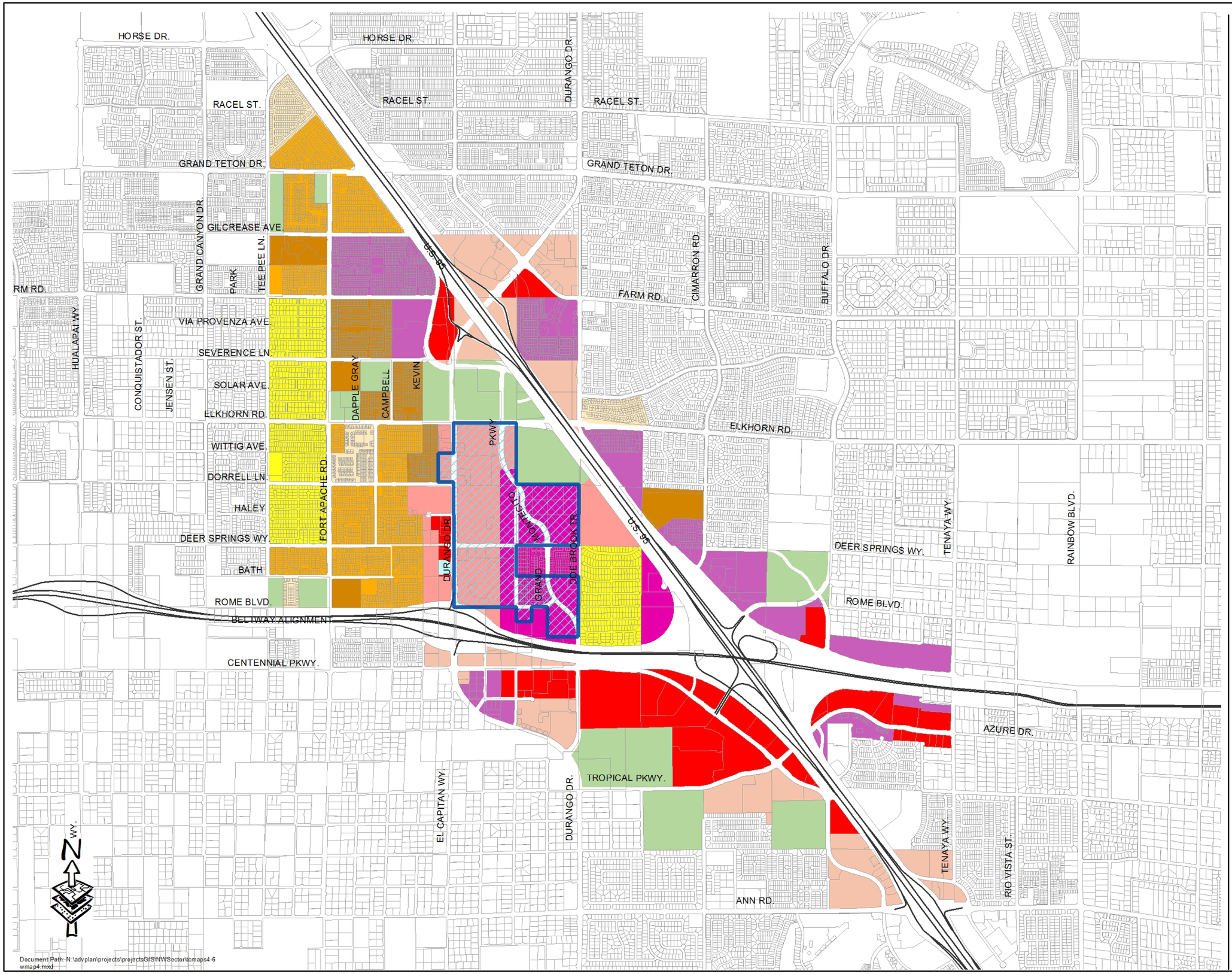
Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

MAP FOUR

City of Las Vegas

CENTENNIAL HILLS
TOWN CENTER LAND USE

- General Commercial (GC-TC)
- Service Commercial (SC-TC)
- Urban Center Mixed-Use (UC-TC)
- Suburban Mixed-Use (SX-TC)
- Main Street Mixed-Use (MS-TC)
- Employment Center Mixed-Use (EC-TC)
- Low Residential (L-TC) up to 5.5 du/ac)
- Medium Residential (M-TC) (12.1 to 25 du/ac)
- Medium-Low Residential (ML-TC) (5.6 to 8 du/ac)
- Medium-Low Attached Residential (MLA-TC) (8.1 to 12 du/ac)
- Public Facilities (PF-TC)
- Montecito Town Center Mixed Use Commercial



Adopted: November 9, 1998 Ord. # 5112
Revised: May 19, 2008 Bill No. 2008-24
Revised: July 20, 2016 MOD-63387

SOURCE: City of Las Vegas, Planning and Development Department

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System

Planning & Development Dept.
702-229-6301

Printed: Wednesday, August 03, 2016

Document Path: N:\advplan\projects\projectsGIS\NWSector\tcmaps4-6 wmap4.mxd

Back of map

I. Medium Low Attached Density Residential (MLA-TC):

The Medium Low Attached Density Residential District has a density range from 8.1 to 12 dwelling units per gross acre. This district includes a variety of multi-family units such as multi-plexes, townhouses, condominiums and low density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center Area. It is also an appropriate transitional use.

Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

J. Medium Density Residential (M-TC):

The Medium Density Residential District has a density range from 12 to 25 dwelling units per gross acre. The intent of the Medium Density Residential District is to enable development with imaginative site and building design and maximize the use of the property. Projects within the M-TC district shall place an emphasis on maximizing usable common open space.

Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

A limited number of commercial uses are also allowed under certain circumstances.

K. Public Facilities (PF-TC):

The Public Facilities District is intended to accommodate any property which is used for a Public and/or Quasi-Public purpose. Any project which is owned and operated by a governmental agency (e.g. schools) or is used solely by a non-profit organization (e.g. religious facility) qualifies for this land use designation. Utility projects can also qualify for this designation, but must adhere to the design regulations of Town Center.

6. MONTECITO DEVELOPMENT AGREEMENT

The City, pursuant to NRS 278.0201 through NRS 278.0207, entered into a development agreement with Montecito Town Center, LLC. In its inception, the Montecito Development Agreement for the Montecito Town Center encompassed 192.5 acres of Main Street (MS-TC) and Urban Center (UC-TC) Mixed Use Districts of the Centennial Hills Town Center Plan. Originally, the maximum densities for development on property were not to exceed four million square feet of office, medical and hotel and 1,600 residential units. In early 2006, Montecito Town Center had grown to encompass 217.5 acres while maximum densities for office, medical and hotel expanded to 4.520 million square feet of office, medical and hotel and 1,808 residential units.

The Montecito Town Center is governed by one land use category called Montecito Town Center – Mixed Use Commercial. Within the Mixed Use Commercial category, the Development Agreement lists six distinct activity centers: (1) Timberlake Buffer area; (2) Main Street; (3) Regional Center; (4) Suburban Center; (5) Office Center; and (6) High Density Residential. Each would not dominate the other, composing a land use that is visually integrated and harmonious.

With regard to any issue pertaining to land use and development that may arise in connection with the Montecito Development Agreement Development Standards, and that are not addressed or provided for specifically in these standards or a development agreement entered into pursuant to LVMC 19.16.150 and NRS 278.0201 through NRS 278.0207, the applicable regulations and standards contained in the city of Las Vegas Unified Development Code will apply.

In addition, the Montecito Development Agreement is subject to the regulations of the Town Center Standards Manual at the time of adoption, unless parties agreed to revised standards.

B. DEVELOPMENT USES

1. PERMITTED USES

This chapter indicates which uses are permitted in each of the eleven (11) Land Use Districts. The Permitted Uses Matrix (Table 1) identifies those uses which are permitted by right, conditionally permitted and those which require approval by Special Use Permit.

In terms of any land use defined by these standards, the following shall apply:

A. With regard to any issue pertaining to land use and development that may arise in connection with these Development Standards and that are not addressed or provided for specifically in these standards or a development agreement entered into pursuant to LVMC 19.16.150 and NRS 278.0201 through NRS 278.0207, the applicable regulations and standards contained in the city of Las Vegas Unified Development Code will apply.
B. Uses not specifically identified shall not be permitted in areas other than indicated herein.
C. Other uses may be added by following the procedures found in LVMC 19.16.220.
D. Terms which are used in these standards and are not defined herein or in Title 19 of the Las Vegas Municipal Code shall be given their ordinary meaning, unless the context requires or suggests otherwise. In case of ambiguity or uncertainty concerning the meaning of a particular term, whether or not defined, the Director shall have the authority to assign an interpretation which is consistent with the intent and purpose of these standards, or an interpretation which is consistent with previous usage or interpretation.
E. Distance separation may be calculated in accordance with Section A - 4C.
F. Mechanical and electrical equipment for any use shall be screened from view per Section B.5.E of these standards.
G. Loading and service areas for any use shall be consistent with the standards in Section B.5.C. of these standards.

2. PERMITTED USES MATRIX LEGEND

A. Permitted Uses (P):
The use is permitted by right within the designated Land Use District. This does not exclude other uses which are generally considered accessory to the primary use. An accessory use or structure which is customarily incidental to the principal use or structure, and is located on the same lot or tract shall be permitted as an accessory use without being separately listed as a permitted use. Accessory uses may not occupy more than 30 percent (30%) of the gross floor area utilized by the primary use.

B. Accessory Uses (A):
The use is permitted as an accessory use to a main use in the district. This does not exclude other land uses which are generally considered accessory to the primary use.

C. Conditional Uses (C):
The use is permitted subject to meeting specific conditions. These conditions are listed following the Permitted Use Matrix in Section B.3 of these standards, labeled "Conditional Uses."

D. Special Use Permits (S):
Certain uses may be permitted in the designated Land Use district only after obtaining a Special Use Permit in accordance with LVMC 19.16.110 and compliance with specific conditions. These conditions are listed following the Permitted Use Matrix in Section B.4 of these standards, labeled "Special Use Permits."

E. Temporary Commercial Permits (TCP):
An application for a Temporary Commercial Permit must be made in accordance with LVMC 19.16.160.

F. A blank space indicates that the use is not permitted in that District.

The following matrix implements the above described legend for each proposed land use.

Permitted Uses - Table 1

USES	GC	SC	UC	SX	MS	L	ML	MLA	M	PF	EC
Animal Hospital, Clinic or Shelter (with no Outside Pens)	*P*	*S*	*S*	*S*							*S*
Animal Hospital, Clinic or Shelter (with Outside Pens)	*S*	*S*									*S*
Auto Parts (Accessory Installation)	*C*	*S*		*S*							
Auto Repair Garage (Major)	*S*										*S*
Auto Repair Garage (Minor)	*C*	*S*									*S*
Auto Smog Check	*C*	*C*									*C*
Auto Title Loan	*S*	*S*									
Automobile Rental	*S*	*S*									*P*
Beer/Wine/Cooler Off-Sale Establishment	*S*	*S*	*S*	*S*	*S*						*S*
Beer/Wine/Cooler On and Off-Sale Establishment	*S*	*S*	*S*	*S*	*S*						*S*
Beer/Wine/Cooler On-Sale Establishment	*S*	*S*	*S*	*S*	*S*						*S*
Boat and Trailer Dealership (New and Used)	*S*										*C*
Building and Landscape Material/Lumber Yard	*C*	*S*									*C*
Bus Charter Service and Service Facility										*S*	*S*
Car Wash, Full Service or Auto Detailing	*C*	*S*									*S*
Caretaker/Domestic Quarters or Security Unit			*C*	*C*	*C*						*C*
Cemetery/Mausoleum	*C*										*S*
Church/House of Worship	*P*	*P*	*P*	*P*	*C*	*S*	*S*	*S*	*S*	*P*	*P*
College, University or Seminary	*P*	*P*	*P*	*P*	*P*					*P*	*P*
Commercial Recreation/Amusement (Indoor)	*P*	*P*	*P*	*P*	*P*					*P*	*P*
Commercial Recreation/Amusement (Outdoor)	*P*									*S*	
Community Recreational Facility, Public	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*
Convalescent Care Facility/Nursing Home	*S*	*S*	*S*	*S*	*S*					*S*	
Convenience Store (with Fuel Pumps)	*S*	*S*		*S*							*S*
Copy Center	*P*	*P*	*P*	*P*	*P*						*P*
Country Club, Private	*P*	*P*								*P*	
Crematory	*C*										*S*
Electric Utility Substation	*P*	*P*	*S*	*S*	*S*					*S*	*S*

TCP = Temporary Commercial Permit (See 19.18.100); P = Permitted
S = Special Use Permit required (See Section 4: Special Use Permits and 19.18.060); C = Permitted with Conditions (See Section 3: Conditional Uses);
A = Accessory Use (See 19.04.020)

Permitted Uses

USES	GC	SC	UC	SX	MS	L	ML	MLA	M	PF	EC
Financial Institution, Specified	*S*	*S*									
Financial Institution, General (with Drive-Through)	*P*	*P*	*C*								
Financial Institution, General (without Drive-Through)	*P*	*P*	*P*								
Gaming Establishment, Restricted License	*S*	*S*	*S*	*S*	*S*						*S*
Garden Supply/Plant Nursery	*C*	*C*	*P*	*P*							*P*
General Personal Service	*P*	*P*	*P*	*P*	*P*						*P*
General Retail Store	*P*	*P*	*P*	*P*	*P*						*P*
Government Facility	*P*	*P*	*P*	*P*	*P*					*P*	*P*
Health Club	*P*	*P*	*P*	*P*	*P*						*P*
Heavy Machinery and Equipment (Rental, Sales and Service)											*S*
Helipad	*S*	*S*	*S*	*S*						*S*	*S*
High Density (25 + du/ac)- Mixed Use			*P*	*S*	*S*						*S*
High Density (25 + du/ac)- Single Use			*S*	*S*							
Home Occupation			*C*	*C*	*C*	*C*	*C*	*C*	*C*		*C*
Hospital	*P*	*C*	*P*	*P*	*P*					*P*	*P*
Hotel, Motel or Hotel Suites	*S*	*S*	*S*	*S*	*S*						*S*
Individual Care - Family Home						*P*	*P*	*P*	*P*		
Individual Care - Group Home						*S*	*S*	*S*	*S*		
Individual Care Center	*P*	*P*	*P*	*P*	*P*						*P*
Laboratory, Medical or Dental	*P*	*P*									*P*
Laundry, Self Service	*P*	*P*	*P*	*S*	*S*						*P*
Library, Art Gallery or Museum (Public)	*P*	*P*	*P*	*P*	*P*					*P*	*P*
Light Assembly and Fabrication											*C*
Liquor Establishment (Tavern)	*S*	*S*	*S*		*S*						*S*
Low Density (1-5.5 du/ac)						*P*					
LPG Installation	*S*	*S*									*S*
Massage Establishment	*S*	*S*									
Massage, Accessory	*A*	*A*	*A*	*A*							
Medium Residential (12.1 -25 du/ac)			*P*	*P*	*P*				*P*		

TCP = Temporary Commercial Permit (See 19.18.100); P = Permitted
S = Special Use Permit required (See Section 4: Special Use Permits and 19.18.060); C = Permitted with Conditions (See Section 3: Conditional Uses);
A = Accessory Use (See 19.04.020)

Permitted Uses

USES	GC	SC	UC	SX	MS	L	ML	MLA	M	PF	EC
Medium-Low Residential (5.6 - 8 du/ac)				*P*			*P*	*P*	*P*		
Medium-Low Residential Attached (8.1-du/ac)			*P*	*P*				*P*	*P*		
Mini-Storage Facility	*C*	*S*	*S*	*S*	*S*						*S*
Mortuary or Funeral Chapel	*P*	*S*	*C*	*C*							*C*
Motor Vehicle Sales (New)	*C*										*C*
Motor Vehicle Sales (Used)	*C*										*C*
Museum or Art Gallery (Private)	*C*	*C*	*C*	*C*	*C*					*C*	*C*
Night Club	*P*	*S*	*S*		*S*						*S*
Office Medical or Dental	*P*	*P*	*P*	*P*	*P*						*P*
Office, other than listed	*P*	*P*	*P*	*P*	*P*					*P*	*P*
Open Air Vending/Transient Sales Lot	*S*	*S*	*S*		*S*						
Outdoor Storage, Accessory	*C*	*S*	*S*	*S*	*S*						*C*
Package Liquor Off-Sale Establishment	*S*	*S*	*S*	*S*	*S*						*S*
Parking Facility	*P*	*P*	*P*	*P*	*P*			*P*	*P*	*P*	*P*
Pet Boarding	*C*	*C*	*C*	*S*							*C*
Pet Shop	*C*	*C*	*C*	*C*	*C*						*C*
Post Office, Local Service	*P*	*P*	*P*	*P*	*P*					*P*	*P*
Private Club, Lodge or Fraternal Organization	*P*	*P*	*P*	*P*	*P*					*P*	*P*
Private Sports Arena, Stadium or Track	*S*		*S*							*S*	*S*
Private Street						*S*	*S*	*S*	*S*		
Public Park or Playground	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*
Public or Private School, Primary	*S*	*S*	*S*	*S*	*S*					*S*	
Public or Private School, Secondary	*S*	*S*	*S*	*S*	*S*					*S*	
Radio, TV or Microwave Communication Tower	*S*	*S*	*S*	*S*	*S*					*S*	*S*
Recreational Vehicle and Boat Storage	*C*	*S*									*S*
Rental Store	*P*	*P*	*P*	*P*	*P*						*P*
Rescue Mission, Shelter for the Homeless	*S*										*S*
Restaurant	*P*	*P*	*P*	*P*	*P*						*P*
Restaurant with Alcohol	*S*	*S*	*S*	*S*	*S*						*S*

TCP = Temporary Commercial Permit (See 19.18.100); P = Permitted
S = Special Use Permit required (See Section 4: Special Use Permits and 19.18.060); C = Permitted with Conditions (See Section 3: Conditional Uses);
A = Accessory Use (See 19.04.020)

Permitted Uses

USES	GC	SC	UC	SX	MS	L	ML	MLA	M	PF	EC
Restaurant with Drive-through	*S*	*S*		*S*							*S*
Restaurant with Service Bar	*S*	*S*	*S*	*S*	*S*						*S*
Retail Establishment with Accessory Package Liquor Off-Sale	*S*	*S*	*S*	*S*	*S*						*S*
Secondhand Dealer	*S*	*S*									
Senior Citizen Apartments (Mixed Use)			*P*	*P*	*P*						
Senior Citizen Apartments (Single Use)						*P*	*P*	*P*	*P*		
Service Station	*S*	*S*									*S*
Shopping Center	*P*	*P*									*P*
Small Wind Energy System	*C*	*C*	*C*	*C*	*C*	*C*	*C*	*C*	*C*	*C*	*C*
Solar Panel	*C*	*C*	*C*	*C*	*C*	*C*	*C*	*C*	*C*	*C*	*C*
Swap Meet	*S*	*S*									*P*
Temporary Contractor's Construction Yard	*TCP*	*TCP*	*TCP*	*TCP*	*TCP*	*TCP*	*TCP*	*TCP*	*TCP*	*TCP*	*TCP*
Temporary Outdoor Commerical Event	*TCP*	*TCP*	*TCP*	*TCP*	*TCP*					*TCP*	*TCP*
Temporary Real Estate Sales Office	*C*	*C*	*C*	*C*	*C*	*C*	*C*	*C*	*C*	*C*	*C*
Thrift Shop											*C*
Towing and Impound Yard											*S*
Trade Schools	*P*	*P*	*P*	*P*	*P*					*P*	*P*
Transit Passenger Facility	*P*		*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*
Truck Rental	*S*										*S*
TV Broadcasting and Other Communication Service	*S*	*S*	*S*	*S*							*S*
Utility Transmission Lines	*C*	*C*	*C*	*C*	*C*	*C*	*C*	*C*	*C*	*C*	*C*
Wedding Chapel	*P*	*S*	*P*		*P*						*P*
Wholesale Showroom Facility	*P*		*P*	*P*	*P*						*P*
Wireless Communication Facility	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*

TCP = Temporary Commercial Permit (See 19.18.100); P = Permitted
S = Special Use Permit required (See Section 4: Special Use Permits and 19.18.060); C = Permitted with Conditions (See Section 3: Conditional Uses);
A = Accessory Use (See 19.04.020)

3. CONDITIONAL USES

A. General

In addition to the other requirements of these standards, the following regulations shall apply to each of the uses in districts where they are indicated with a "C" in the Permitted Uses Matrix. The Conditional Uses are listed alphabetically below. Except as otherwise specifically provided regarding a particular use, when not all the itemized conditions can be met, a Special Use Permit is required for the use. Special Use Permit approval may require additional conditions beyond those itemized below.

B. Conditions

1) ANIMAL HOSPITAL, CLINIC OR SHELTER (WITH OUTSIDE PENS)

a. Animals shall be confined within an enclosed building at all times.

b. The building shall be designed to provide complete sound barriers and odor protection for adjacent properties.

c. Rooms containing cages or pens are not permitted to have windows, doors or other penetrations on exterior walls adjacent to residences.

2) AUTO PARTS (ACCESSORY INSTALLATION)

a. All conditions for this use as specified under LVMC Chapter 19.12 must be satisfied for conditional approval of this use. In addition, the following conditions must also be satisfied.

b. The building occupied by the Auto Parts use must be at least 330 feet from the property boundary of any adjacent land containing existing single-family or condominium residential development, or any land designated to allow the development of single-family or condominium residential development, or be separated from such existing or potential residential areas by an existing trail/buffer area with a minimum width of 30 feet.

c. Any vehicular doors must not face any adjacent land containing existing single-family or condominium residential development, or any land designated to allow the development of single-family or condominium residential development.

3) AUTO REPAIR GARAGE (MINOR)

a. All repair and service work shall be performed within a completely enclosed building.

b. Openings to the service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
c. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
d. No outside storage of stock, equipment or residual used equipment is permitted.
e. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.

4) AUTO SMOG CHECK

a. All service shall be performed within a completely enclosed structure.
b. If conducted as an accessory use of a Service Station or an Auto Repair (Major or Minor), the facility shall be designed to be architecturally compatible with the primary building on the site.
c. When operated as a primary use, no other automobile repair shall be permitted in conjunction with the facility.
d. No required parking spaces shall be used or eliminated to provide the facility.
e. Any permanent structure shall have a Site Development Plan Review, per LVMC 19.16.100.
f. Service bay doors shall not face public right of way and shall remain closed except to allow the entry or exit of vehicles.

5) BOAT & TRAILER DEALERSHIP (NEW AND USED)

a. Sales may include an outdoor used boat sales lot when operated by a franchised, new boat dealer. The used boat sales shall be located directly adjacent to the new boat sales and service facility and be operated as an incidental use.
b. The installation and use of an outside public address or bell system is prohibited.
c. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
d. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
e. All accessory services shall be performed inside an enclosed structure.
f. Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.

6) BUILDING AND LANDSCAPE MATERIAL/LUMBER YARD

a. Outdoor storage shall be screened from view of adjacent properties and streets.

b. Outdoor lighting shall be designed as to not shine directly onto any abutting residential property.

7) CAR WASH, FULL SERVICE OR AUTO DETAILING

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Car Wash, Full Service or Auto Detailing," as that use is permitted by means of conditional approval under LVMC Chapter 19.12.

8) CARETAKERS/DOMESTIC QUARTERS OR SECURITY UNIT

a. Unit shall not be on the ground floor.

b. A caretaker or domestic unit shall be designed to contain bedroom, bathroom, kitchen and other living space, provided the living quarters are attached to and have interior access to the main structure.

c. The unit shall only be occupied by a caretaker or employee of the occupant of the main dwelling.

9) CEMETERY/MAUSOLEUM

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Cemetery/Mausoleum," as that use is permitted by means of conditional approval under LVMC Chapter 19.12.

10) CHURCH/HOUSE OF WORSHIP

a. Activities such as religious services, religious instruction, church club activities and similar activities are allowed.

b. Functions, such as child care facilities, formal educational programs, preschool classes and similar related activities which, in the opinion of the Director, are ancillary to the primary use are also permitted; provided, however, that all proposed uses shall be specifically stated in the application.

c. If, after the approval of the Conditional Use Permit, additional uses not specifically covered by the existing Conditional Use Permit are proposed, an additional review by the Director shall be required to add the uses.

11) CREMATORY

a. All operations of a crematory shall be within a completely enclosed building.

b. There shall be no audible or noticeable indication of the use outside of the building.

c. All structures shall be set back 330 feet from any single-family detached residential use.

12) FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THROUGH)

a. The principal building shall be located at the front setback line in accordance with the applicable setback requirements, with the drive-through facility located to the side or the rear of the principal building.

b. The drive-through facility shall be screened from the adjacent rights-of-way by the principal building or by screening materials such as decorative walls, landscaped beams, continuous vegetation, or any combination thereof. Screening materials shall have a minimum height of three feet above finished grade at the rear of the setback area.

c. The drive-through facility shall not be located within 330 feet of any single-family detached dwelling.

d. Exterior lighting shall be shielded from adjacent properties.

13) GARDEN SUPPLY/PLANT NURSERY

a. Garden tools, supplies, fertilizer and non-living material shall be stored only within an enclosed building or other area screened from view from any abutting streets or adjacent residential property.

b. Live plants may be located outside of an enclosed building provided their location and arrangement will not be detrimental to internal site circulation or to abutting streets or adjacent property.

14) HOME OCCUPATION

a. Requirements within LVMC 19.16.180 shall apply.

15) HOSPITAL

a. Hospitals shall be located on a secondary thoroughfare or larger.

16) LIGHT ASSEMBLY AND FABRICATION

a. No outside storage is permitted.

b. All processing, manufacturing, storage of materials, equipment and products shall be performed in a completely enclosed building.
c. There shall be no audible or noticeable indication of a manufacturing operation outside the building.
c. There shall be no smoke, dust or foreign matter emitted.

17) MINI-STORAGE FACILITY

a. No more than one manager or security residence shall be permitted.
b. No business shall be conducted from or within a mini-warehouse facility.
c. Retail sales of stored items on the premises is prohibited.
d. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.
e. The operation of spray painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.
f. The production, fabrication or assembly of products shall be prohibited.
g. All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets by exterior walls.
h. Within the Town Center, all exterior walls of the mini-warehouse facilities shall be constructed with a facade so as to appear as an office or retail facility.

18) MORTUARY OR FUNERAL CHAPEL

a. All operations shall be within a completely enclosed building.
b. There shall be no audible or noticeable indication of the use outside of the building.

19) MOTOR VEHICLE SALES (NEW)

a. Motor vehicle sales may include an outdoor used car sales lot when operated by a franchised, new car dealer. The used car sales shall be located directly adjacent to the new car sales and service facility and be operated as an incidental use.
b. The installation and use of an outside public address or bell system is prohibited.
c. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
d. All exterior lighting shall be screened or otherwise designed so as

not to shine directly onto any adjacent parcel of land.

e. All accessory services shall be performed inside an enclosed structure.

f. Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.

g. Accessory automobile rental is permitted.

h. The minimum site area shall be 25,000 square feet.

i. Parking of vehicles in landscaped areas is prohibited.

j. A site that has been approved for this use, where the use has not yet been exercised, may be utilized for Auto Dealer Inventory Storage as an interim use subject to the conditional use regulations of LVMC Chapter 19.12 and subject to the following additional conditions and limitations:

   i. The interim use must first be processed and approved by means of a separate Site Development Plan Review depicting the interim site improvements.

   ii. All required Town Center streetscape improvements shall be completed in the initial phase of site construction.

   iii. The duration of the interim use shall not exceed 36 months, at which time all temporary improvements are to be removed. No renewal or extension of this time is permitted.

   iv. The interim use shall be allowed only on a parcel that is located on and accessed by a Town Center Loop Road or Town Center Frontage Road.

   v. The interim use shall not be located adjacent to any property zoned for single family residential use, unless the property has been developed with a nonresidential use.

   vi. The provisions of this Subparagraph (j) are not subject to the Special Use Permit provisions of Section B.3.A.

20) MOTOR VEHICLE SALES (USED, WITH NEW CAR SALES)

a. The minimum site area shall be 25,000 square feet.

b. The installation and use of an outside public address or bell system is prohibited.

c. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.

d. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

e. Openings in service bays shall not face public rights-of-way and

shall be designed to minimize the visual intrusion into adjoining properties.

f. Accessory automobile rental is permitted.

g. Parking of vehicles in landscaped areas is prohibited.

21) MUSEUM OR ART GALLERY (PRIVATE)

a. Outdoor storage is prohibited.

22) OUTDOOR STORAGE, ACCESSORY

a. Only retail items may be displayed or stored outdoors.

b. All outdoor storage areas shall be contained within a definable area and shall be aesthetically screened as determined by the Director.

c. Barbed wire, razor ribbon, chainlink, etc. are prohibited.

23) PET BOARDING

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Pet Boarding," as that use is permitted by means of conditional approval under LVMC Chapter 19.12.

24) PET SHOP

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Pet Shop," as that use is permitted by means of conditional approval under LVMC Chapter 19.12.

25) RECREATIONAL VEHICLE AND BOAT STORAGE

a. No more than one manager's or security residence shall be permitted.

b. No business other than the provision of RV related services shall be conducted from or within an RV storage facility.

c. Retail sales of stored items on the premises is prohibited.

d. The commercial repair of RVs, motor vehicles, boats, trailers and other like vehicles shall be conducted within an enclosed structure.

e. All storage shall be within an enclosed building except for the

storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets by exterior walls.

f. All exterior walls of the RV storage facilities shall be constructed with a facade so as to appear as an office or retail facility.

26) SMALL WIND ENERGY SYSTEM

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Small Wind Energy System," as that use is permitted by means of conditional approval under LVMC Chapter 19.12.

27) SOLAR PANEL

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Solar Panel," as that use is permitted by means of conditional approval under LVMC Chapter 19.12.

28) TEMPORARY REAL ESTATE SALES OFFICE

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Temporary Real Estate Sales Office," as that use is permitted by means of conditional approval under LVMC Chapter 19.12.

29) THRIFT SHOP

a. No outdoor display, sales or storage of any merchandise shall be permitted.

b. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.

30) UTILITY TRANSMISSION LINES

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Utility Transmission Lines," as that use is permitted by means of conditional approval under LVMC Chapter 19.12.

C. Conditions – M-TC District

Commercial uses permitted as conditional uses in this district by the Permitted Uses Matrix Legend are permitted only if the gross commercial floor area of the development site does not exceed an amount equal to 10 percent of the residential gross floor area.

4. SPECIAL USE PERMITS

A. GENERAL

Uses requiring a Special Use Permit are deemed as being potentially incompatible with the Town Center concept and those uses will therefore, be conditioned to ensure compatibility.

1) The uses in this section require a Special Use Permit and have base requirements which shall be met prior to approval of the Special Use Permit. In the Permitted Uses Table, these uses may be indicated by an "S."
2) The following conditions are the minimum conditions for approval of a Special Use Permit for this use. Additional conditions may also be required during the public hearing process to ensure compatibility of that use in relation to surrounding uses and the pattern of development.
3) Special Use Permits which do not have minimum requirements listed in the following section may have conditions placed on the proposed use during the public hearing process.
4) The following requirements are minimum standards that must be satisfied.
5) The following uses, with minimum Special Use Permit requirements, are listed below alphabetically.

B. MINIMUM REQUIREMENTS

1) ANIMAL HOSPITAL, CLINIC OR SHELTER (WITH NO OUTSIDE SIDE PENS)

a. Animals shall be confined within an enclosed building at all times.
b. The building shall be designed to provide complete sound barriers and odor protection for adjacent properties.
c. Rooms containing cages or pens are not permitted to have windows, doors or other penetrations on exterior walls adjacent to residences.
d. The use shall have access to an 80-foot street or larger.

2) ANIMAL HOSPITAL, CLINIC OR SHELTER (WITH OUTSIDE PENS)

a. Pens shall be screened from view of adjacent streets and adjoining properties.
b. If residential adjacency exists:
    1) Building construction methods shall incorporate sound barriers and odor protection for the adjacent property.

2) Pens shall not be placed immediately adjacent to or within 330 feet of a residential use.

3) AUTO PARTS (ACCESSORY INSTALLATION)

a. All conditions for this use as specified under LVMC Chapter 19.12 must be satisfied for the issuance of a Special Use Permit for this use. In addition, the following minimum requirements must also be satisfied.

b. The building occupied by the Auto Parts use must be at least 330 feet from the property boundary of any adjacent land containing existing single-family or condominium residential development, or any land designated to allow the development of single-family or condominium residential development, or be separated from such existing or potential residential areas by an existing trail/buffer area with a minimum width of 30 feet.

c. Any vehicular doors must not face any adjacent land containing existing single-family or condominium residential development, or any land designated to allow the development of single-family or condominium residential development."

4) AUTO REPAIR GARAGE (MAJOR)

a. All repair and service work shall be performed within a completely enclosed building.

b. Openings to the service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.

c. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.

d. No outside storage of stock, equipment or residual used equipment.

e. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets.

f. Shall not locate within 330 feet of any single-family detached dwelling.

g. The installation and use of an outside public address or bell system is prohibited.

5) AUTO REPAIR GARAGE (MINOR)

a. All repair and service work shall be performed within a completely enclosed building.

b. Openings to the service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
c. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
d. No outside storage of stock, equipment or residual used equipment is permitted.
e. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.
f. Shall not locate within 330 feet of any single-family detached dwelling.
g. The installation and use of an outside public address or bell system is prohibited.

6) AUTO TITLE LOAN

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Auto Title Loan," as that use is permitted by means of a Special Use Permit under LVMC Chapter 19.12.

7) AUTOMOBILE RENTAL

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Automobile Rental," as that use is permitted by means of a Special Use Permit under LVMC Chapter 19.12.

8) BEER/WINE/COOLER/OFF-SALE ESTABLISHMENT

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Beer/Wine/Cooler/Off-Sale Establishment," as that use is permitted by means of a Special Use Permit under LVMC Chapter 19.12.

9) BEER/WINE/COOLER/ON AND OFF-SALE ESTABLISHMENT

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Beer/Wine/Cooler/On and Off-Sale Establishment," as that use is permitted by means of a Special Use Permit under LVMC Chapter 19.12.

10) BEER/WINE/COOLER/ON-SALE ESTABLISHMENT

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Beer/Wine/Cooler/On-Sale Establishment," as that use is permitted by means of a Special Use Permit under LVMC Chapter 19.12.

11) BOAT AND TRAILER DEALERSHIP (NEW AND USED)

a. Sales may include an outdoor used boat sales lot when operated by a franchised, new boat dealer. The used boat sales shall be located directly adjacent to the new boat sales and service facility and be operated as an incidental use.
b. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
c. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
d. All accessory services shall be performed inside an enclosed structure.
e. Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
f. The installation and use of an outside public address or bell system is prohibited.

12) BUILDING AND LANDSCAPE MATERIAL/LUMBER YARD

a. Outdoor storage shall be screened from view of adjacent properties and streets.
b. Outdoor lighting shall be designed so as not to shine directly onto any abutting residential property.

13) BUS CHARTER SERVICE AND SERVICE FACILITY

a. All non-vehicle storage areas shall be within a wholly enclosed structure.
b. All parking/vehicle storage areas shall be paved.
c. Shall not locate within 330 feet of any single-family detached dwelling.

14) CAR WASH, FULL SERVICE OR AUTO DETAILING

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Car Wash, Full Service or

Auto Detailing," as that use is permitted by means of a Special Use Permit under LVMC Chapter 19.12.

15) CEMETERY/MAUSOLEUM

a. A decorative masonry and/or wrought iron fence with a minimum height of six feet shall be constructed around the perimeter of the cemetery site. The wall along the primary street frontage shall be set back a minimum of 35 feet from the front property line. The front yard area shall not be used for interment and shall be landscaped.

b. Cemeteries shall only be allowed on parcels abutting and having access to an 80 foot street or larger.

16) CHURCH/HOUSE OF WORSHIP

a. Activities such as religious services, religious instruction, church club activities and similar activities are allowed.

b. Functions, such as child care facilities, formal educational programs, preschool classes and similar related activities, which, in the opinion of the Director, are ancillary to the primary use are also permitted; provided, however, that all proposed uses shall be specifically stated in the application.

c. If, after the approval of the Special Use Permit, additional uses not specifically covered by the existing Special Use Permit are proposed, an additional public hearing process shall be required to add the uses.

17) COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR)

a. Reviewed and conditioned on a case-by-case basis.

18) CONVALESCENT CARE FACILITY/NURSING HOME

a. The minimum parcel size required shall be 20,000 square feet.

b. The maximum number of beds per acre of land shall be 50.

c. Care facilities shall be located on an 80-foot street or larger.

19) CONVENIENCE STORE (WITH FUEL PUMPS)

a. Shall not locate within 330 feet of any single-family detached dwelling.

b. The installation and use of an outside public address or bell system is prohibited.

20) ELECTRIC UTILITY SUB-STATION

a. Reviewed and conditions imposed on a case-by-case basis.

21) FINANCIAL INSTITUTION, SPECIFIED

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Financial Institution, Specified," as that use is permitted by means of a Special Use Permit under LVMC Chapter 19.12.

22) GAMING ESTABLISHMENT, RESTRICTED LICENSE

a. A Special Use Permit is required for any new gaming establishment.
b. May not locate within 330 feet of any single-family detached dwelling.

23) HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES, AND SERVICE)

a. Shall not locate within 330 feet of any single-family detached dwelling.

24) HELIPAD

a. Shall be permitted only as an accessory use to an office tower, hospital, medical facility, medical office or other emergency service provider.
b. Shall not locate within 330 feet of any single-family detached dwelling.
c. Must obtain FAA review and approval.

25) HIGH DENSITY (25 + DU/AC) – MIXED USE

a. May not locate within 330 feet of any single-family detached dwelling.

26) HIGH DENSITY (25 + DU/AC) – SINGLE USE

a. Single purpose high density residential uses in the Urban Center and Suburban Mix Districts will be reviewed and conditions imposed on a case-by-case basis.

27) HOTEL, MOTEL OR HOTEL SUITES

a. May not locate within 330 feet of any single-family detached dwelling.
b. Must be within 1000 feet of a freeway interchange in Town Center.
c. The hotel, motel, inn or resort structure must have a minimum height of three stories. A level of parking within a parking garage may be counted as a "story" for purposes of the minimum height

requirement if the parking garage covers the same building footprint as the hotel, motel, inn or resort structure.

28) INDIVIDUAL CARE – GROUP HOME

a. The minimum size lot shall be 6,500 square feet.
b. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site.
c. The use of outdoor recreation shall be limited to the hours between 6:00 a.m. and 10:00 p.m.
d. Outdoor lighting shall be designed so as not to shine directly onto any abutting residential property.
e. In order for this use to be conducted on a parcel developed with multi-family housing, the child care center must be provided within a separate structure.

29) LAUNDRY, SELF SERVICE

a. May not locate within 330 feet of any single-family detached dwelling.

30) LIQUOR ESTABLISHMENT (TAVERN)

Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the Town Center are best promoted and protected by requiring that:

a. No tavern shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children or city park.
b. Uses licensed as taverns or other comparable establishments, shall have no specific spacing requirements between similar uses. However, the Las Vegas City Council may consider the concentration and spacing of such uses as part of its deliberation and approval of any requests for such establishments.
c. The distances referred to in paragraphs ***a.*** and ***b.*** shall be measured in a straight line from the property line of the church, synagogue, school, child care facility or from the nearest property line of a city park to the property line of the proposed liquor premises, and in a straight line from the property line of the proposed tavern to the property line of any existing tavern or comparable establishment, disregarding all intervening obstacles.
d. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC 6.50.
e. No tavern shall be located within any Service Commercial District unless it is part of a development with an aggregate acreage ex-

ceeding 50 acres with a majority of the acreage located within a zone which allows taverns.

31) LPG INSTALLATION

a. An LPG installation, which includes tanks with an aggregate water capacity of 288 gallons or less, is permitted as of right in any zoning district. Such use will be subject to the requirements applicable to the district if the installation complies with the provisions of NRS 590.465 et seq. and these regulations.

b. An LPG installation, which includes tanks with an aggregate water capacity of more than 288 gallons, shall be excluded in any Residential Land Use District including the MS and UC Districts, but with a Special Use Permit is allowed in SC and GC Town Center Land Use Districts.

c. Shall not locate within 330 feet of any single-family detached dwelling.

32) MASSAGE ESTABLISHMENT

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Massage Establishment," as that use is permitted by means of a Special Use Permit under LVMC Chapter 19.12.

33) MINI-STORAGE FACILITY

a. No more than one manager or security residence shall be permitted.

b. Within the Main Street District, all storage facilities shall be located above the ground floor and no outdoor storage of any kind shall be permitted.

c. No business shall be conducted from or within a mini-warehouse facility.

d. Retail sales of stored items on the premises is prohibited.

e. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.

f. The operation of spray painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.

g. The production, fabrication or assembly of products shall be prohibited.

h. Within the Employment Center District, the rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-warehouse use, provided the business is conducted out of the same office as that of the mini-warehouse facility. No trucks or trailers shall be displayed in public view and the com-

bined total of all trucks and trailers stored on the site shall not exceed a ratio of two trucks or trailers for each 100 storage units. On-site parking shall be provided for each rental vehicle in excess of the number required for the mini-warehouse complex.

i. Within the Employment Center District, truck and trailer storage may be permitted when screened from the street and adjacent property by exterior walls.

j. All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets by exterior walls.

k. Within the Town Center, all exterior walls of the mini-warehouse facilities shall be constructed with a facade so as to appear as an office or retail facility.

34) MORTUARY OR FUNERAL CHAPEL

a. All operations shall be within a completely enclosed building.

b. There shall be no audible or noticeable indication of the use outside of the building.

35) NIGHT CLUB

a. May not locate within 330 feet of any single-family detached dwelling.

36) OPEN AIR VENDING/TRANSIENT SALES LOT

a. Sidewalk vendors must not locate within 330 feet of any single-family detached dwelling (except for special events).

b. Use is restricted to locations within the Urban Center and Main Street Districts where the sidewalk is in excess of 12 feet in width or where a special event is held.

37) OUTDOOR STORAGE, ACCESSORY

a. Only retail items may be displayed or stored outdoors.

b. All outdoor storage areas shall be contained within a definable area and shall be aesthetically screened as determined by the Director.

c. Barbed wire, razor ribbon, chainlink, etc. are prohibited.

38) PACKAGE LIQUOR OFF-SALE ESTABLISHMENT

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Package Liquor Off-Sale

Establishment," as that use is permitted by means of a Special Use Permit under LVMC Chapter 19.12.

39) PET BOARDING

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Pet Boarding," as that use is permitted by means of conditional approval under LVMC Chapter 19.12.

40) PRIVATE SPORTS ARENA, STADIUM OR TRACK

a. Stadiums and/or arenas will be reviewed and conditions imposed on a case-by-case basis.
b. Shall not locate within 330 feet of any single-family detached dwelling.

41) PRIVATE STREET

The conditions of approval for a Special Use Permit for a gated subdivision with private streets are as follows:

a. Abutting public street stubs from previously approved adjacent developments shall be terminated in a cul-de-sac or shall be extended to connect to another public street.
b. Gated communities not taking access directly off an arterial roadway shall have a minimum of two active gated entrances. Additional gated entrances may be required to disperse the traffic throughout the street network.
c. Consideration must be given to previously approved grading plans and drainage studies to assure minimum impact to existing and future developments.

42) PUBLIC OR PRIVATE SCHOOL, PRIMARY AND SECONDARY

a. May not locate adjacent to, nor have direct access/egress to Main Street, Parkway or Primary Arterial in the Town Center.
b. Requires Site Development Plan Review by the Planning Commission.

43) RADIO, TV OR MICROWAVE COMMUNICATION TOWER

a. All microwave dishes shall be screened from public streets and adjoining private property per standards in Section B.5.E of these Standards.

44) RECREATIONAL VEHICLE AND BOAT STORAGE

a. No more than one manager's or security residence shall be permitted.

b. No business other than the provision of RV related services shall be conducted from or within an RV storage facility.

c. Retail sales of stored items on the premises is prohibited.

d. The commercial repair of RVs, motor vehicles, boats, trailers and other like vehicles shall be conducted within an enclosed structure.

e. All storage shall be within an enclosed building, except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets by exterior walls.

f. All exterior walls of the RV storage facilities shall be constructed with a facade so as to appear as an office or retail facility.

45) RESCUE MISSION, SHELTER FOR THE HOMELESS

a. Rescue missions and shelters for the homeless will be reviewed and conditions imposed on a case-by-case basis.

46) RESTAURANT WITH ALCOHOL

Pursuant to its general authority to regulate the sale of alcoholic beverages, the Las Vegas City Council declares that the public health, safety and general welfare of the Town Center are best promoted and protected by requiring that:

a. No Restaurant with Alcohol shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children, or city park.

b. Uses licensed as a Restaurant with Alcohol or other comparable establishments, shall have no specific spacing requirements between similar uses. However, the Las Vegas City Council may consider the concentration and spacing of such uses as part of its deliberation and approval of any requests for such establishments.

c. The distances referred to in paragraphs ***a.*** and ***b.*** shall be measured in a straight line from the property line of the church, synagogue, school, child care facility, or from the nearest property line of a City park to the property line of the proposed tavern to the property line of an existing tavern or comparable establishment, disregarding all intervening obstacles.

d. All businesses that sell alcoholic beverages shall conform to the provisions of LVMC 6.50.

47) RESTAURANT WITH DRIVE-THROUGH

a. Reviewed and conditioned on a case-by-case basis.

48) RESTAURANT WITH SERVICE BAR

Pursuant to its general authority to regulate the sale of alcoholic beverages, the Las Vegas City Council declares that the public health, safety and general welfare of the Town Center are best promoted and protected by requiring that:

a. No restaurant service bar shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children or city park.

b. Uses licensed as a Restaurant with Service Bar or other comparable establishments, shall have no specific spacing requirements between similar uses. However, the Las Vegas City Council may consider the concentration and spacing of such uses as part of its deliberation and approval of any requests for such establishments.

c. The distances referred to in paragraphs ***a.*** and ***b.*** shall be measured in a straight line from the property line of the church, synagogue, school, child care facility, or from the nearest property line of a city park to the property line of the proposed tavern to the property line of an existing tavern or comparable establishment, disregarding all intervening obstacles.

d. All businesses that sell alcoholic beverages shall conform to the provisions of LVMC 6.50.

49) RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Retail Establishment with Accessory Package Liquor Off-Sale," as that use is permitted by means of a Special Use Permit under LVMC Chapter 19.12.

50) SECONDHAND DEALER

a. Except as otherwise provided in Paragraph (c), the use may be operated for consignment sales only and such consignment sales shall be limited to the following merchandise: jewlery (including Class III), furniture, fixtures, tableware, pictures, paintings, wearing apparel and firearms.

b. Payment to the consignor for consigned merchandise may not be made until after the merchandise has been sold.

c. The following (and only the following) secondhand merchandise may be sold on a non-consignment basis to, or purchased from or

exchanged with, customers of the operation:

i. Personal computers;

ii. Laptop computers;

iii. Other similar computer devices;

iv. Wearing apparel; and

v. Firearms.

d. No outdoor displays, sales or storage of any merchandise shall be permitted.

e. The hours of operation shall be limited to the hours between 8:00 a.m. and 10:00 p.m., unless otherwise specified by the City Council.

f. The use shall comply with the applicable requirements of LVMC Title 6.

g. The conditions listed above are not waivable development standards under the provisions of the Town Center Development Standards Manual.

51) SERVICE STATION

a. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
   - The dispensing of petroleum products, water and air from pump islands.
   - The provision of emergency services of a minor nature.

b. Development shall be in accordance with Chapter B, Section 5, subsection A (Gas and Auto Service Stations) of these Standards.

c. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.

d. No used or discarded automotive parts or equipment or disabled, junked or wrecked vehicles shall be located in any open area outside the main structure.

e. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.

f. Shall not locate within 330 feet of any single-family detached dwelling.

g. The installation and use of an outside public address or bell system is prohibited.

52) SWAP MEET

a. The area shall be used exclusively for the sale of or taking orders for any merchandise where such merchandise is displayed or sold in the open.

b. The activity shall not be a part of the operation of an established business.
c. No permanent physical structures or facilities are used as integral parts of the sales or order-taking operations.

53) TOWING AND IMPOUND YARD

a. All areas used for the parking and storage of operable vehicles shall be paved.
b. All stored, damaged, or wrecked vehicles, parts, and equipment shall be stored within an enclosed structure with the access bays located so as not to be visible from adjoining properties or public rights-of-way.
c. Shall not locate within 330 feet of any single-family detached dwelling.

54) TRUCK RENTAL

a. Shall not locate within 330 feet of any single-family detached dwelling.
b. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
c. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
d. All accessory services shall be performed inside an enclosed structure.
e. Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
f. Accessory vehicle and trailer rentals are permitted.
g. The installation and use of an outside public address or bell system is prohibited.

55) TV BROADCASTING AND OTHER COMMUNICATION SERVICE

a. May not locate within 330 feet of any single-family detached dwelling.

56) WEDDING CHAPEL

a. Reviewed and conditioned on a case-by-case basis.

57) WIRELESS COMMUNICATION FACILITY

a. A wireless communication facility is permitted if it utilizes stealth technology, (made part of another structure and isn't visually dis-

cernible) and is not within 330 feet of any single-family detached dwelling. Otherwise, a Special Use Permit is required.

b. Towers and mono-poles are subject to LVMC 19.08.040(H) and shall be in conformance with Chapter B, Section 5, subsection E (Mechanical and Electrical Equipment) of this Manual.

5. STANDARDS FOR SPECIFIC USES AND ACTIVITIES

A. Gas and Auto Service Station

The purpose of the following standards is to enhance the appearance of gas and auto service stations through designs which conform to the accompanying development's general architectural features and the overall aesthetics of Town Center. For gas and auto service stations the following standards apply:

1. Exterior walls of all gas and auto service station buildings are to be designed as part of the architectural form of the primary building or surrounding buildings.
2. When part of a larger structure, standard setback requirements shall apply to gas and auto service stations.
3. When gas stations are freestanding structures, they must be set back an additional five feet from the required setback to provide a more substantial landscape buffer.
4. The main building of the gas and auto service station, that contains the cashier and convenience store, must be located against the right-of-way and face the inside of the parcel (Figure 1).
5. Gas pumps must be located away from the right-of-way to provide for safe access. All accessways shall be coordinated with adjacent uses.
6. To further enhance the presence of gas and auto service stations, care must be given to the lighting. Overhead lighting of a station shall be controlled to avoid spill-over onto adjacent uses. The lighting in the underside of the gas pump canopy must be recessed to avoid unnecessary glare and control spillover.

B. Fast Food Restaurant

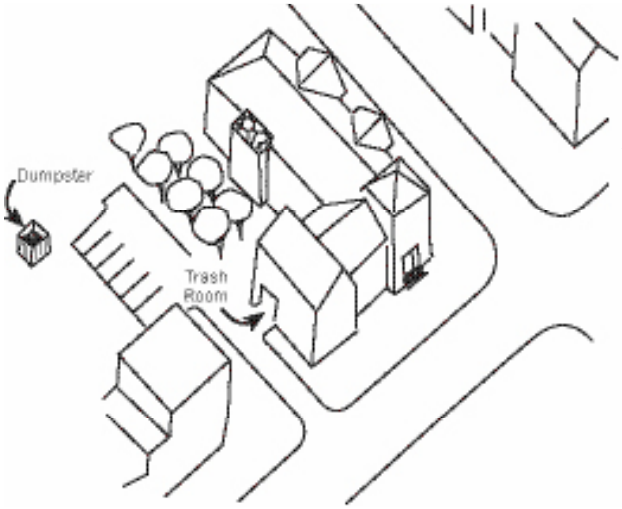
The design of fast food restaurants within Town Center shall be integrated with other structures along streets. Exterior walls of all fast food buildings

are to be designed as part of the architectural form of the main building or surrounding buildings. The intent is to minimize the fast food appearance through designs which conform to the accompanying development's general architectural features. The following standards apply:

1. When part of a larger structure, standard setback requirements shall apply to the fast food businesses.
2. When fast food buildings are freestanding structures, they shall be setback an additional 10 feet from the required setback to provide a more substantial landscape buffer.
3. To further enhance the presence of fast food enterprises, drive-through lanes shall not wrap around more than two sides of the building, and cannot encroach upon the required landscaping (Figure 2).
4. Outdoor dining areas may encroach into the required additional 10-foot wide landscaped area.

C. Loading and Service Areas

1. All loading and service areas (including storage, equipment and maintenance areas) shall be screened from view with landscaping and/or architectural elements so as not to be viewed from any adjacent uses or public right-of-way. Architectural screening shall be constructed of the same materials and finishes as the primary building.
2. All service and loading areas shall be positioned so that service vehicles will not disrupt traffic flow or parking lot operations.
3. No service, storage, maintenance or loading area may extend into a setback area.
4. All service and loading areas within the Main Street District shall be located in privately owned, mid-block alleyways.



Refuse collection areas and trash receptacles shall be located away from the street front and shall be screened from view of right-of-way and sidewalks.

Illustration 1 – Loading

D. Malls and Mini-Malls

1. Commercial groupings such as malls and mini-malls shall be designed to emphasize safe pedestrian circulation and convenient parking. Parking areas, when no parking structure is provided, shall be consolidated in one central space and landscaped according to the standards of the city of Las Vegas.
2. Commercial buildings shall be located around the main parking area and be adjacent to a landscape buffer. When internal streets are provided, commercial buildings shall be directly adjacent to these streets to form a street edge and facilitate pedestrian connection between the buildings. Outdoor extension of any commercial business is recommended to activate pedestrian interest and reduce vehicular traffic.

E. Mechanical and Electrical Equipment

Mechanical and electrical equipment, solar collectors, satellite dishes and any other communication equipment, excluding communication towers and antennas, shall be concealed from view of public streets and neighboring properties, and all parking areas.

Wireless 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 or structure on which they are mounted.

In the initial design stage of a development project, consideration shall be given to incorporating mechanical and electrical equipment into the architectural form and layout of the proposed building to reduce the need for screening. 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 or parapet walls.

Wall mounted service equipment such as utility boxes, valves, gas, electric and water meters, etc. shall be screened from public view with materials architecturally compatible with the finishes and character of the principal structures within the development and shall be screened to the height of the tallest equipment and/or integrated with the building design.

Small wall mounted equipment such as utility boxes, valves, gas, electric and water meters, should be screened by the appropriate use of shrubs and landscaping design.

F. Arcade District

The establishment of an Arcade District along Main Street will create a distinct urban ambiance which builds upon the climate, culture and history of Las Vegas, while at the same time providing an opportunity for each property owner in the district to express a unique design solution for their development.

1. The Arcade District is defined by Main Street from Elkhorn Road to the Centennial Beltway alignment. The district shall extend a minimum of 150 feet on each intersecting street.
2. Arcades shall be set at a width of 10'-0" over the sidewalk easement, shall not be taller than the first floor height, shall be clear of any obstruction and shall be for pedestrian traffic only.
3. Temporary pedestrian oriented retail activity may extend up to 5'-0" under the arcade after approval by the Department.
4. The arcade shall be an integral part of the building architecture and must be constructed of permanent material.
5. The roof of the arcade may be used for outdoor purposes in connection to the above businesses. However, no structure can permanently be built over the arcade.

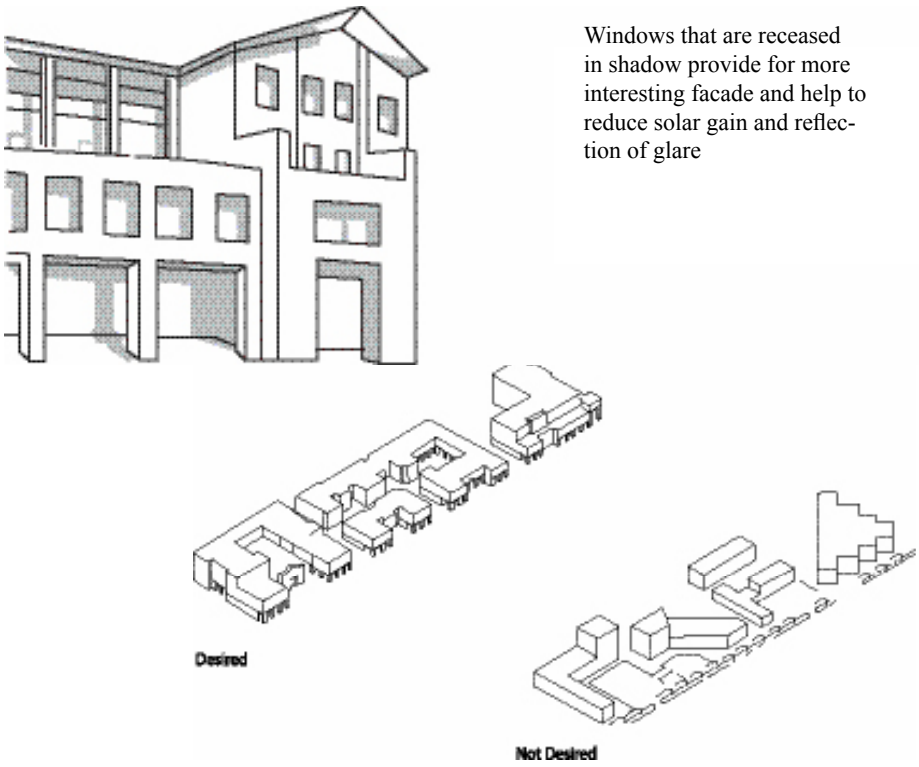


Illustration 2 – Arcades

C. COMMERCIAL DEVELOPMENT STANDARDS

1. ARCHITECTURAL FEATURES

In all cases, architectural features shall contribute to an attractive, integrated environment consistent with the intent of the Town Center Land Use Plan and the adjacent neighborhood or projects.

Proposed site plans not in compliance with this, or any other Town Center design or development standard, shall be subject to review at a public hearing before the Planning Commission and/or Las Vegas City Council.

A. Building Facade

In addition to meeting building height, stepback and exterior materials requirements, building design shall incorporate patterns and materials that are visually interesting, particularly at street level. This must be accomplished through the use of a combination of expression lines and areas, and features of the facade that include changes in material, color and/or relief.

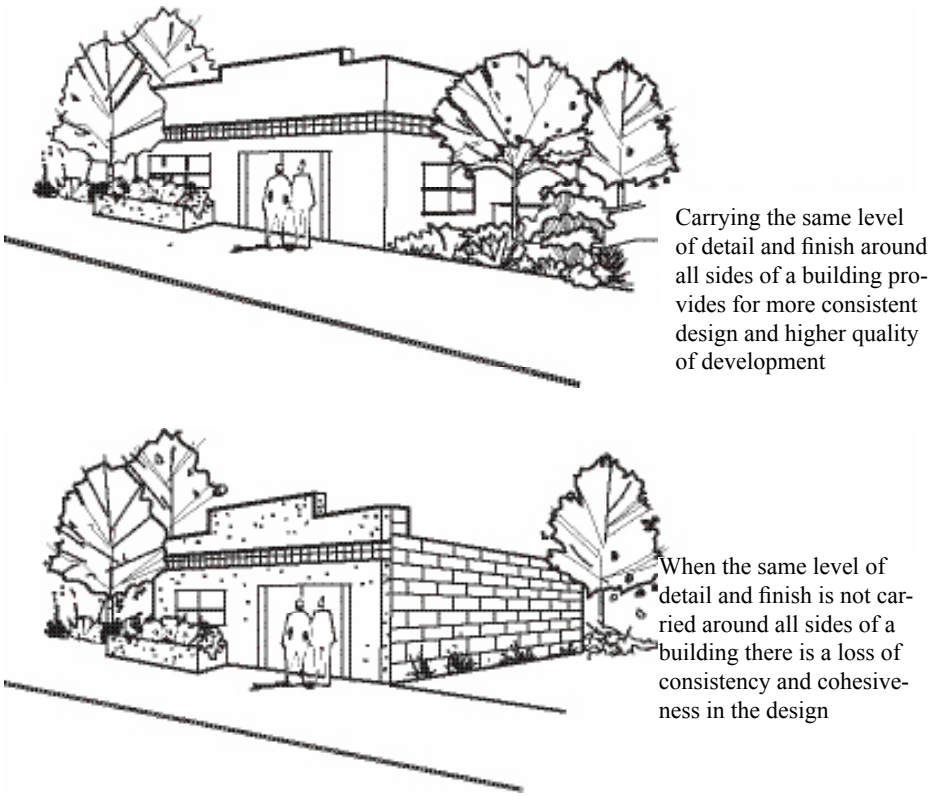


Illustration 3 – Building Facade

B. Exterior Features

The use of visually interesting features such as awnings, signage, windows and doors are required, particularly along primary pedestrian routes. Such features are subject to review and approval by the Department. At a minimum, all proposed applications shall adhere to the following standards.

1. Walls on primary pedestrian routes shall have a minimum of 70 percent clear glazing at the ground floor level.
2. Glazing shall not exceed 75 percent coverage of any building elevations excluding the ground floor where a specific percentage applies.
3. Dark tinted glass is prohibited at the street level.
4. All external stairwells throughout Town Center shall be covered in a finish that matches or complements the exterior finish of the building.

C. Building Height, Stepbacks and Build-To Line Standards

Maximum building heights, stepback and build-to-line requirements are intended to ensure that structures have consistent height, bulk and mass relationship to one another. All development shall conform to the height requirements shown in Figures 3 through 8.

1. Standards applicable for Figures 3 through 8 only.

a. Stepback requirements are intended to provide visually interesting building elevations, reduce the street canyon effect and lessen the effect of strong winds at the street level. All development shall conform to the stepback requirements shown in Figures 3 through 8.

b. As shown in Figure 8, buildings along primary pedestrian corridors must abut the build-to-line on the side of the building facing the street. Minor variations may be approved by the Department to allow the articulation of decorative features such as columns and pillars.

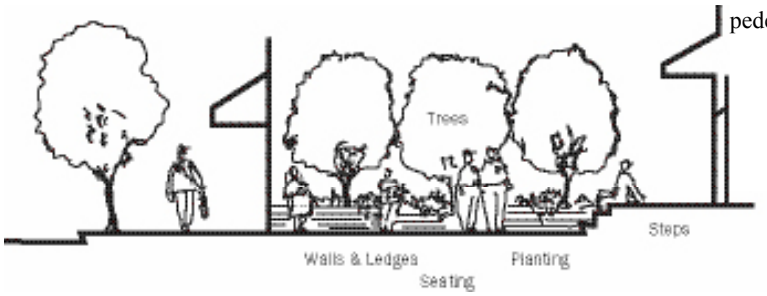
c. Build-to-line requirements apply only to the first three stories or the first 36 feet of building height, whichever is greater.

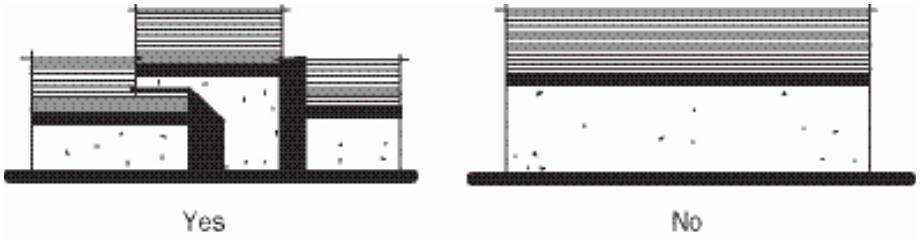
d. 80 percent of the ground level uses in Mixed-Use districts shall be commercial, retail, entertainment or similar uses. The 80 percent use calculation shall be based on the linear street frontage of each building. The remaining 20 percent shall be used as open space

such as a plaza, courtyard, patio, etc.

e. Doorways, porticoes or other approved entryways shall occur a minimum of every 50 feet of building facade that fronts on a street or plaza area.

A combination of various elements makes for a successful pedestrian open space





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

Illustration 4 – Building Height

f. Outdoor dining areas and sidewalk cafes are strongly encouraged.

2. Standards Applicable To Specific Land Use Districts

All standards expressed in the text below are represented in the Commercial Development Standards – Table 2.

a. General Commercial (GC-TC):

When adjacent to the beltway or US 95, buildings may exceed the height of the nearest roadway surface of the beltway by one story, otherwise development within the GC-TC land use area is restricted to two stories in height.

b. Service Commercial (SC-TC):

The district also includes office centers offering or with professional and business services. These uses shall not exceed two stories in height.

A three story maximum may be allowed if the parcel is greater than 20 acres in size, the three-story building has a setback of 50 feet or more from all property lines, and the perimeter of the parcel contains additional development and/or landscaping to assist in concealing the larger building from view.

c. Urban Center Mixed-Use (UC-TC)

Development within this land use designation will typically be multi-storied having ground floor offices and/or retail, with similar or residential uses utilizing the upper floors. Minimum development shall be two stories in height. Developments in excess of twelve (12) stories along the Durango corridor are possible with a Special Use Permit (SUP). Within the UC-TC District, there are no density limitations, and the provisions of LVMC Chapters 19.06 and 19.08 shall not apply.

d. Suburban Mixed-Use (SX-TC):

Excepting the area adjacent to the Beltway/US 95 interchange, mixed-use developments shall be no more than two stories in height, except on parcels with an aggregate acreage of 25 acres or more. To calculate this area, the parcels shall be contiguous and not be separated by a roadway. On such sites, developments up to four stories are allowed, provided that any adjacent low-density residential uses, or land designated for such uses, are buffered from any three or four-story component by intervening structures that do meet the two-story height limit, and where a minimum setback of 100 feet is provided between the low-density uses and the three or four-story component, and where significant landscaping is provided within this buffer area so as to substantially mitigate any negative impact on the lower intensity use.

If a building wall is within 330 feet of the right-of way of the belt-

way or U.S. 95, the maximum height shall be one story above the average of the highest elevated roadway (lane of travel) in the U.S. 95/Beltway interchange, at ultimate build-out, (measured in feet above grade level) and the height of the U.S. 95 or Beltway (above grade level) adjacent to the subject property, at a point along said right-of-way that is closest to the U.S. 95 or Beltway.

Single story offices must be used as a land use buffer when the district is adjacent to single-family detached dwelling units.

Site plans in this district shall be designed to discourage access from Suburban Mixed-Use (SX-TC) uses onto 80 feet or less streets that are clearly recognized as residential streets (streets with residences having direct access and are addressed to said street).

e. Main Street Mixed-Use (MS-TC):

Because of the intensive pedestrian orientation of the Main Street Mixed-Use designation, buildings in this district are required to be a maximum of two stories or 35 feet in height, whichever is less, in those areas that are across from or adjacent to Low Density Residential.

Commercial Development Standards — Table 2

Standard	GC	SC	UC.	SX	MS	EC
Height[1] (# of stories)	2	2	3[2]	2[3]	2	2
Min. Front Yard Setback	15	15	0	15	0	15
Min. Side Yard Setback	10	10	10	10	10	10
Min. Corner side Yard Setback	15	15	15	15	15	15
Min. Rear Yard Setback	20	20	20	20	20	20
Min. Lot Width	NA	NA	NA	NA	NA	NA
Max. Lot Coverage	NA	NA	NA	NA	NA	NA

1. See Map 5 - Building Height, Stepbacks and Build-to-Line Standards
2. Developments in excess of 12 stories along the Durango Corridor are possible with a Special Use Permit.
3. See Section C.1.C.1.d

Building Height, Stepbacks and Build-to-Line Standards[1] — Table 3

Standard	Town Center Edge Zone	Main Transition Zone	Town Center Core	Town Center Urban Zone	Town Center Urban Core
Height[1] (# of stories)	2	3	5	7	12
Build -to-line	60%	70%	80%	60%	NA
Remaining sq. ft.[2]	40%	30%	20%	40%	NA
Stepback	8' – 50 % req.	8'	4' – 8'	8' –4' –8'	8'

1. Standards for Building Height, Stepbacks and Build-to-Line Standards supersede Commercial Development Standards – Table 2.
2. Remaining square footage to be used for plaza access to inner courtyard/parking.

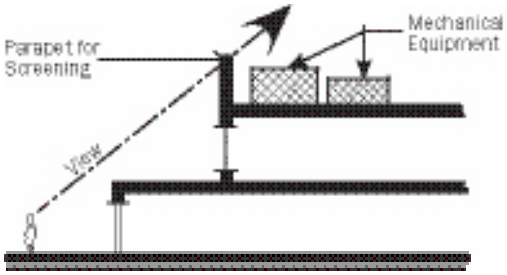
D. Roofs and Rooftops

Roofs and rooftops shall be designed with consideration given to appearance. The following standards apply to all roofs and rooftops.

1. Highly reflective materials or contrasting colors are prohibited.

2. All roof mounted equipment or other obtrusive features shall be screened from view on all sides and from the top or painted to match the roof or parapet.

3. An articulated roof line or cornice is to be designed as a major feature at or near the top of all building walls.



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

Illustration 5 – Rooftops

E. Exterior Materials

It is the intent of the exterior materials standards to encourage creative expression. Exterior materials of all buildings shall contribute to a cohesive physical environment and convey a sense of timelessness. Because they do not meet these standards, the following exterior materials are prohibited:

1. Mirrored glass
2. Wood and asphalt shingles
3. Corrugated fiberglass
4. Exposed, unfinished tilt-up concrete
5. Plastic laminate
6. Neon

The use of a variety of materials, including brick, stone and imitation stone, on all exterior surfaces is encouraged. Other materials may be used upon review by the Planning Commission.

F. Exterior Colors

Developers are urged to concentrate richer and high quality materials on the ground floor of buildings within the Town Center. To emphasize the continuous plane created by the street-wall, consistency and coordination of texture and color is essential to maintain a homogenous streetscape. Exterior materials such a stucco and sandblasted concrete may be used with a smooth finish. Some minor areas of the exterior may have a lightly textured surface. Large areas of flat uniform texture, unarticulated, windowless or mono-color building face should be avoided.

The use of color will dramatically affect the visual appearance of buildings. It will affect the apparent scale and proportion of buildings by highlighting architectural elements such as doors, windows, fascias, cornices, lintels and sills. Color will also be a significant element in unifying and identifying individual developments to create a visually coherent streetscape. Color must be carefully considered in relation to the overall design intent.

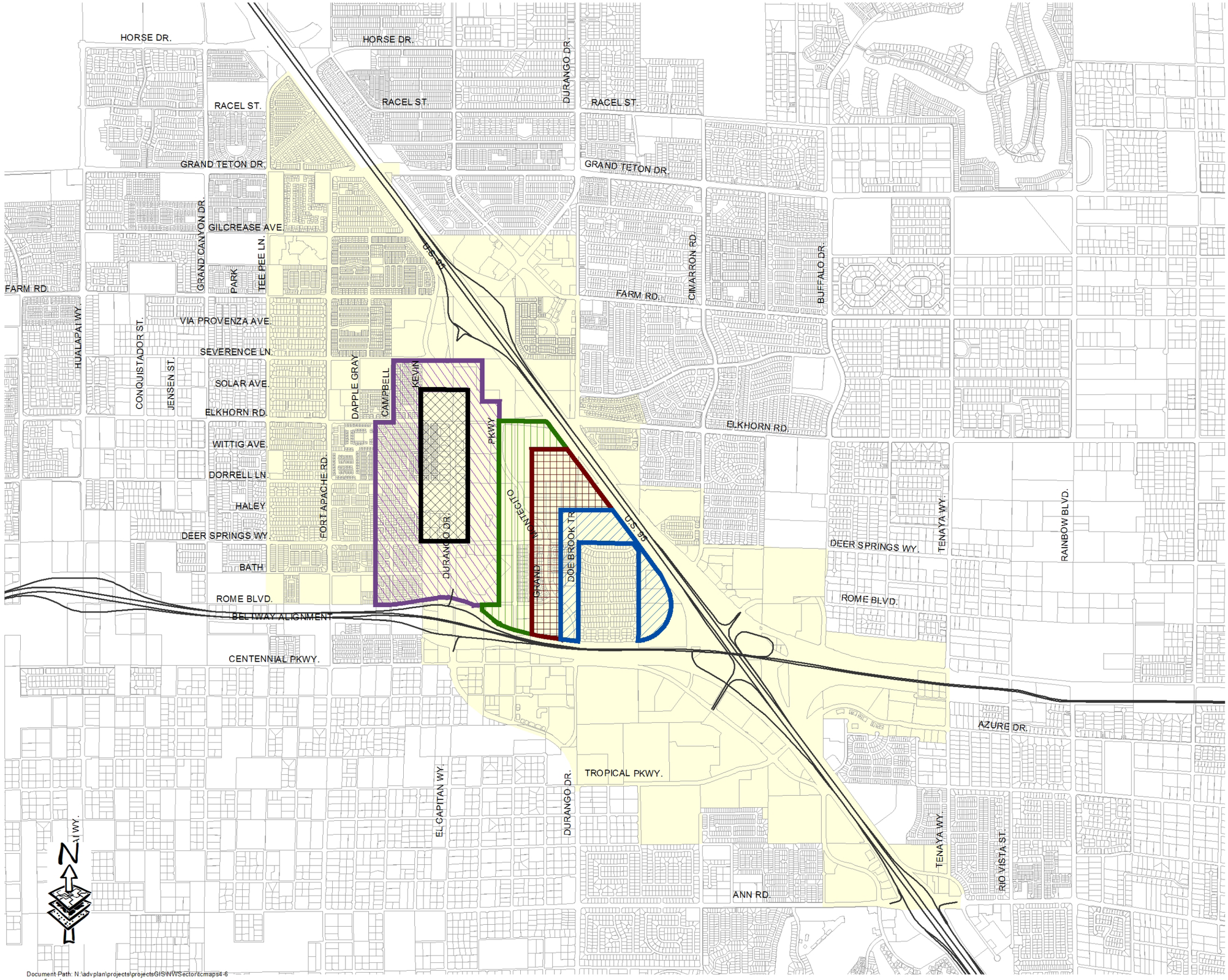
Careful attention should be given to developing a palette of color used on each building. The palette is a range of basic and accent colors which may be used. Light, pastel, earthtone and other colors common to the Las Vegas valley and its surroundings, or the southwest region, should be used as a background or field colors. Accent colors can be used to highlight building elements and to reinforce appropriate scale and proportion. The selected palette should promote a selection of colors taken from the natural landscape and used in the same proportion as in their natural element.

MAP FIVE

City of Las Vegas

CENTENNIAL HILLS

Town Center Building Heights, Stepbacks, and Build to Line Standards



Town Center Edge Zone (2)

Main Transition Zone (3)

Town Center Core (5)

Town Center Urban Zone (7)

Town Center Urban Core (12)

Town Center

- Numbers given are building heights in stories -

Adopted: November 7, 2001 Bill No. 2001-100
Revised: October 4, 2006 Bill No. 2006-53
Revised: May 19, 2008 Bill No. 2008-24

SOURCE: City of Las Vegas, Planning and Development Department

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: Wednesday, August 03, 2016

Document Path: N:\advplan\projects\projectsGIS\NWSector\tcmaps4-6 wmap5.mxd

Back of map

2. ON-SITE AND OFF-SITE IMPROVEMENT

A. Fences and Walls

1. Perimeter walls, fences, screen and retaining walls shall be designed and constructed in conformance with Town Center setback requirements.
2. Perimeter and retaining walls shall be composed of 100 percent decorative material in accordance with the standards of the city of Las Vegas and shall include 20 percent contrasting material and color. Neither contrasting texture of the same material nor light to dark variations of the same color are permitted.
3. A combination of a 2'-10" low masonry wall with a 3'-2" wrought iron fence is the required design in commercial districts (See Figure 11).
4. Chain link fences are not permitted within the Town Center except on temporary construction sites after obtaining a Temporary Commercial Permit.
5. Razor wire and barbed wire are not permitted within the Town Center.
6. Subdivision perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five foot wide landscape planter as a buffer (Figure 10).
7. When abutting I-215 or U.S. 95, the requirement for offset between the screen wall and retaining wall is not required.
8. Wall height shall be in accordance with LVMC 19.08.040(G).

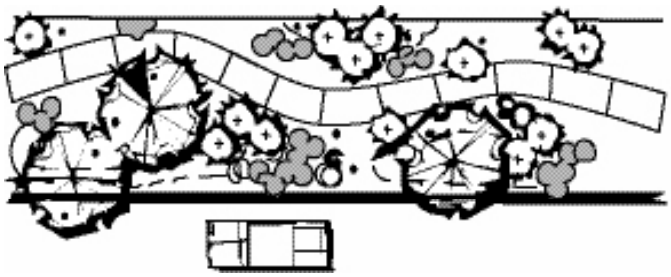
B. Landscaping

These standards are intended to assist the designer in achieving a quality design that will enhance the development of Town Center. With these standards, developments will have the appearance of high quality, design compatibility will be assured, water will be conserved and the overall value of Town Center will be enhanced.

All required landscaping shall be installed as soon as permitted by standard seasonal planting practices. Dead vegetation shall be promptly removed and replaced, based on standard seasonal planting practices, with healthy, living plants in all landscaped areas.

All landscaped areas shall be landscaped with a combination of plant materials tolerant of the Las Vegas climate. The Southern Nevada Regional Planning Coalition Regional Plant List is recommended to designers as a resource of climate tolerant plant materials.

1. Street trees shall be planted along every street within Town Center and shall be included in all plans for street improvements in accordance with the Town Center Street Hierarchy.
2. Four types of trees shall be used in combination throughout Town Center perimeter landscape buffer areas:
   a. Palm Tree:
      Washingtonia Robusta Hybrid (Mexican Fan Palm), at least 25 feet in height at the time of installation.
   b. Shade Tree:
      Fraxinus Velutina Rio Grande (Rio Grande Ash), at least 36 inch box or greater in size, with a minimum three inch caliper diameter at six inches above grade at time of installation.
   c. Accent Tree:
      Chitalpa Tashkentensis (Chitalpa), at least 36 inch box or greater in size, with a minimum three inch caliper diameter at six inches above grade at time of installation.
   d. Flowering Tree:
      Robinia Ambigua "Purple Robe" (Purple Robe Locust), at least 36 inch box or greater in size, with a minimum three inch caliper diameter at six inches above grade at time of installation.
3. Internal landscaped areas may have any tree type as specified on the approved landscape plan for the site provided they are consistent with the Southern Nevada Regional Planning Coalition Regional Plant List.
4. To determine the required theme and planting rhythm along a particular street, refer to the Streetscape Design Standards.
5. Required street trees shall be planted within the amenity zone and regularly spaced. A tree grate measuring four feet square may be installed at the base of each tree within the Urban Center and Main Street Mixed-Use Districts only. All trees within the amenity zones of these districts, except along those portions of Elkhorn Road, Durango Drive, and the Loop and Frontage roads, will have the standard decorative cast iron grates illustrated in Figure 13, as specified by the city's Public Works requirements.
6. Sidewalks may not be built on the side of any street that is directly adja-



Landscaped perimeter tracts with sidewalks that are separated from the street by landscaping provide enhanced pedestrian environment and street edge

Illustration 6 – Sidewalks

cent to a freeway. No development will occur in between the street and the freeway. However, a landscape trail shall be installed in lieu of the sidewalk. The amenity zone shall include the required trees and street lights.

The overall landscape trail width shall be no less than 9'-0" with a meandering path no less than 7'-6" in width. The trail path shall be constructed of compacted decomposed granite or similar material as approved by the Public Works Department.

The entire area, from the back of curb to the NDOT right-of-way, shall be landscaped to provide a minimum of 60 percent ground coverage with water efficient material and with at least one 24-inch box tree for every 650 square feet of total landscape, in addition to the required street trees.

7. Maintenance of medians, amenity zones and landscaped trails shall be the responsibility of the adjacent property owners, developers, associations or other similar organizations, or by other methods as approved by the city until such time the city elects to assume maintenance responsibility. The adjacent property owners, developers, associations or other similar organizations shall sign agreements between themselves and the City for the purpose of maintaining the medians and amenity zones in Town Center.
8. Landscaped Islands and Tree Requirements:
   a. Parking areas shall provide a minimum of one 24-inch box size tree (minimum of 1 1/2" caliper measured at 4 1/2" above the top of the root ball) deciduous or evergreen shade tree for every six uncovered parking spaces, or fraction thereof, and be located in planters as described below. This requirement is in addition to all other required landscaping trees.
   b. Landscape islands are required at the end of all parking rows and shall provide one 24-inch box shade tree per island pairs. Only half of the trees provided at such islands can be counted toward the minimum tree requirement per parking space.

      Example:
      - Total uncovered parking spaces = X
      - Total number of islands at the end of the rows = Y
      - Total minimum number of trees required = (X/6) + (Y/2)
   c. Landscape Island/Planters shall have a minimum width of five feet (clear distance between curbs for planting). Where parallel to the parking space, the length of the planter shall be equal to the length of the adjacent parking space. In this case, each planter shall provide one 24-inch box shade tree.

d. Where separating two rows of parking, the length of the planter shall be equal to the length of the parking row. This type of planter shall provide a minimum of one 24-inch box shade tree no less than every 30 feet on-center.

e. The planter islands shall include a two inch layer of ground cover or rock mulch, and a minimum of five shrubs of five gallon size, and five shrubs or plants of one gallon size minimum per each 24-inch box tree provided.

f. The parking lot planters shall be irrigated with drip irrigation only.

9. In the SC-TC, GC-TC, SX-TC, and EC-TC districts, a 15-foot wide amenity zone, in addition to the width of any detached or attached sidewalk, shall be provided between the right-of-way and the proposed use. This landscape planter may contain or allow the following uses:

   a. Public utility easements (open surface drainage easement cannot occupy more than 30 percent of the landscape planter).

   b. Mechanical installations, provided that they do not encroach more than five feet into the landscape planter. Such equipment shall be 100 percent screened with landscape material from any view angle from a public right-of-way.

   c. Parking areas, provided they do not encroach more than five feet into the landscape planter, and not exceed 15 percent of the total landscape planter area. In all cases, the landscaping requirements for the parking area shall be in addition to the landscaping requirements of the planter.

10. Open air courtyards, plazas, open space, patios and gathering places, together with public amenities such as fountains, arbors, arcades, cloisters and landscaped corridors, paths or lanes, will be required of all projects. Combinations of such features will satisfy, in part, the 20 percent open space requirement in LVMC 19.10.060 (E). The parking lot landscaping, landscaped areas, buffers and landscaping in setback areas, together with the above, will account for the required open space. Developments shall be designed to enhance pedestrian activity.

    Plans submitted for development review shall include analysis of proposed landscaping to ascertain compliance with LVMC 19.10.060 (E).

11. The 20 percent open space requirement in LVMC 19.10.060 (E) shall be applied to the GC-TC, SC-TC, UC-TC, SX-TC, MS-TC, and EC-TC districts of Town Center.

C. Special Pavement and Sidewalk Treatments

A special paving pattern is established and required for the Town Center as

a unifying element for pedestrian enjoyment. The typical pattern is composed of three major elements: an amenity zone, the sidewalk and the accent patterns at street intersections and driveways. These treatments shall be incorporated in all streetscape designs for the Parkway, Arterial, Main, Loop Road, Frontage Road, Tertiary and Collector street types in Town Center.

The following paragraphs describe the required design characteristics of each of these elements.

1. The Amenity Zone: This zone is directly adjacent to the curb line. It contains a dark gray design pattern composed of sealed concrete on a light gray background, as depicted in Figure 14. This concrete area shall be no less than 15 feet long and spaced a minimum of 105 feet on-center or every three trees.
2. The Sidewalk: The width of the sidewalk varies from the edge of the amenity zone to the face of the building, including all required sidewalk easements. A 2'6" square grid scoring shall be designed on a light gray broomed concrete finish, as depicted in Figure 14.
3. The Accent Patterns at Street Intersections: An accent pattern, per Section E.1.H of these Standards, shall be used at every intersection to emphasize the pedestrian crosswalk areas. It consists of red concrete pavers, one square foot in size, laid at a 45° angle. Stamped or tooled colored concrete may be used instead of pavers provided the same pattern described in the preceding sentence is created.

D. Setbacks (Figures 28-35)

1. Setbacks may be used to enlarge the sidewalk area or they may be used as an outdoor extension of the adjacent business for building articulation, patios, courtyards or other public and pedestrian uses only.
2. When a landscaped open space is provided within the setback, it shall be no less than 2,000 square feet in size and shall provide such amenities as benches and recirculating water fountains.
3. All setbacks are measured from the street right-of-way line.
4. Where these standards are not applicable, city of Las Vegas Codes and Regulations shall apply.

E. Street Lighting

Town Center shall have two types of street lighting. These are standard street lights and decorative lights (see Figures 15 and 16). Both overhead

and decorative lights shall be incorporated into the design of street improvements. The design of the lights and the pattern of their placement are part of the overall design for the Town Center. Therefore, special attention shall be placed on maintaining a consistent spacing rhythm. In addition, the following standards apply:

1. Street lights are intended to reinforce the hierarchical street system. Therefore, lights in the right-of-way associated with individual developments are prohibited.
2. Overhead lights, illustrated in Figure 15, shall be installed in conformance with the Uniform Standard Specifications of Public Works for the Construction of Off-Site Improvements.
3. Decorative lights shall be placed in a distinctive, clearly-defined geometric pattern with regular spacing. This type of light is illustrated in Figure 16.

F. Street Furniture

The design of street furniture such as benches, bicycle racks, trash receptacles, newspaper racks and information panels within Town Center shall coordinate with all other street furniture in size, shape, color and style. All street furniture elements shall conform to Figures 17 and 18.

G. Parking Standards

Parking areas, lots and other facilities within Town Center shall comply with LVMC Title 19 and the following provisions:

1. On-street parking shall not count in meeting the requirement for the number of parking spaces. Limited on-street parking may be provided as a reserve for short-term parking or for service and delivery purposes.
2. Multiple-user parking structures are the preferred method for providing adequate parking and special consideration will be given for shared parking within a structure.
3. Above-grade parking structures must be setback an additional ten feet from the required setback to provide a substantial landscape buffer. This additional setback requirement may be waived for the portion of the parking structure that incorporates ground floor retail uses.
4. The exterior walls of all parking structures shall be designed to complement and coordinate with the architectural form of the main building or surrounding buildings. Parking structures shall appear to be an integral part of the main building. The intent is to minimize the garage appearance of parking structures through designs which conform to the ac-

companying development's general architectural features.

5. Surface parking shall be separated from buildings by surface treatment variations and/or grade separation.

Parking, when located to the side or rear, allows buildings to be placed at the front of the development. This reduces the impact of parking on the pedestrian environment and creates a stronger tie between the buildings and the street and enhances the streetscape

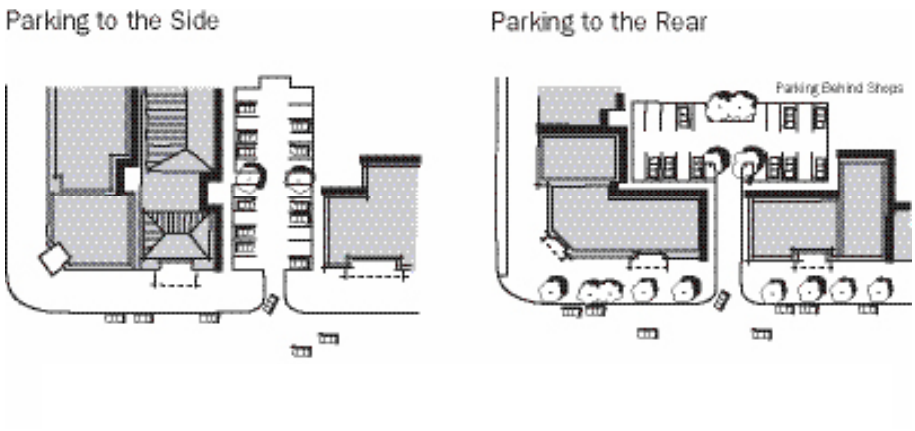
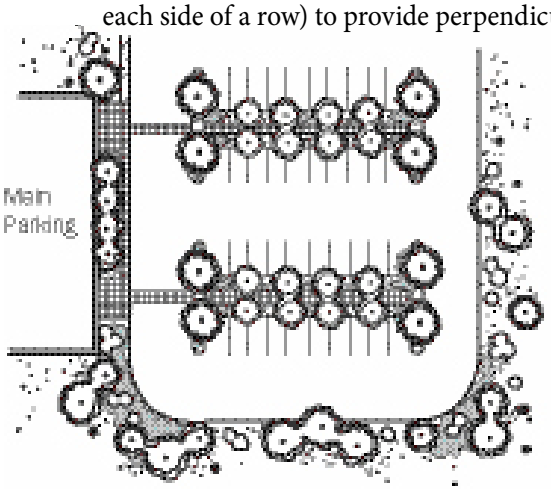


Illustration 7 – Parking Standards

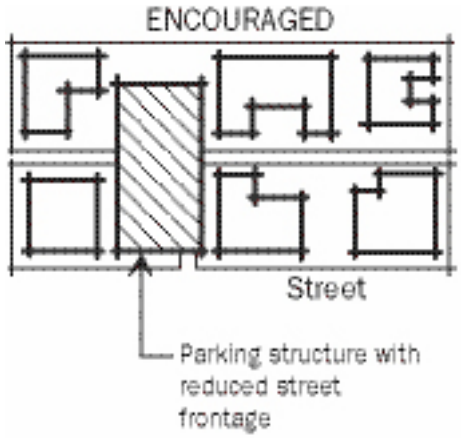
6. Customer parking spaces shall not directly abut buildings and shall be separated by a planter/sidewalk area.
7. Parking facilities shall be located away from the right-of-way, on the rear side of the structure they serve. They shall be accessed from the back alley when available.
8. Parking lots shall be landscaped in accordance with the requirements of Paragraph C.2.B.8 of this Manual.
9. Any area(s) dedicated to surface parking should be large enough to be able to accommodate a potential future building or parking structure.
10. A continuous internal pedestrian and handicap accessible walkway must be provided from the perimeter public sidewalk to the principal customer entrance. The walkway must be distinguished from driving surfaces through the use of special pavers, bricks or patterned concrete, and raised slightly, to enhance pedestrian safety and the attractiveness of the walkway.
11. When buildings are located at the front of a site, all parking shall be located to the side or rear of buildings and away from the street front unless the applicant can demonstrate that to do so would not be feasible. Parking lots shall not be permitted on street corners unless the applicant can demonstrate that to do so would not be feasible.
12. Parking lots shall be screened by buildings and/or landscaping. Any area of a parking lot which abuts a public street shall be screened by landscaping, decorative walls and landscaped berms with a minimum height of three feet above the finished grade at the rear of the setback area, or any combination thereof. Any area of a parking lot which abuts a public street shall be set back from the property line a minimum of 15 feet.
13. Well-landscaped, small area parking lots of 120 or fewer vehicles are encouraged. All parking lots shall be separated by walkways not less

than 15 feet in width. The walkways shall consist of a five-foot paved sidewalk with a five-foot planter on each side. Walkways shall provide pedestrian access, across parking lots, from the street to the uses along the rear of developments. (See accompanying graphic entitled "Parking Lot.") Parking areas shall be accessible from walkways by periodic openings in the landscaping. Parking shall not directly abut any building. Sidewalks shall meet the requirements as found in Section C.2.C above. When the total number of parking spaces proposed for a development exceeds 1,000, the applicant should consider a parking structure as a means of reducing the amount of ground level parking area.

14. Additional pedestrian linkages should be created as necessary within large parking areas by removing two adjoining parking spaces (one on each side of a row) to provide perpendicular passages between rows.



The size of parking areas must be reduced by the use of landscaped areas and pedestrian walkways, or separated by buildings



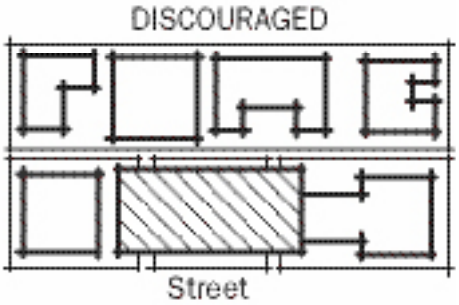


Illustration 8 – Parking Lot

D. SINGLE-FAMILY RESIDENTIAL STANDARDS

Together with the applicable Residential Development Standards found in LVMC Chapter 19.06, the following shall be the standards for single-family subdivisions with public streets in the future residential development areas in Town Center.

1. SITE DESIGN

a. Subdivision layout is dictated by the original parcel lines of the properties prior to the preparation of the subdivision's Tentative Map.

b. Houses should face streets, except if the streets are Town Center Arterials or Primary Arterials. No street should have a lot perimeter wall separating the right-of-way from private property unless the street is a Town Center Arterial or Primary Arterial as described in these standards and has a landscaped amenity zone.

c. On-street parking is a feature of Town Center Residential Collector and Town Center Collector streets. Parking on street may not satisfy parking requirements.

d. If the lot is wide enough, the preferred individual lot layout should have the garage of the home set behind the home in the rear yard. The garage may be accessible by a driveway beginning at the front of the home. Alternatively, the garage may be setback or staggered behind the front plane of the home. Shared driveways between homes are encouraged.

e. The entire side yard setback may be used on one side of the home. In such case, the home next to the developing lot that is combining all of its side yard shall be positioned so that the home or its minimum side yard may only be immediately adjacent to the combined side yard. See the standards for the R-CL (Single Family Compact-Lot) District in LVMC 19.06.040.

f. Building lots may not access streets with an over all right-of-way width of greater than 60 feet unless the street is designed as a Town Center Residential Collector street.

g. The blocks of subdivisions should be arranged to discourage cut-through traffic.

h. Homes facing Town Center Residential Collectors should have driveways and amenity areas as shown in the Residential Subdivision Entrance and Streetscape Detail (Figure 24).

i. Perimeter walls, fences, screen and retaining walls shall be designed and constructed in conformance with Town Center setback requirements.

   1) Perimeter and retaining walls shall be composed of 100 percent decorative material in accordance with the standards of the city of Las Vegas and shall include 20 percent contrasting material and

color. Neither contrasting texture of the same material nor light to dark variations of the same color are permitted.

2) A combination of a 2'-10" low masonry wall with a 3'-2" wrought iron fence is the required design in residential districts when privacy is not compromised (See Figure 19). The perimeter wall designed per Figure 20 is required in all residential areas where the wall separates property from a street and where privacy is an issue. Perimeter walls that separate a house lot from other house lots shall be constructed in conformance with LVMC Chapter 19.06. The text of Figure 20, "Centennial Hills," is only required at those intersections where arterials enter the residential area of Town Center.

3) Chain link fences are not permitted within the Town Center except on temporary construction sites after obtaining a Temporary Commercial Permit.

4) Razor wire and barbed wire are not permitted within the Town Center.

5) Subdivision perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five foot wide landscape planter as a buffer (Figure 10).

j. All development standards shall be established by Site Plan Review, unless otherwise addressed by this Chapter D.

2. RESIDENTIAL PUBLIC STREET OVERHEAD LIGHTING

Overhead lights shall be incorporated into the design of public street improvements. The design of the lights and the pattern of their placement are part of the overall design for the Town Center. Therefore, special attention shall be placed on maintaining a consistent spacing rhythm. In addition, the following standards apply:

a. Lights in the right-of-way associated with individual developments are prohibited.

b. Overhead lights, illustrated in Figure 23, shall be installed in conformance with the Uniform Standard Specifications of Public Works for the Construction of Off-Site Improvements.

3. ELEVATIONS

a. The preferred design of the front elevation of homes incorporates a porch that is oriented to the street as the dominant feature of the elevation. The porches should be a minimum of five feet deep and ten feet wide.

b. Courtyards, patios, gardens and other open spaces that face the street may be incorporated in site design.

c. When next to single story development, new buildings shall be no taller than two stories and/or 35 feet in height.

4. LANDSCAPING

a. Two 24-inch box or greater (1.5-inch caliper diameter at 4.5 feet from top of root ball) trees are encouraged within the front yard setback area. One shade tree should be located towards the front of the lot and a decorative tree may be located near the front of the house.

b. Where residential lots face storm water conveyance streets landscaping erosion control measures such as stem or rockery walls, riprap, turf, etc. must be included in landscaping design. Where stem or rockery walls are used the wall shall be back filled level with the top of the wall and landscaped. Color and texture of the stem or rockery walls shall consistent with the sidewalk, hardscaped areas or perimeter walls. All walls shall be capped with a wall cap.

5. OPEN SPACE

a. In residential districts the amount of required open space, as defined in LVMC 19.10.060 (E), in developments shall be consistent with this table:

Open Space – Table 4

TOWN CENTER RESIDENTIAL	OPEN SPACE (O.S.)
DENSITY (Units)	PERCENT O.S.
0 – 2	0%
2.1 – 3.5	3%
3.6 – 5.5	5%
5.6 – 8	7%
8.1 – 12	10%
12.1 +	12%

Open space requirements can be satisfied in part by the amenity zones along public streets.

6. GATED COMMUNITIES

Gated communities with private streets will be permitted by a Special Use Permit approved by the Las Vegas City Council. A minimum of six (6) feet of landscaping is required between the sidewalks and the perimeter walls. This required landscape shall not include turf.

Page Intentionally

Left Blank

E. CIRCULATION

1. STREETSCAPE DESIGN STANDARDS

Streets within the Town Center are the organizing feature around which buildings and open space will be developed. The role they play must be identified within the urban context in terms of hierarchy, image, character and the functional requirements of linking land uses.

A. Town Center Street Hierarchy

In addition to standard street designs used throughout the city, there are six (6) new types of streets or roadways within the Town Center. The designation and right-of-way width of each of these new streets are as follows:

Street Type	Right-of-Way Width	Figures
Parkway	120 Feet	28
Loop Road	90 ‘	31
Frontage Road	90 ‘	32
Town Center Collector	80 ‘	33
Town Center Arterial	80 ‘	30
Primary Arterial	100 ‘	29
Town Center Residential	37 ‘	21
Town Center Residential Collector	80 ‘	22
Town Center Tertiary	60 ‘	34

The Master Plan of Streets and Highways may be amended as necessary where conflicts between the above and the Master Plan of Streets and Highways occur.

Each type of street within the Town Center shall be designed to be pedestrian-friendly and shall have a distinctive character that includes the actual right-of-way, the adjacent setbacks, landscape, and plazas, and compliments the building articulation.

Streets, other than those discussed below, shall conform to the Uniform Standard Drawings for Public Works Construction, Clark County Area. The standards for the Town Center streets shall be applicable in the areas of the Town Center depicted on Map 6, “Town Center Street Classification” Map.

In order to coordinate the street right-of-way designs within the Town Center, and that of the adjacent neighborhoods, modification to the Design Standards may be necessary. The general existing context of Centennial

Hills with a great variety of developments and phases does not permit a generalization of all cases into one single standard. Therefore, all developments occurring on the fringes of the Town Center will be given special attention to permit a seamless transition of streetscape design. The following criteria are intended to provided an answer to potential future conflicts. Other criteria may be developed in the future as the need arises under particular conditions.

1. All public right-of-way shall be as shown in Figures 28 through 37. Encroachment agreements shall be required for all private improvements in the public right-of-way.
2. The Typical Town Center Loop Road shall be a "signature" roadway that is consistent with other pieces of the Loop Road so that once completed, it shall be identifiable along all stretches of the overall Loop Road system. Where left turns are not needed, the ten foot left turn bay shall be constructed as a landscaped median island to be privately maintained by the adjacent property owners. Where left turns are provided for, the median shall not be less than four feet back of curb to back of curb and landscaped per Section E.1.D., "Frontage/Loop Roads," of these standards.

B. Standards Applicable to All Town Center Streets

Locational requirements for street furniture are described below. For specific details concerning the design of street furniture, refer to Section C.2.F of these standards.

1. Benches shall be provided only at bus shelters.
2. Trash receptacles shall be provided at every corner of each intersection of commercial and Mixed-Use districts and at every bus shelter.
3. Newspaper racks shall not be permitted in residential districts. In commercial and Mixed-Use areas two newspaper racks may be located at each intersection so long as they are on corners opposite one another. Each of the two permitted newspaper racks shall not exceed four individual paper racks.
4. Telephone booths shall not be permitted in residential districts. In commercial and Mixed-Use areas, two telephone booths may be located at each intersection so long as they are on corners opposite one another. Each of the two permitted telephone booths shall contain no more than four telephones and no more than a total of eight telephones are permitted at any intersection.
5. Bicycle racks shall be provided in conjunction with the benches at bus stops and in all commercial areas near the entrances of businesses.

6. Amenity Zone is an area, located between back of curb to the sidewalk, will be landscaped and improved as described in these standards. Streetlights, newspaper racks, benches and trash receptacles on a patterned hardscape area will be incorporated in the Amenity Zone.
7. Within the Trails Element of the Las Vegas 2020 Master Plan, Multi-Use Transportation Trail alignments are identified within the Town Center plan area on Map 8. In instances where a Multi-Use Trail alignment is adjacent to any proposed development within the Town Center plan area, the Multi-Use Trail standards contained within the Trails Element shall supersede and replace the required streetscape treatment as prescribed in Chapter E of this Manual. In conjunction with this action, no waiver of the standards of this Manual shall be required to replace the prescribed streetscapes with a multi-use trail. Conversely, a General Plan Amendment, as provided for in LVMC 19.16.030, shall be required to modify any Multi-Use Transportation Trail alignment or development standards prescribed in the Trails Element of the Las Vegas 2020 Master Plan.

C. Parkways/Arterials (Figures 28, 29, 30)

1. Purpose. Parkways and Arterials are designed to carry vehicular traffic in and out of the Town Center. They must provide safe and easy access to the freeway system and to other areas of the city. For the purpose of these standards, portions of Durango Drive have been classified as Parkway and those portions of Fort Apache Road, Grand Teton Drive and Elkhorn Road within Town Center have been classified as Primary Arterials. Those portions of Deer Springs Way and Farm Road that are in Town Center have been classified as Town Center Arterials.
2. Design Elements. All median landscape, street trees, sidewalk patterns and other street furniture shall be coordinated with the other Town Center design elements. (See Figure 27.)
3. Principal Characteristics.
   a. All sidewalk patterns shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatment. (See Section C.2.C and Figure 14).
   b. All medians shall be landscaped using a mix of drought tolerant trees, plants, and shrubs in the following manner: at least 20 percent of the landscaping shall consist of palm trees, at least ten percent of the landscaping shall consist of flowering trees; at least five 5-gallon flowering shrubs shall be planted per tree; a combination of other plant materials shall be used to obtain at least 75 percent coverage within three years of normal growth after installation. Trees must be evenly distributed within the median. Trees may be

grouped as long as the maximum distance between two trees does not exceed 40 feet on-center.

Median islands for the Parkways/Arterials shall not be less than four feet from back of curb to back of curb at the narrowest sections. The landscaping for the four foot medians shall consist of a combination of decomposed granite, Mojave Gold, larger accent boulders, ground cover as desired and Mexican Fan Palms spaced 35 feet on-center beginning 50 feet from median bullnose.

c. Within Parkway and Primary Arterial Amenity Zones (Figures 28 and 29) trees shall be installed 35 feet on-center in an alternating pattern consisting of one shade tree and two palm trees with decomposed granite, Mojave Gold, to cover the ground plane. In addition, ground cover consisting of a minimum of one third, five 5-gallon plant material shall be planted to reach 75 percent coverage within three years.

d. All street lighting shall be overhead and shall conform to Uniform Standard Drawings for Public Works Construction, Clark County Area and the standards set forth in Figures 28 and 15.

D. Frontage/Loop Roads (Figures 31 & 32)

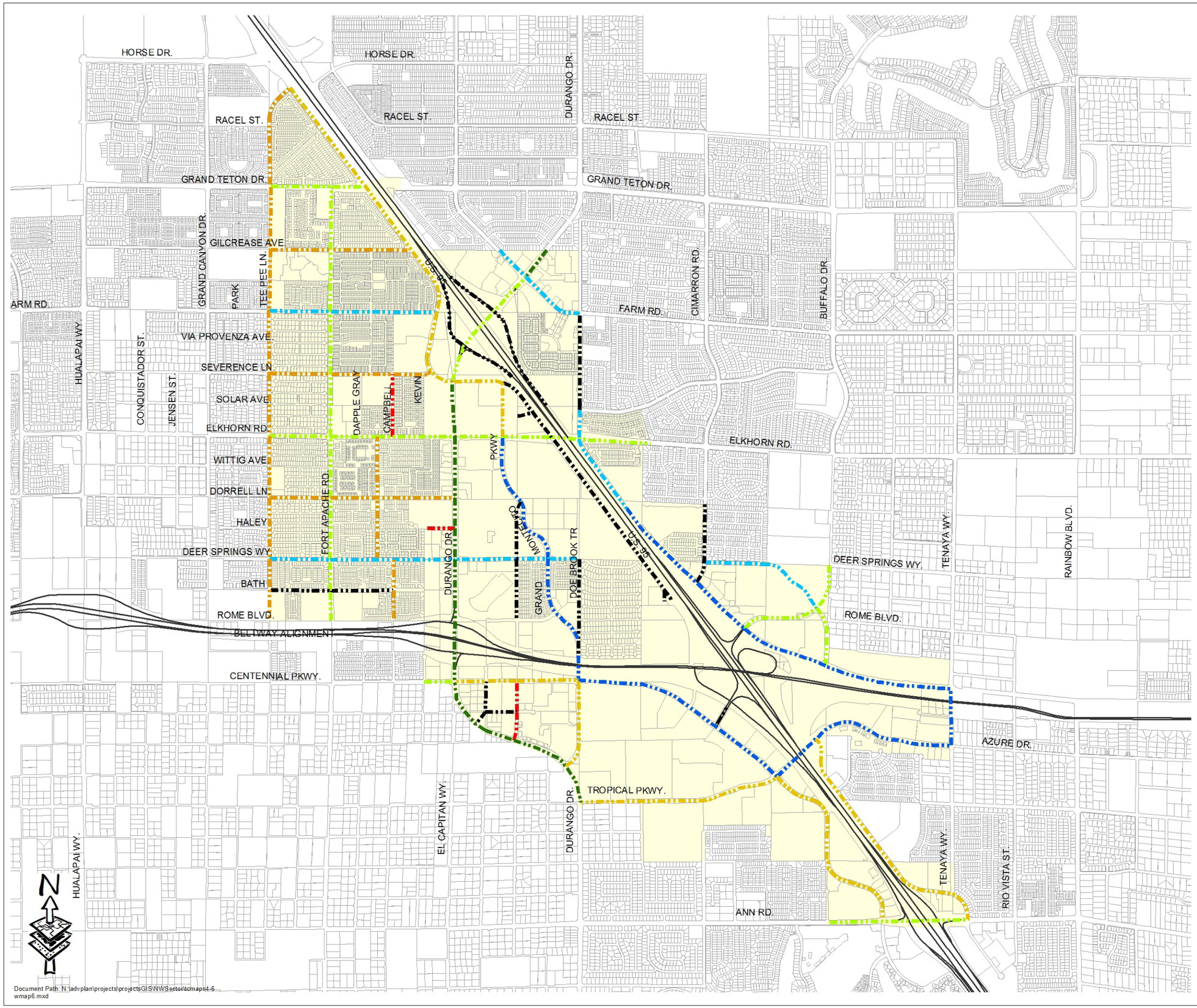
1. Purpose. The intersection of US 95 and the Beltway divides the Town Center into four quadrants. Along these roads, the Nevada Department of Transportation requires that a loop road be constructed to provide access among the four quadrants. The following standards shall only apply to those portions of the loop road between Elkhorn Road and Tropical Parkway. Standards for Frontage Roads, other than the Loop Road, north of Elkhorn Road and south of Tropical Parkway shall be established on a case by case basis, and according to Figure 32.
2. Design Elements. The Frontage/Loop Road system shall be designed to provide a safe, efficient and attractive environment that preserves the pedestrian emphasis of Town Center.
3. Principal Characteristics.
   a. Four Foot Amenity Zone:
      - Ground cover shall consist of a minimum of one-third of the four-foot amenity zone and include five, 5-gallon shrubs which will reach 75 percent coverage within three years.
      - Hardscape areas of standard gray concrete with broom finish (expansion joints at five foot intervals to match the sidewalk) shall be located to coordinate with required street furniture, amenities and crosswalks.
      - These hardscape areas shall occur no less than every three palm

MAP SIX

City of Las Vegas

CENTENNIAL HILLS

Town Center
Street Classifications



Town Center Residential Collector
Town Center Tertiary (60')
Town Center Parkway Arterial (120')
Primary Arterial (100')
Town Center Loop (90')
Town Center Arterial (80')
Frontage Road (90')
Town Center Collector (80')
Town Center

Adopted: November 7, 2001 Bill No. 2001-100
Revised: January 2, 2002 Bill No. 2001-139
Revised: October 4, 2006 Bill No. 2006-53
Revised: May 19, 2008 Bill No. 2008-24
Revised: October 17, 2012 MOD-45944

SOURCE: City of Las Vegas, Public Works

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: Wednesday, August 03, 2016

Document Path: N:\advplan\projects\projectsGIS\NWSector\cmaps\4-6 wmap6.mxd

Back of map

trees or 105 feet on-center and shall measure not less than 15 feet long and four feet deep.

- A five foot sidewalk of standard gray concrete with broom finish and expansion joints every five feet shall be located between the four foot Amenity Zone and a ten foot landscape buffer.

b. Fifteen Foot Landscape Setback:

- The fifteen foot Landscape Setback shall be planted with clusters of Mexican Fan Palms alternating groupings of two and three.
- Locate clusters to coordinate with palm trees in Amenity Zone occurring approximately every three palm trees or 105 feet on-center (see Figure 31).
- Palm heights of clustered Mexican Fan Palms may vary from 12 feet BTH to 25 feet BTH to enhance the aesthetic appeal.
- Decomposed Granite, Mojave Gold, shall cover the ground plane with ground cover plantings consisting of a minimum of one-third, five 5-gallon plant material to reach 75 percent coverage within three years.
- When landscape setback steps back at areas of additional right-of-way for bus turn outs, deceleration lanes, etc., the Mexican Fan Palms shall be in a single row at 35 feet on-center, again following the pattern prescribed for the Amenity Zone (see Figure 31).

c. Fifteen Foot Landscape Median:

- A fifteen foot Landscaped Median shall run contiguous to the entire length of the loop road except where interrupted by necessary median cuts.
- The Median shall be planted with the same material and spacing as that of the four foot Amenity Zone: Mexican Fan Palms measuring twenty feet (20') BTH at a distance of 35 feet on-center with Decomposed Granite, Mojave Gold, to cover the ground plane.
- In addition, ground cover consisting of a minimum of one third, five gallon plant material shall be planted to reach 75 percent coverage within three years.

NOTE: *Median islands for the loop roads and all other roads shall not be less than four feet five inches from back of curb to back of curb at the narrowest sections when there are streetlights in the median. The landscaping for the four foot medians shall consist of a combination of decomposed granite, Mojave Gold, larger accent boulders and ground cover as desired and Mexican Fan Palms spaced 35 feet on-center beginning 50 feet from median bullnose.*

Illustration 9 – Town Center Streetscape.

d. Landscape Specifications:

- Plant material for the Frontage/Loop Road cross section shall be chosen from the following approved plant pallet. (Table 5)
- All required street lighting shall be overhead and shall conform to the Uniform Standard Drawings for Public Works Construction, Clark County Area and the standards set forth in Figures 31 and 15.
- The city of Las Vegas Department of Public Works may be contacted for information about which roads in Town Center have been designated as Frontage/Loop roads. (see Map 6)

E. Town Center Collector (Figure 33)

1. Purpose. Typical Town Center Collector Streets are the backbone of the traffic circulation system within the Town Center. A regular street grid throughout Town Center, similar in concept to the area shown in Figure 33, allows for a greater choice of travel routes and an even distribution of traffic during peak hours.
2. Design Elements. This type of street is the third narrowest of all streets in the Town Center in terms of net paved area, with only 52 feet of pavement.

3. Principal Characteristics.
   a. All sidewalk patterns shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatment. (See Section C.2.C and Figure 14).
   b. The Town Center Collector Street Amenity Zone shall include single alternating shade trees and flowering trees at intervals of 30 feet-on-center. Two accent trees shall be installed in each Amenity Zone at every intersection.
   c. Overhead street lights shall occur at intervals of 140 feet on-center (staggered settings). All other required street lighting shall be overhead and shall conform to the Uniform Standard Specifications of Public Works for the construction of off-site improvements.

F. Town Center Tertiary (Figure 34)

1. Purpose. The Town Center Tertiary Street will function in a similar manner to the previously described Town Center Collector.
2. Design Elements. The elements of design that distinguish the Town Center Tertiary from the other streets in Town Center begins with the street's width. The Town Center Tertiary is the second narrowest street in Town Center with a right-of-way width of 60 feet. Other elements of the street are its two lanes with a center left turn aisle and no on-street parking. For consistency with other Town Center streets, the Town Center Tertiary will have wider sidewalks, amenity zones, patterned sidewalks and street trees.
3. Principal Characteristics.
   a. All sidewalk patterns shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatment.
   b. The Town Center Tertiary Street Amenity Zone shall include single alternating shade trees and flowering trees at intervals of 30 feet on-center. Two accent trees shall be installed in each Amenity Zone at every intersection.
   c. Overhead street lights shall occur at intervals of 175 feet on-center (alternating sides). All other required street lighting shall be overhead and shall conform to the Uniform Standard Specifications of Public Works for the construction of off-site improvements.

G. Residential Streets

1. Town Center Public Residential Street (Figure 21)
   a. General Standards
      1) Interconnectivity between public street subdivisions is encouraged.
      2) Stubbed public streets from previous subdivisions shall be connected and continued through new, adjacent public street subdivisions.
      3) Unterminated interconnecting streets should not have negative impacts on adjacent properties. Therefore, there shall be a limit of one (1) proposed stub street per 660 feet minimum into any adjacent parcel edge, unless the developer provides a plan for approval by city staff that indicates a reasonable and beneficial street layout can be accommodated on the adjacent parcel.
   b. Purpose. Typical Town Center Residential Streets are the internal streets of typical subdivisions. They are connected to outside areas by Residential Collectors.
   c. Design Elements. This type of street is one of the narrowest of all streets in the Town Center in terms of net paved area, with only 37 feet of pavement. The Town Center Residential Street may be a public or private street.
   d. Principal Characteristics: Subdivisions with Public Streets.
      1) On all collector streets the sidewalk patterns and entry features shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatment.
      2) An option available to those developments that use this street is the inclusion of amenity zones. If used, the Amenity Zone should include single shade trees for each house lot for detached homes or 30 feet-on-center for multi-family.

         Two shade trees should be installed in each Amenity Zone at every intersection. (See Figure 24.) The open space requirement described in LVMC 19.10.060 (E) may use the amenity zone area to satisfy Town Center open space requirements.
      3) Residential overhead street lights shall occur at intervals of 175 feet on-center (alternating sides). See Figures 21 and 22. All other required street lighting shall be overhead and shall conform to the Uniform Standard Specifications of Public Works for the construction of off-site Improvements.

2. Town Center Residential Collector (Figure 22)
   a. General Standards
      1) Street alignments, which follow eighth and quarter section lines, should not be abandoned so circulation can continue through interior and outside developments. If a street alignment must be vacated, then the street should instead be shifted off alignment the maximum distance allowed instead of total deletion.
      2) Traffic calming measures, such as chokers (particularly at intersections) and chicanes, should be used along residential collectors that border subdivisions block design. All traffic-calming measures are to be reviewed by the Fire and Rescue Department and Public Works Department for approval.
      3) Traffic circles may be used at the intersections of streets of similar cross-section and having no more than a single travel lane in each direction. Additional right-of-way will be required if traffic circles are used.
      4) For those proposed subdivisions which straddle the Town Center boundary line, the developer may elect to dedicate and construct interior public streets and Town Center collectors to meet Town Center residential street standards. However, perimeter streets and all streets designated as arterial streets and above west of Tee Pee Lane shall be constructed to city of Las Vegas Standards. All streets which form the Town Center boundary shall be constructed to meet the Town Center Standards on both sides with appropriate transitions to non-Town Center standards where needed.
   b. Purpose. Typical Town Center Collector Streets are the backbone of the traffic circulation system within the residential area of Town Center. A regular street grid throughout Town Center allows for a greater choice of travel routes and an even distribution of traffic during peak hours.
   c. Design Elements. This type of street is one of the narrowest of all streets in the Town Center in terms of net paved area, with only 50 feet of pavement. Traffic circles and offset streets will be used as traffic calming measures to maintain effective circulation while enforcing slower traffic speeds. Subdivision street design will be established by site development review.

d. Principal Characteristics.

1) All sidewalk patterns shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatment. (See Figure 14.)

2) The Town Center Collector Street Amenity Zone shall include single alternating shade trees and flowering trees at intervals of 30 feet-on-center. Two accent trees shall be installed in each Amenity Zone at every intersection. (See Figure 24.) Open space requirements in LVMC 19.10.060 (E) may use the amenity zone area to satisfy Town Center open space requirements.

3) Overhead street lights shall occur at intervals of 140 feet on-center (alternating sides). All other required street lighting shall be overhead and shall conform to the Uniform Standard Specifications of Public Works for the construction of off-site Improvements.

4) Residential uses may face the Residential Collector Street.

3. Landscaping

a. Two 24-inch box or greater (1.5-inch caliper diameter at 4.5 feet from top of root ball) trees are encouraged within the front yard setback area. One shade tree should be located towards the front of the lot and a decorative tree may be located near the front of the house.

b. Along Residential Collectors, a minimum of one street tree (type and size of tree per these standards) will be planted in the amenity zone of each house lot. See Section C.2.B.

c. Where required, landscaped amenity strips as defined in these standards (with street trees, hardscaped areas, landscaping, etc.) shall be between a sidewalk and the curb.

d. The amenity zone hardscaped areas are to be used for community mailboxes, bus stops, trash receptacles, etc.

e. The street trees will be the types and size specified in these standards or a type acceptable to the Department. The trees shall be planted so the distance between trees is no more than 30 feet on-center.

f. Maintenance of street landscaping between the sidewalk and street curb will be controlled by a homeowner association or a landscape maintenance association.

g. North/South streets that have amenity zones and/or medians are

to have lush landscaping per the designs on file in the Department. East/West streets that have amenity and/or medians are to have drought tolerant/desert landscaping. Such drought-resistent and water efficient plant materials shall be consistent with the Southern Nevada Regional Planning Coalition Regional Plant List.

Plant List –Table 5

Scientific Name		Common Name
1) Mexican Fan Palm: (Amenity Zone and Median) (10' landscape setback)	Washingtonia Robusta Hybrid	20' BTH (Brown Trunk Height) 12' to 25' BTH
2) Selected Ground Covers:	Verbena pulchella Dalea capitata Lantana montevidensis Baccharis 'Centennial'	Purple verbena Green dalea Trailing yellow lantana Dwarf coyote bush
3) Selected Shrubs:	Leuophyllum species Salvia species Muhlenbergia species Cassia species	Texas sage Sage Deer grass Cassia
4) Decomposed Granite	Mojave Gold	3" - 5" screened @ 6" depth

H. Driveways and Curb Cuts

In general, curb cuts for driveways shall conform to the Uniform Standard Specifications of Public Works for the construction of off-site improvements. However, in the Urban Center Mixed-Use (UC-TC) and Main Street Mixed-Use (MS-TC) Districts, vehicular access from the public right-of-way is prohibited and driveway curb cuts shall not be permitted.

Access to sites shall be from the rear via privately owned mid-block alleyways having a minimum clear space of 24 feet. These alleyways shall be designed to access support and auxiliary uses such as parking structures, loading docks, and similar uses.

I. Street Intersections (Figures 35 & 36)

Except as noted below and in residential areas, all street intersections in Town Center shall be constructed in conformance with the Uniform Standard Specifications of Public Works for the construction of off-site improvements.

Type A intersections are designed to calm vehicular traffic and provide a pedestrian-friendly environment. In conjunction with the Urban Design Features depicted in Figure 36, they contribute to the unique identity of Town Center. This is accomplished through the use of narrower paved areas, wider sidewalks and diagonal crossing patterns.

J. Gateways (Figures 36 & 37)

Key entry points to the Town Center will be symbolically marked by gateway features. The gateways into the Town Center should receive special treatment, including landscaping, lighting, signage and other related improvements to make them distinctive within the urban environment, establishing a presence and pride for visitor, workers and residents. Gateways to the Town Center shall be implemented at two different levels: 1) Level I, automotive oriented entries, 2) Level II, pedestrian oriented entries.

1. Level I: Automotive gateways (see Figure 36 & 37):
   These gateways shall be located at major traffic access points into the Town Center. They shall be built on all four corners of each intersection with signage only on the two corners marking the entry to the Town Center. They will be located at the following intersections:
   a. Durango and Highway 95;
   b. Durango and the Beltway;
   c. Fort Apache and Grand Teton;

d. Fort Apache and the Beltway; and

e. Frontage Road at Ann Road, east and west of US 95.

2. Level II: Pedestrian gateways (see Figure 37):

These gateways shall be located within the Town Center at major access points into the pedestrian core. They shall be built on all four corners of each intersection. They will be located at the following intersections:

a. Dorrell and Durango;

b. Deer Springs and Durango;

c. Elkhorn Road; and

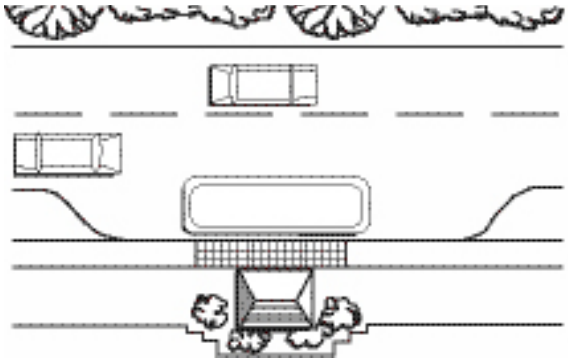
d. North side of the Beltway.

K. Public Transit

Public transit will play a major role in the success of Town Center. To address the need to provide transit alternatives and to alleviate the increasing congestion problems, staff will be working closely with the Regional Transportation Commission to provide for mass transit alternatives for the Town Center. Three elements will make up the backbone of transit in Town Center: Citizens Area Transit (CAT), the Fixed Guideway, and park-and-ride locations. These elements are essential to the success of achieving a pedestrian-friendly environment for the Town Center.

Provision of bus turnouts and shelters for CAT shall be required where deemed necessary by the city of Las Vegas Traffic Engineer. Where shelters are provided, they shall be installed at the back of the sidewalk area. Bus turnouts must meet the Uniform Standard Drawings for Public Works Construction, Clark County Area as adopted by the city of Las Vegas.

As development proceeds within the Town Center, public transportation routes and schedules should be adjusted to accommodate demand from the Centennial Hills users.



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

Illustration 10 – Public Transit

Page Intentionally

Left Blank

F. SIGNS

1. GENERAL SIGN DESIGN GUIDELINES

The following guidelines shall be considered when reviewing signage within Centennial Hills Town Center:

a. Signs that identify a business shall fit within the architectural frame or sign band of the building elevation. They shall not overpower the façade or its surrounding streetscape.
b. Signs shall be easily read from the pedestrian level. Suspended signs are allowed provided they are well crafted. Such signs may display a logo of the business.
c. Brevity is encouraged in sign messages.
d. Easy to read typeface is encouraged.
e. Colors should be selected to contribute to legibility and design integrity.
f. There should be a significant contrast between the background and the letter or symbol colors.
g. The use of more than three colors on any single sign is discouraged.
h. Signs should be placed in such a way as to clearly indicate the location of access to a business.
i. Signs shall be sized in a manner that is consistent and compatible with the scale of the building elements in the façade.
j. Address numbering shall comply with the "City of Las Vegas Street Naming and Address Assignment Regulations."
k. Irregularly shaped signs are discouraged.
l. Lettering shall not occupy more than 75 percent of the sign face.
m. Sign design shall be consistent with the building on which it is placed.
n. Directional signs shall be placed perpendicular to approaching vehicular traffic.
o. Signs shall be located such that sight visibility is maintained.

2. PERMITTED SIGNS

The purpose of sign regulations within the Town Center is to: 1) encourage creativity; 2) promote continuity; 3) reduce conflicting design among signs; and 4) enhance the overall appearance of the Town Center.

A. Signs In Service Commercial (SC-TC), General Commercial (GC-TC) and Employment Center Mixed Use (EC-TC)

The following standards are applicable to those areas of the Centennial Hills Town Center designated on the adopted Land Use Plan as Service Commercial (SC-TC), General Commercial (GC-TC) and Employment Center Mixed Use (EC-TC). Any sign proposed within this district that is not expressly permitted by the sign provisions of these standards is prohibited.

1. Ground (Freestanding) Signs
   The maximum allowable combined sign area for all Ground Signs: One (1) square foot of signage per 150 square feet of gross floor area.

   a. Monument Signs
      Specific Design Standards

      1) Height: 8 feet maximum.
      2) Area: 75 square feet maximum.
      3) Quantity: One sign per 300 lineal feet of street frontage. Parcels less than 300 lineal feet of street frontage are permitted one (1) sign per street frontage.
      4) Setback: 5 feet minimum.
      5) Illumination: Must be designed so as to avoid any fugitive light. No exposed neon is permitted.
      6) Must be compatible with the architecture and scale of on-site building(s).
      7) No Reader Board signs permitted
      8) Permits will be issued in accordance with LVMC 19.08.120.

   b. Pylon Signs
      Specific Design Standards.

      1) Advertises multiple tenants within the same project.
      2) Advertises at least one tenant who occupies 20,000 square feet or greater of gross floor area.
      3) Height: 24 foot maximum height. Where abutting either the 215 or 95 right-of-way height is 24 foot from the elevation of the finished road surface. Applicant is required to provide a

stamped official survey indicating the finished road surface elevation. This is a non-waivable standard.

4) Quantity: Up to, but not more than, one (1) pylon sign per street frontage is allowed, and provided any pylon sign is not within 330 feet of a property developed with a single-family residence. Cumulative sign totals shall not be allocated to one street or a lesser combination of street frontages to allow more than one sign located along any street frontage. For purposes of this limitation, a "street frontage" refers to any street from which on-site ingress and egress is permitted. Corner lots are permitted to have one pylon sign for each street frontage if a minimum separation of at least 100 feet is maintained between the signs.

5) Setback: 5 feet minimum.

6) Illumination: Must be designed so as to avoid any fugitive light. Must be compatible with the architecture and scale of on-site building(s) No exposed neon is permitted.

7) No Reader Board signs permitted.

8) Permits will be issued in accordance with LVMC 19.08.120.

2. Wall Signs

No wall sign that faces existing residential development that is outside of the limits of the Town Center plan area shall be permitted.

Specific Design Standards

a. Wall sign may be a cabinet or consist of channel letters.

b. Area: The total area of all signs per building elevation shall not exceed 15 percent of the total square footage of each elevation.

c. Height: Shall not extend above roofline of building unless it is an architectural feature.

d. Illumination: Prefer internal. External illumination is allowed provided it is integrated architecturally within the design of the building.

e Exterior wall and building signs shall not be permitted above the bottom of the second floor window line except for hotels and high-rise buildings with 12 stories or more which may have a sign panel just below the roof line of the sole purpose of identification.

f. Sign colors shall be compatible with all other signs on the same building and all other signs on the parcel. Cabinet signs may be used when a wall sign is 50 square feet or less. For wall signs over

50 square feet, the signs shall consist of channel letters.

g. Address numbering shall comply with the "City of Las Vegas Street Naming and Address Assignment Regulations."

h. Wall sign placement shall establish façade rhythm, scale and proportion, provided it is integrated architecturally within the design of the building. No exposed neon is permitted.

i. Permits will be issued in accordance with LVMC 19.08.120.

3. Signs that mechanically or electronically display only the time and temperature.
4. Development entry statement signs per LVMC 19.08.120 (F)(11) and Figure 9 of this Manual.
5. Political signs per LVMC 19.08.120 (G)(2).
6. Construction signs per LVMC 19.08.120 (G)(3).
7. Community Interior Directional signs per LVMC 19.08.120 (F)(10) and an architectural review.
8. Marquee signs per LVMC 19.08.120 (F)(22).
9. Modular awning signs no greater than 25 square feet in size.
10. Changeable copy signs for theater marquees, convention-centers, business directories, churches, museums, gas stations, educational facilities and nonprofit organizations.
11. Real Estate Signs advertising commercial property per LVMC 19.08.120 (G)(4).

B. Signs In Urban Center Mixed Use (UC-TC), Suburban Mixed Use (SX-TC) and Main Street Mixed Use (MS-TC)

The following standards are applicable to those areas of the Centennial Hills Town Center designated on the adopted Land Use Plan as Urban Center Mixed Use (UC-TC), Suburban Mixed Use (SX-TC) and Main Street Mixed Use (MS-TC). Any sign proposed within this district that is not expressly permitted by the sign provisions of these standards is prohibited.

1. Ground (Freestanding) Signs
   The maximum allowable combined sign area for all Ground Signs: One (1) square foot of signage per 150 square feet of gross floor area.

   a. Monument Signs
      Specific Design Standards

      1) Height: 8 feet maximum.
      2) Area: 75 square feet maximum.
      3) Quantity: One sign per 400 lineal feet of street frontage. Parcels less than 400 lineal feet of street frontage are permitted one (1) sign per street frontage.
      4) Setback: 5 feet minimum.
      5) Illumination: Must be designed so as to avoid any fugitive light. No exposed neon is permitted.
      6) Must be compatible with the architecture and scale of on-site building(s).
      7) No Reader Board signs permitted
      8) Permits will be issued in accordance with LVMC 19.08.120.

   b. Pylon Signs
      Specific Design Standards.

      1) Advertises multiple tenants within the same project;
      2) Advertises at least one tenant who occupies 10,000 square feet or greater of gross floor area.
      3) Height: 24 foot maximum height. Where abutting either the 215 or 95 right-of-way height is 24 foot from the elevation of the finished road surface. Applicant is required to provide a stamped official survey indicating the finished road surface

elevation. This is a non-waivable condition.

4) Quantity: Up to, but not more than, one (1) pylon sign per street frontage is allowed, and provided any pylon sign is not within 330 feet of a property developed with a single-family residence. Cumulative sign totals shall not be allocated to one street or a lesser combination of street frontages to allow more than one sign located along any street frontage. For purposes of this limitation, a "street frontage" refers to any street from which on-site ingress and egress is permitted. Corner lots are permitted to have one pylon sign for each street frontage if a minimum separation of at least 150 feet is maintained between the signs.

5) Maximum of 125 feet in area.

6) Setback: 5 feet minimum.

7) Illumination: Must be designed so as to avoid any fugitive light. Must be compatible with the architecture and scale of on-site building(s). No exposed neon is permitted.

8) No Reader Board signs permitted.

9) Permits will be issued in accordance with LVMC 19.08.120.

2. Wall Signs

No wall sign that faces existing residential development that is outside of the limits of the Centennial Hills Town Center shall be permitted.

Specific Design Standards

a. Wall sign may be a cabinet or consist of channel letters.
b. Area: The total area of all signs per building elevation shall not exceed 15 percent of the total square footage of each elevation.
c. Height: Shall not extend above roofline of building unless it is an architectural feature.
d. Illumination: Prefer internal. External illumination is allowed provided it is integrated architecturally within the design of the building. No exposed neon is permitted.
e. Exterior wall and building signs shall not be permitted above the bottom of the second floor window line except for hotels and high-rise buildings with 12 stories or more which may have a sign panel just below the roof line of the sole purpose of identification.
f. Sign colors shall be compatible with all other signs on the same

building and all other signs on the parcel. Cabinet signs may be used when a wall sign is 50 square feet or less. For wall signs over 50 square feet, the signs shall consist of channel letters.

g. Address numbering shall comply with the "City of Las Vegas Street Naming and Address Assignment Regulations."

h. Wall sign placement shall establish façade rhythm, scale and proportion.

i. Permits will be issued in accordance with LVMC 19.08.120.

3. Signs that mechanically or electronically display only the time and temperature.
4. Development entry statement signs per LVMC 19.08.120 (F)(11) and Figure 9 of this Manual.
5. Political signs per LVMC 19.08.120(G)(2).
6. Construction signs per LVMC 19.08.120 (G)(3).
7. Community Interior Directional signs per LVMC 19.08.120 (F)(10) and an architectural review.
8. Marquee signs per LVMC 19.08.120 (F)(22).
9. Modular awning signs no greater than 25 square feet in size.
10. Changeable copy signs for theater marquees, convention-centers, business directories, churches, museums, gas stations, educational facilities and nonprofit organizations.
11. No Reader Board signs permitted.
12. Real Estate Signs advertising commercial property per LVMC 19.08.120 (G)(4).

C. Signs In Any Exclusively Residential District (L-TC), (ML-TC), (MLA-TC) and (M-TC)

The following standards are applicable to those areas of the Centennial Hills Town Center designated on the adopted Land Use Plan as one of the following: Low Density Residential (L); Medium Low Density Residential (ML); Medium Low Attached Density Residential (MLA) or Medium Density Residential (M-TC). Any sign proposed within these districts that are not expressly permitted by the sign provisions of these standards is prohibited.

1. Address Signs as per City of Las Vegas Street Numbering and Address Standards.
2. An Identification Sign not exceeding one square foot in area, giving the name only of the land or building on which is displayed or the owner or lessee thereof.
3. Development Entry Signs
   a. As defined and conditioned in LVMC 19.08.120 (F)(11).
   b. Permits will be issued in accordance with LVMC 19.08.120.

D. Signs Permitted Without A Certificate

Except as otherwise specifically provided in this manual, the following signs and similar devices are permitted in the T-C District, subject to the specified conditions, without the issuance of a sign certificate.

1. Decorations. Signs in the nature of decorations, clearly incidental and customary and commonly associated with any national, local or religious holiday; provided that such signs are not displayed for a period of not more than sixty (60) consecutive days nor more than sixty (60) days in any one (1) calendar year. Such signs are not restricted as to type, number, area, height, location, illumination, or animation.
2. Traffic Control Signs on Private Property. Any traffic control sign on private property, such as "Stop," "Yield" and similar signs, the face of which meets Department of Public Works standards and which contains no commercial message of any sort.
3. Official Flags of Governments And Governmental Agencies. Flags of the United States, state flags, municipal flags, flags of foreign nations and any other flag representing a government or governmental agency, provided that.
   a. The flag is not flown from a pole the top of which is more than 40 feet in height.
   b. No more than one flag for any one governmental unit or nation is permitted on each parcel of land.
   c. No more than four flags are permitted on the same parcel of land.
   d. Any flag on a roof can only be a total of 40 feet high measured from the building's foundation.
4. Official Flags of Private Entities. Official flags of private corporations or other private entities are permitted at the location of the main headquarters, corporate offices or branch office of the subject entity provided that:
   a. The flags do not exceed 60 square feet in area.
   b. The flags are not flown from a pole the top of which is more than 40 feet in height.
   c. No more than one flag is permitted on each parcel of land.

5. Incidental Signs (Attached or Freestanding)
   a. Non-directional Signs.
      1) Maximum Number. There is no specific limit on the number of signs.
      2) Maximum Area. Incidental signs, including warning and trespassing signs are permitted without review if they do not exceed four square feet in size or nine square feet for an incidental sign set back at least 30 feet from the right-of-way.
      3) Maximum Height: Five feet.
      4) Minimum Setback: Five feet from all property lines.
      5) Additional standards, including district variations. Typical incidental signs include, but are not limited to, "restroom," "telephone," "no parking," "entrance," "exit" and generic directions such as "office," "ATM" or "stores." No such sign shall carry any commercial message whatsoever.
   b. Directional Signs. Signs specifically designed to give parking or traffic directions and other directional information commonly associated with and related to the permitted use. Such signs shall be limited to:
      1) Type: Wall and freestanding signs.
      2) Maximum Number: Two per driveway or vehicular access except that any such sign not legible from the public right-of-way shall not be counted in this limitation.
      3) Maximum Area: 12 square feet. If the sign includes a business name or logo, it shall not comprise more than 50 percent of the permitted sign area.
      4) Maximum Height: Seven feet.
      5) Minimum Setback: Five feet from all property lines.
      6) Illumination permitted: Internal illumination only. No exposed neon is permitted.
      7) No Reader Board signs permitted.

E. Temporary Residential Subdivision Signs

The following signs are permitted only by compliance with the associated conditions and obtaining of a sign certificate.

1. Project Flags: Project flags are decorative flags intended to identify a specific development containing a residential use. These flags do not contain any advertising copy other than the name or the logo of the

development or name of the developer.

a. Maximum Number. 25 flags per development, which is ten acres in area or less, plus one additional flag for each additional one-half acre in area.

b. Maximum Area: 24 square feet in area.

c. Maximum Height: 24 feet

d. Minimum Setback: Five feet from all property lines.

e. Illumination: No.

f. Certificate required: No

2. Subdivision Development Sale Signs

a. Maximum Number: One subdivision development sale sign per residential subdivision per street frontage, with a maximum of two signs per subdivision.

b. Maximum Area: 240 square feet per sign.

c. Maximum Height: 22 feet, or 12 feet above the nearest property line wall.

d. Minimum Setbacks and separations

1) Ten feet from any public right-of-way.

2) 50 feet from any other on-premise, off-premise or subdivision development sale sign.

e. Additional standards. The sign shall be a freestanding sign that is firmly secured in the ground, as approved by the building official. No exposed neon.

f. Illumination permitted: Direct white light or internal illumination only.

g. Certificate required: Yes. The certificate application shall be accompanied by;

1) A site plan that clearly depicts the location of the proposed sign.

2) A drawing or picture of the proposed sign.

3) A description of the means by which the sign will be secured.

h. Duration of Certificate. The certificate shall be valid for 24 months or until the last unit or lot is sold, whichever occurs first. At that time, the sign shall be removed unless a new certificate has been obtained. The property owner(s) and certificate holder shall each be responsible for maintenance and removal of the sign.

i. Landowner(s) consent. Any person placing a directional sign shall obtain the permission of the owner(s) of the property on which the sign is placed. Nothing in this ordinance shall be construed to authorize the placement of any sign without the permission of the landowner(s).

j. Design Standard. All structural members and support structures shall be concealed by architectural treatments or landscaping. All such signs may contain the Centennial Hills Town Center logo and colors as adopted by the city (see Figure 9). The sign area of the logo will be excluded from the calculation of the total sign area of each sign, as approved in the master plan.

3. Subdivision Development Continuous Directional Signs. Subdivision development directional signs are not considered "on-premise" signs or "off-premise" signs and are subject to the following.

a. Maximum Number.

1) Eight signs per residential subdivision. Only four of the eight permitted signs may be located within the boundaries of Town Center.

2) A sign structure advertising two or more different subdivisions may count all the signs on that structure towards the eight sign limit for only one of the subdivisions advertised on such structure, if the owner(s) or lessee(s) of the sign includes in the required master sign plan the location, use and details of how all such signs are allocated.

b. Maximum Area.

1) Two signs may be up to 128 square feet in area. The two 128 square foot signs may only be located outside of the boundaries of Town Center.

2) Two of the eight permitted signs may be up to 96 square feet in area.

3) An embellishment of up to 20 percent of each sign area may be added to the sign.

c. Maximum Height. 14 feet, except that any authorized sign that exceeds 40 square feet in size may be up to 22 feet in height.

d. Minimum Setbacks and separations

1) Ten feet from any public right-of-way.

2) 100 feet from any other such sign or any other on-premise or off-premise sign.

e. Additional standards.

1) These signs are allowed only on vacant undeveloped lots.

2) For any sign that is proposed within 660 feet of any highway classified by the State of Nevada as part of the interstate and primary highway system, a State of Nevada sign permit is required.

3) Such signs shall not be located more than four miles from the

subdivision to which it is providing direction.

4) Each sign shall be a freestanding sign that is firmly secured in the ground, as approved by the city of Las Vegas building official.

5) Not at any time will such a sign located within the boundaries of Town Center advertise a development outside of Town Center.

f. Illumination permitted: No.

g. Certificate required: Yes. The certificate application shall be accompanied by;

1) A site plan that depicts the proposed location of each sign.

2) A drawing or picture of each proposed sign.

3) A description of the means by which the sign will be secured.

4) A master location plan that indicates where all of the subdivision development continuous directional signs in Town Center (not including weekend directional signs) for the subdivision will be placed.

h. Duration of certificate: The sign certificate shall be valid for 24 months or until the last unit or lot is sold, whichever occurs first. At that time, the sign shall be removed unless a new certificate has been obtained. The property owner(s) and the certificate holder shall each be responsible for maintenance and removal of the sign.

i. Landowner(s) consent. Any person placing a directional sign shall obtain the permission of the owner(s) of the property on which the sign is placed. Nothing in this ordinance shall be construed to authorize the placement of any sign without the permission of the landowner(s).

j. Design Standard. All structural members and support structures shall be concealed by architectural treatments or landscaping as approved in the master sign plan. All such signs may contain the Centennial Hills Town Center logo and colors as adopted by the city (see Figure 9). The sign area of the logo will be excluded from the calculation of the total sign area of each sign, as approved in the master plan.

4. Subdivision Development – Weekend Directional Signs.
Weekend directional signs shall be used only to direct traffic to residential projects and shall not be employed for non-residential purposes of any kind or be used for any residential project outside of the boundaries of Town Center.

a. Maximum Number: 30 weekend directional signs per residential subdivision located within the boundaries of Town Center.

b. Maximum Area: Four square feet per sign.

c. Maximum Height:

1) Four feet above nearest street curb.

2) 32 inches above nearest street curb when within 50 feet of any street intersection or driveway opening. Where no curb exists, height shall be measured from edge of adjacent public right-of-way.

d. Sign Placement:

1) Maximum placement distance of any weekend directional sign from its respective residential subdivision project shall be four miles as measured along a radial line whose axis is located at any point on the subject property.

2) Minimum spacing between signs relating to the same project is 300 feet, provided however; two signs may be placed within ten feet of each other at locations where the path of travel turns direction.

3) Signs shall be placed at least 25 feet from any street intersection or driveway and not block or overhang any sidewalk or other established pedestrian way.

4) Such signs shall not be located within any landscaped areas in rights-of-way.

e. Additional Standards.

1) Changes in copy and graphics may be made without re-issuance of certificates; if the name of the subdivision changes, the developer shall apply for a new certificate.

2) Signs may only be installed after 6 PM on Friday or on the day before any Federal, State or City holiday that may occur throughout the week, and all signs shall be removed by 6 AM on Monday or by the same time on the day after such holiday.

3) Signs shall be made of plastic, or some other weather resistant material approved by the Director, and shall be attached to a single metal stake. Signs mounted on wooden stakes are prohibited.

4) All such signs may contain the Centennial Hills Town Center logo and colors as adopted by the city (see Figure 9).

f. Illumination Permitted: No.

g. Insurance Required:

1) Applicants for weekend directional sign certificates shall provide proof of and maintain comprehensive liability

insurance in the minimum amount of $250,000 per occurrence in a form acceptable to the Director.

2) If any sign is placed in any unimproved public right-of-way, the certificate holder shall assume full responsibility for any damages or injuries to persons or property resulting either wholly or in part from the placement of the sign and shall agree to defend and indemnify the city and hold the city harmless from all liability for damages or injuries.

Illustration 11

h. Landowner(s) Consent: Any person placing a directional sign shall obtain the permission of the owner(s) of the property on which the sign is placed. Nothing in this ordinance shall be construed to authorize the placement of any sign without the permission of the landowner(s).

i. Violations. Weekend directional signs that are without proper certification; that are placed within 25 feet of a street intersection or driveway; that block or overhang sidewalks and other public pedestrian walkways; advertise projects not located within the boundaries of Town Center; or that are left remaining after the time limitations set forth in this subsection may be impounded immediately. Violations are subject to the penalties set forth in Table 6 below.

Violations – Table 6

Violation	Penalty
1st	$10 per sign if without proper certification. Fee shall be waived if owner(s) obtains proper sign certificate. If properly certified, warning only.
2nd	$10 per sign.
3rd	$15 per sign and misdemeanor citation.
4th	Revocation of weekend directional sign certificate.

F. Temporary Real Estate Sales Office for Residential Development

1. Maximum number. One sign per street frontage on lot where office is located. The sign may be either a wall sign or freestanding sign, but not both.
2. Maximum area per sign: 32 square feet
3. Maximum height: 8 feet
4. Illumination permitted: No
5. Certificate required: No
6. All signage for this use must be approved by the Department.

G. Temporary Special Event Signs

1. General Standards
   a. Temporary special event signs may be approved by the Director for a limited time as a means of publicizing special events such as grand openings.
   b. Temporary special event signs may be permitted in the GC, SC, UC, SX, MS and EC districts.
   c. Temporary special event signs may include balloons, banners, portable signs, and streamers.
   d. Banners and portable signs shall be restricted to a maximum of 80 square feet per sign.
2. Certificate Required.
   a. A temporary sign certificate is required for a temporary special event sign.
   b. The certificate allows the holder to display temporary special event signs on the lot where the event is to occur. Temporary special event signs may be displayed by the same business license holder on the same lot up to four times in any calendar year. The aggregate time of display of such signs shall not exceed 60 days in any one calendar year. A temporary special event sign that advertises an event for the community, such as a farmers' market, movie night, or blood drive, and that does not serve as advertising for a particular business entity is not subject to the calendar-year display limitations contained in this Subparagraph (b).
3. Violations. Temporary special event signs in violation of this Subsection (G) may be impounded immediately. In addition to the nuisance remedies available under the Municipal Code, the City may take the actions set forth in Table 7 below for violations of this Subsection:

Violations – Table 7

Violation	Action
1st	For a sign that is properly certified but otherwise in violation, a warning or notice to correct will be issued. For any sign not properly certified, the violation is subject to a civil penalty* in the amount of $300.00 per sign per day. The penalty may be waived if a proper sign certificate is obtained within 48 hours.
2nd	A civil penalty* in the amount of $400.00 per sign per day.
3rd	A civil penalty* in the amount of $500.00 per sign per day, plus a misdemeanor citation and revocation of all special event sign certificates held by the person in violation.

** Civil penalties are imposable by the City Council.*

3. Prohibited Signs – All Areas

The following signs, as defined in LVMC 19.18.020, are prohibited in the Town Center:

a. Off Premise Signs.
b. All signs prohibited in LVMC 19.08.120 (E)(3).
c. All signs not expressly permitted by the sign provisions of these standards.
d. Changeable copy signs, except for the following (which are permitted): theater/marquee signs, convention signs, business directories, church or museum signs, gasoline price signs, educational facility, non-profit organization or club signs, traffic signs, and signs for special events as defined in LVMC 6.78.010.
e. Any sign with exposed neon.

4. Sign Definitions

a. *Address Sign:* A sign consisting of numerals and letters identifying a property address. Letter and numeral height shall not exceed 12 inches.

b. *Area:* See LVMC 19.18.030 (E)(1).

c. *Community Interior Directional Sign:* A sign which is constructed within the interior of a development to provide identification and direction to various buildings, residences and major amenities such as parks, schools, pedestrian trails, bike paths or similar community facilities, within the development.

d. *Channel Letters:* A wall sign that consists of individual letters that is affixed directly to the face of the wall.

e. *Development Entry Statement Sign:* Any permanent on premise architectural design statement or feature sign at the entrance to a commercial development, subdivision, condominium complex, apartment complex or identifiable community that serves to announce the identity of the development where the sign is located. In order to qualify as this type of sign, the sign shall not contain the name of the developer, contractor, or business(es) in or of the project or subdivision.

f. *Ground (freestanding) Sign:* Any sign supported from the ground by one or more poles, or similar upright structures or supports that are anchored in the ground and that are independent from any building or other structure.

g. *Height:* See LVMC 19.18.030 (E)(3).

h. *Internal Illumination:* The light source of the sign is behind the channel letters or within the sign cabinet.

i. *Marquee Sign:* Any sign attached to, in any manner, or made a part of a marquee.

j. *Monument Sign:* Any sign that stands independently from any building or other structure and are attached to and wholly supported by a solid base, such as brick or concrete, and where the lineal width of the sign is greater then the lineal height of the sign.

k. *Political Signs:* Any sign advertising the candidacy for the office of any person or any sign advertising support or non-support of a candidate for office or of an action on a ballot matter of a primary, general or special election.

l. *Projecting Sign:* Any sign affixed to a building in such a manner that its leading edge extends more than 12 inches beyond the surface of the building. The term does not include a lighted or non-lighted decorative awning or canopy.

m. *Pylon Sign:* A sign that is mounted on freestanding poles or other similar upright structures, that are wrapped by metal, wood, stone or brick, so that the bottom edge of the sign face is six feet or more above grade, and where the lineal height of the sign is equal to or greater than the lineal width of the sign.

n. *Suspended Sign:* A sign that is suspended from the underside of a horizontal plane surface and is supported by the surface.

o. *Wall sign:* Any sign (other than a projecting sign) that is attached parallel to a wall or building. The sign may be painted on or erected upon the building, but shall be confined within the limits of the building elevation to which it is attached. The wall of the building to which it is attached shall support the sign. Only one sign surface shall be displayed.

Page Intentionally

Left Blank

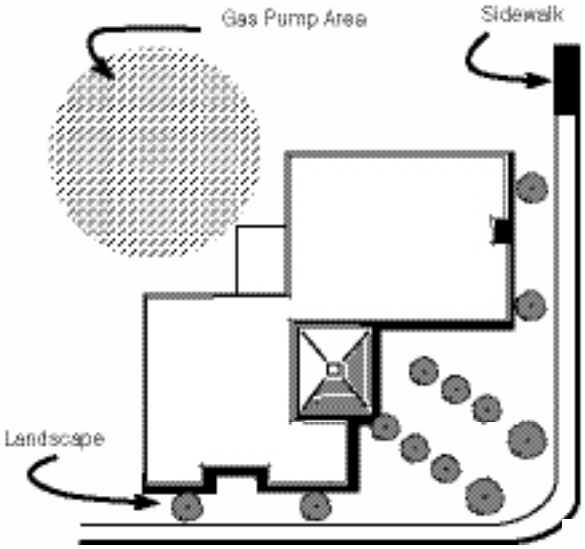
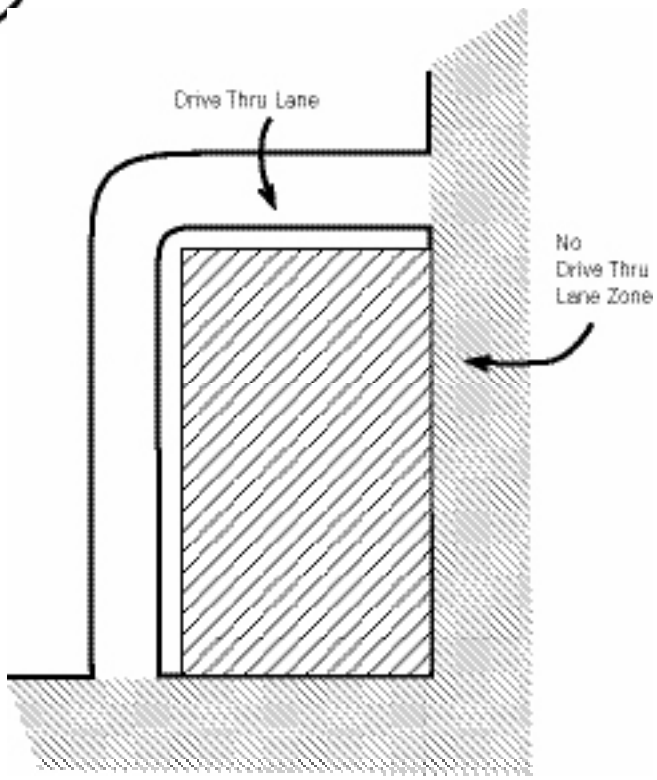


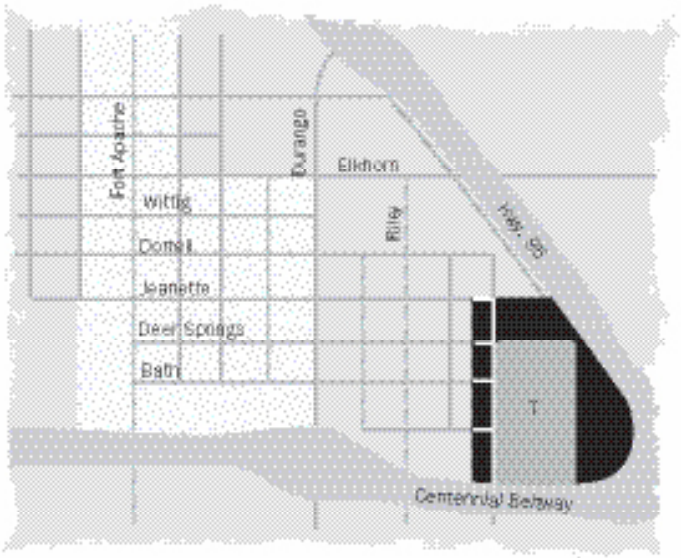
Figure 1

Gas and Auto Service Station



Fast Food Restaurant

Figure 2

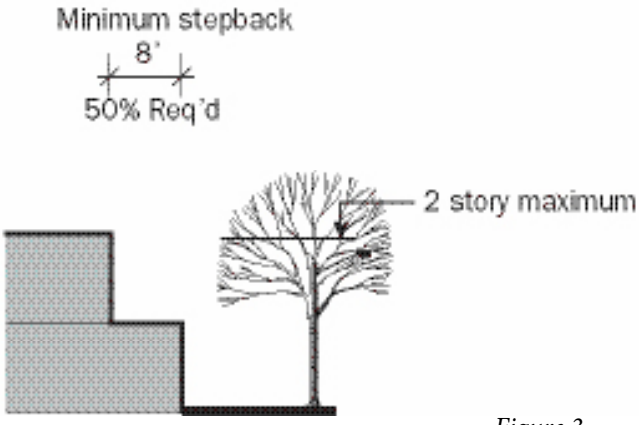


Edge Zone

Building Height

- Stepbacks

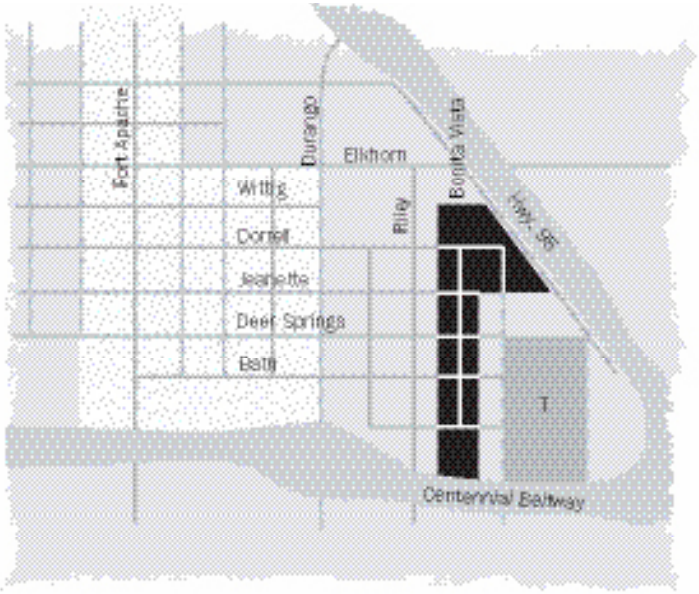
Build-to-Line



Minimum build to setback line: 60%

Remaining 40% to be used for plaza, access to inner courtyard / parking and building face articulation

Figure 3



Building Height

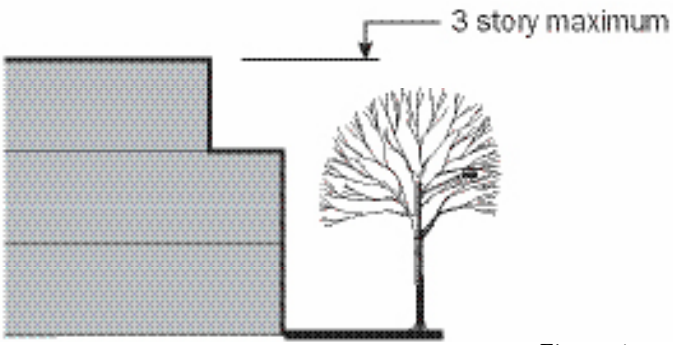
- Stepbacks

Build-to-Line

minimum stepback

8'

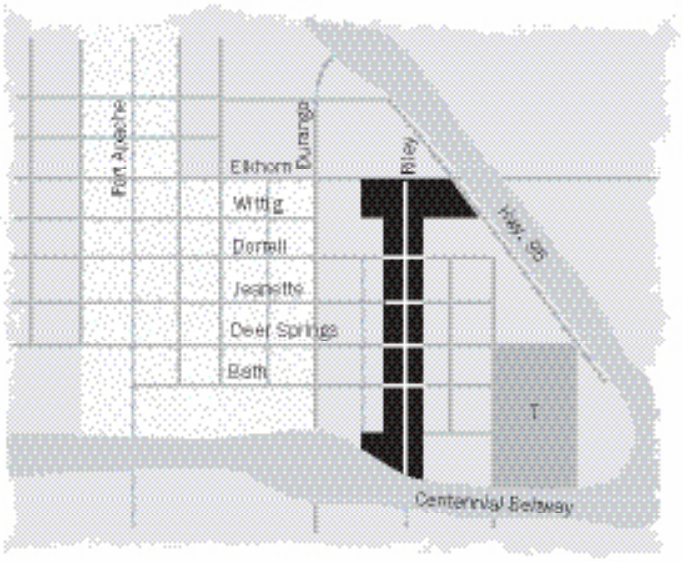
Req'd



Minimum build to setback line: 70%

Remaining 30% to be used for plaza, access to inner courtyard / parking and building face articulation.

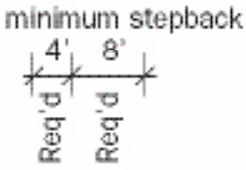
Figure 4

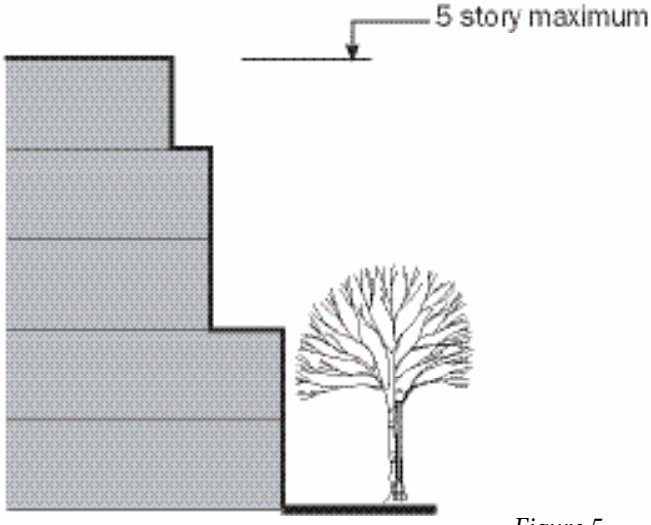


Building Height

- Stepbacks

Build-to-Line





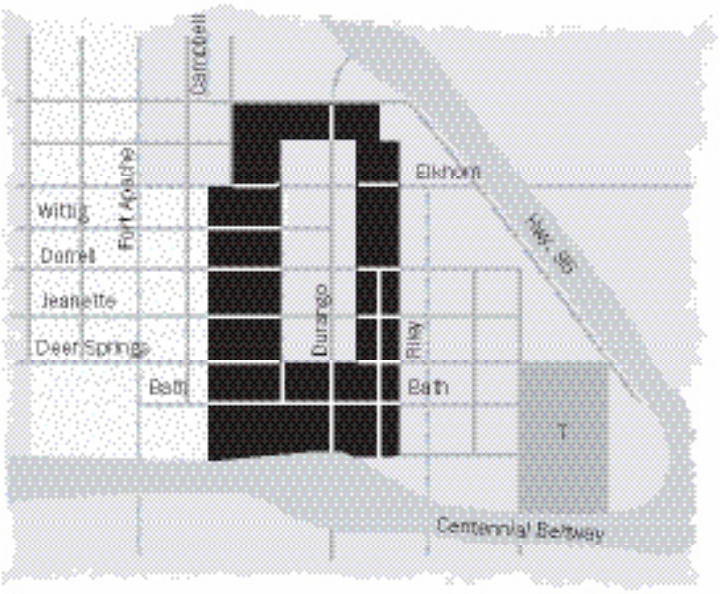
Minimum build to setback line: 80%

Remaining 20% to be used for plaza, access to inner courtyard / parking and building face articulation

Figure 5

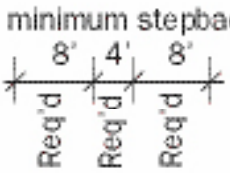
Town Center

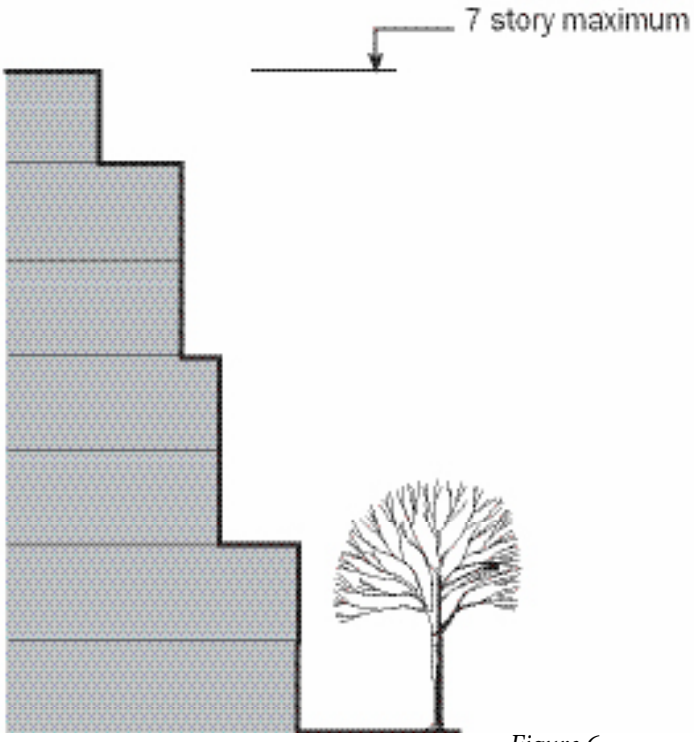
Urban Zone



Building Height

- Stepbacks
- Build-to-Line

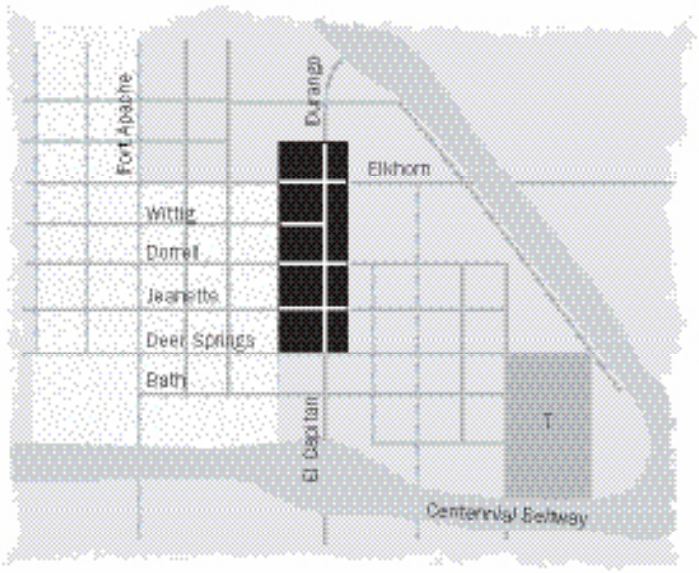




Minimum build to setback line: 60%

Remaining 40% to be used for plaza, access to inner courtyard / parking and building face articulation

Figure 6

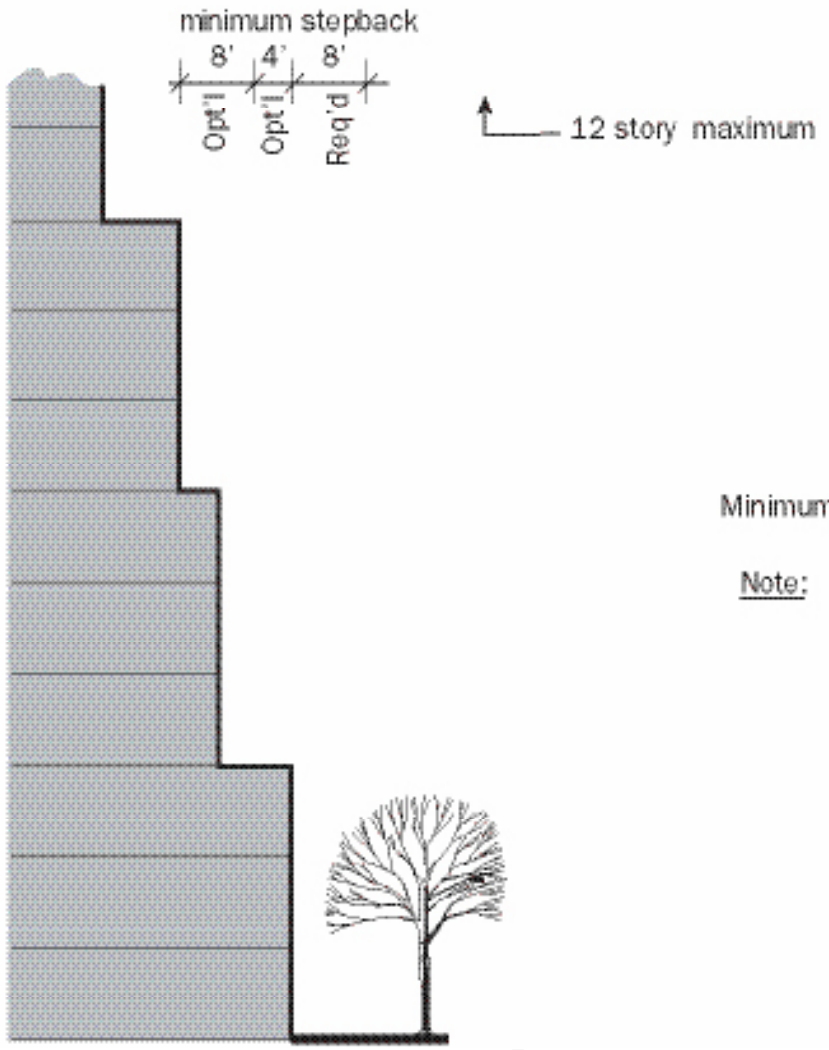


Urban Core

Building Height

- Stepbacks

Build-to-Line



Minimum build to setback line: N/A

Note:

Building height in excess of 12 stories shall require Site Plan Review by PC/CC

Figure 7

Build to Line Requirement

In this example:
Build-to-Line Requirement is 60%,
the remaining 40% is dedicated
to a corner plaza

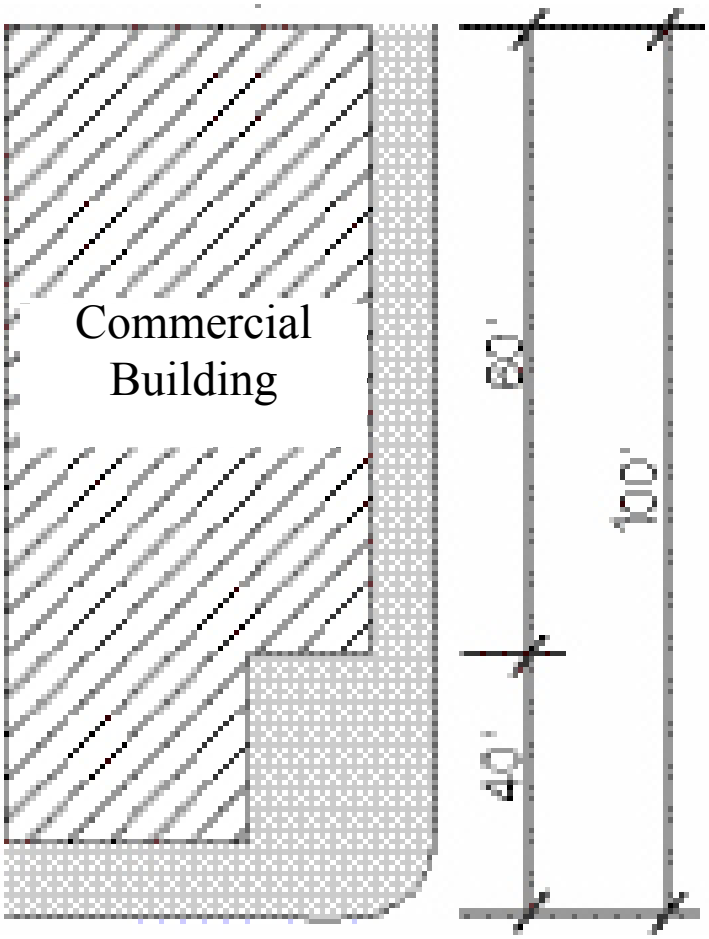
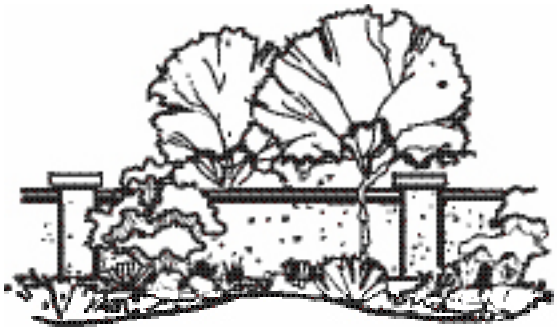


Figure 8

Guidelines Specific to Wall and Bulding Signage.

Figure 9



Perimeter screening walls must be decorative in nature. Pilasters and decorative caps are one means of achieving this

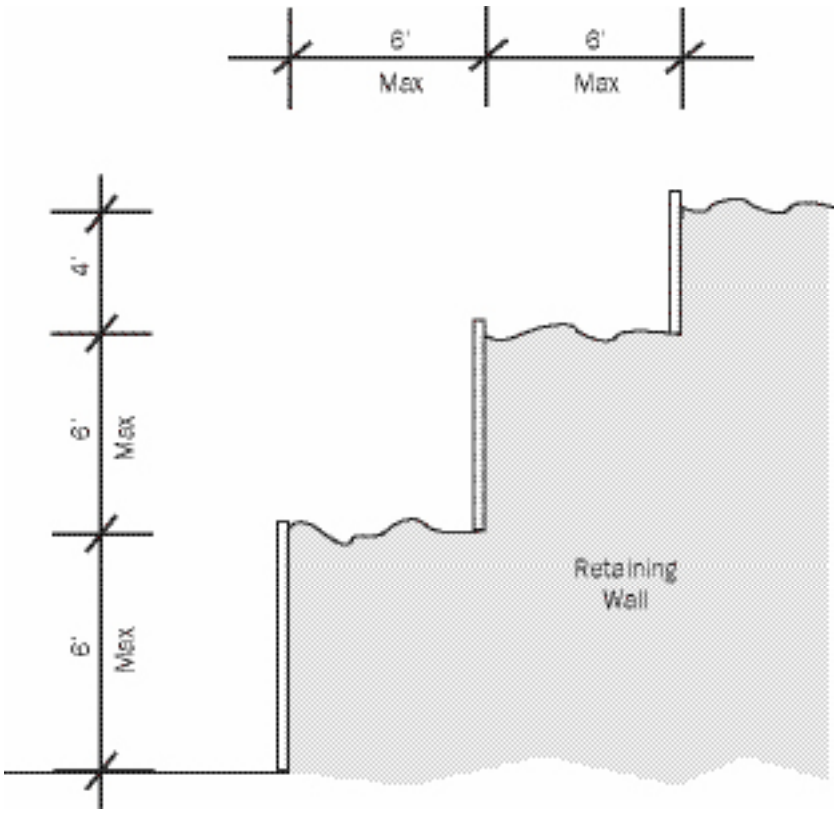
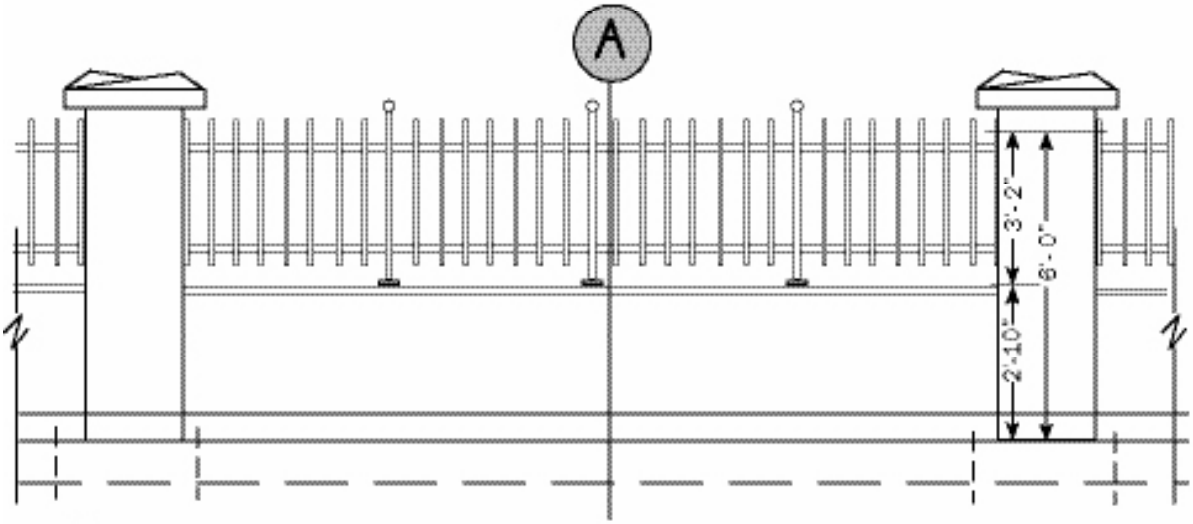


Figure 10

Walls

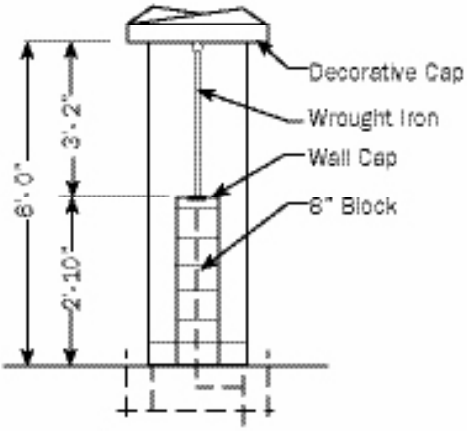


WALL WROUGHT IRON

Scale: 1" = 3'-0"

Note:

Permitted materials are:
Decorative block, split face, flute, brick, slump or stone.



A WALL DETAIL

Scale: 1" = 3'-0"

Figure 11

Typical Town Center

Street Landscaping

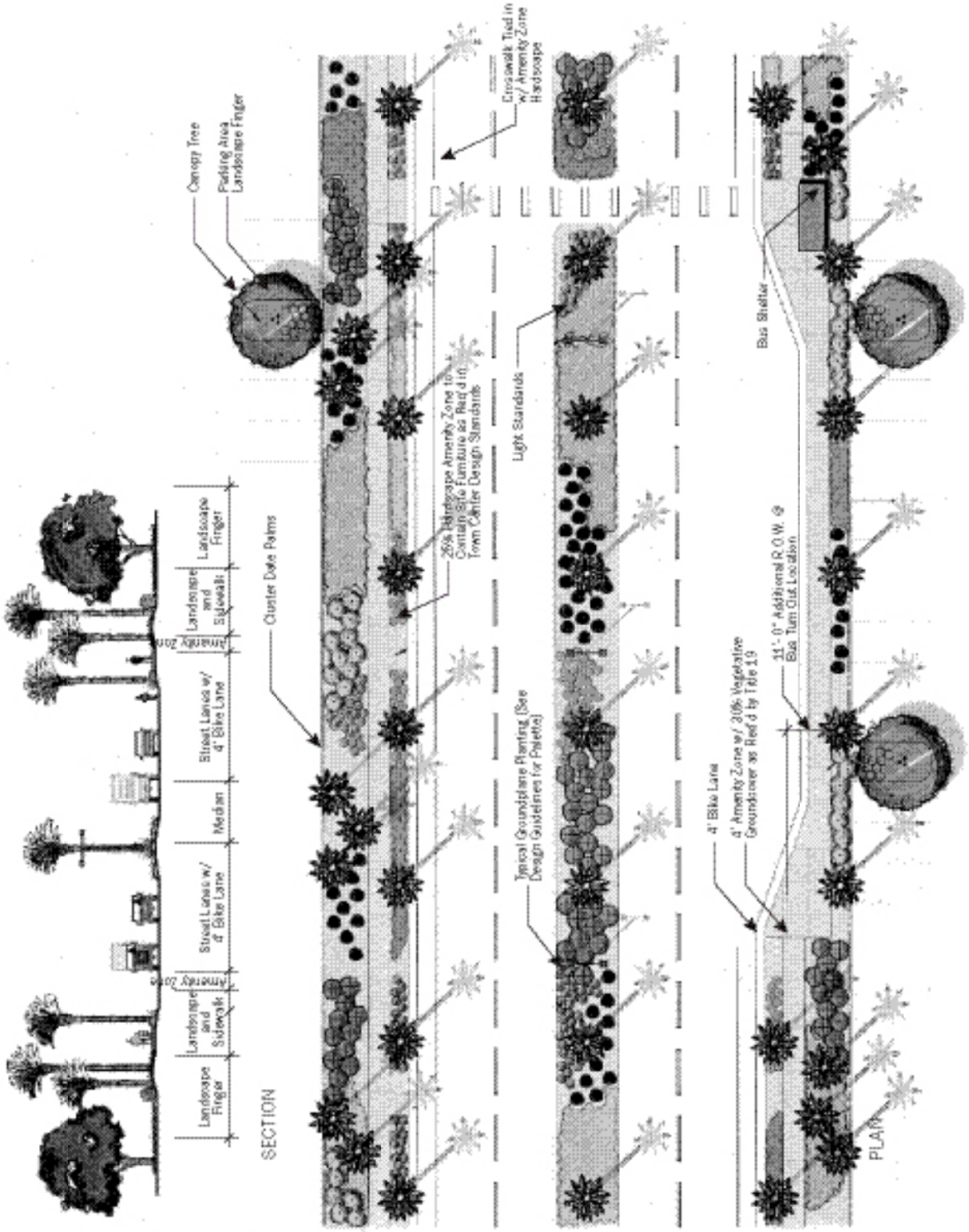
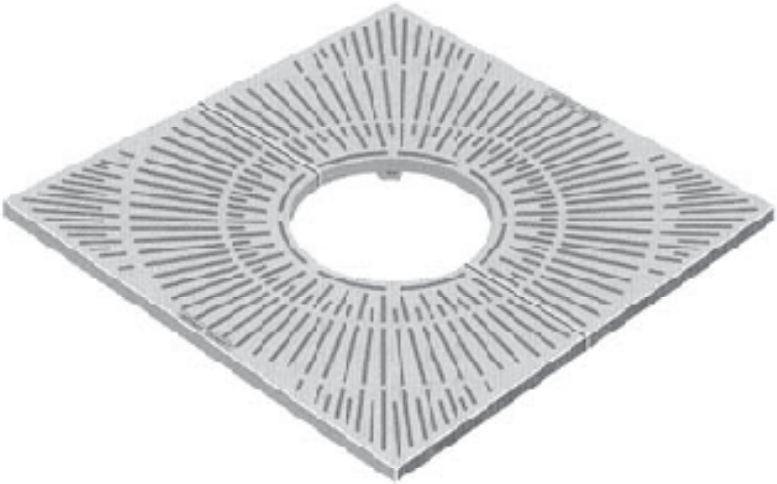


Figure 12

Specifications

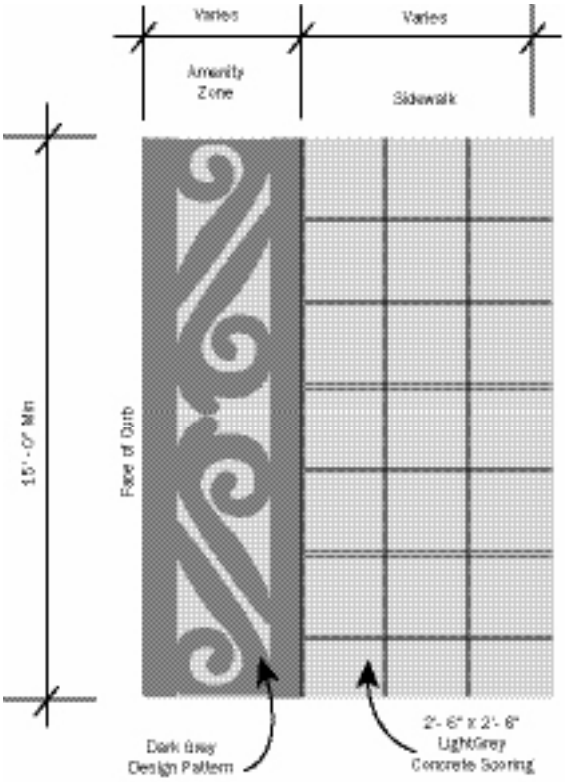


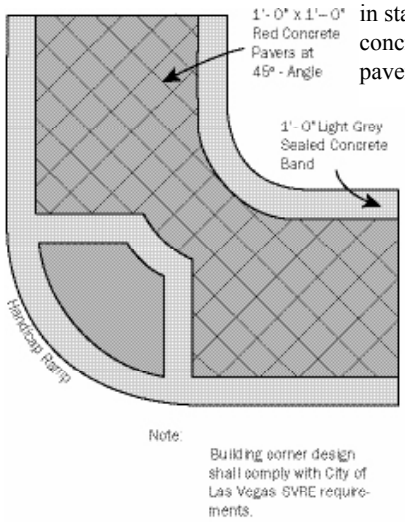
Specifications:

Cast Iron Tree Grates:
Manufacturer: Neenah or equivalent
Model Number: R-8706-1A
Number of Sections:
Two
Dimensions:
Overall size: 4’-0” x 4’-0”

Figure 13

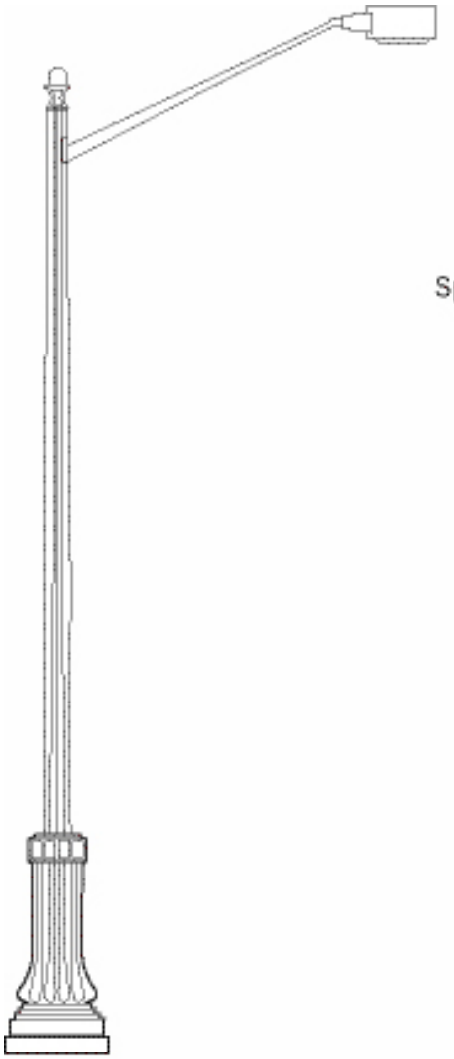
Amenity Zone and Sidewalk Treatment





(same pattern may be created in stamped or tooled colored concrete as an alternative to pavers)

Figure 14



Specifications:

POLES: Similar or equal to poles designated 6B1-29 (Double Arm) and 6B1-26 (Single) manufactured by Ameron.

LIGHT FIXTURE: Similar or equal to Gardco Form 10 Cylindrical Arm (CA-22-2-3-250HPS-240B.L.) or Kim CCS Series Curvilinear Arm Mounted Sharp Cutoff Fixture.

Figure 15

Specifications:

POLES: 13' - 0" above grade, similar or equal to Whatley Model # OA-510-13-BK-3N6.

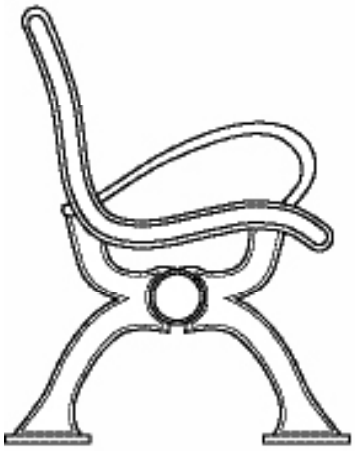
BASE COVER: 20"w X 36"h, similar or equal to Whatley Series Park Model Base for Model 510 Post.

LUMINARE: 15"w X 29.5"h, similar or equal to Whatley Model 1002-23-50 HPS-W 240-F-BIK-III.

FITTER: 4"w X 11.5"h, similar or equal to Whatley Winter Park 500 Series.

Figure 16

Street Furniture



Specifications:

ENDS:

One-piece end castings of grey iron
Plastic slats 2.75 in. (7cm.) x 1.125 in. (2.75cm.)

LENGTH:

5ft. (50in. / 147 cm.)

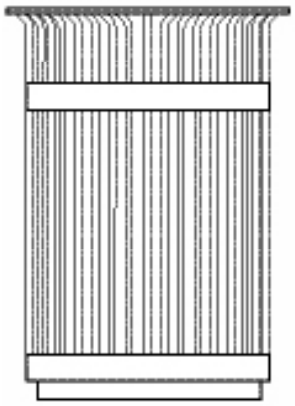
DIMENSIONS :

Height: 32 in. (81mc.)
Seat height: 16.5 in. (41cm.)
Depth: 30 in. (76cm.)

Figure 17

Trash Receptacles

Street Furniture



Specifications:

FRAME:
Solid steel flatbar fabrication

LINER:
Heavy duty plastic

INSTALLATION:
May be fastened to concrete using anchor plates provided in base

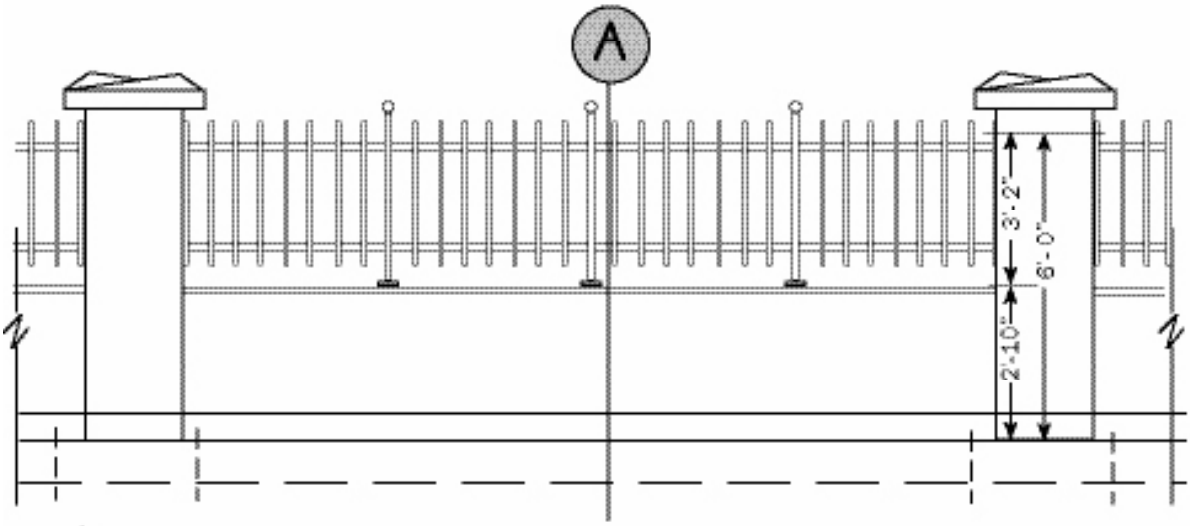
DIMENSIONS:
26.5 in. (66cm.) diameter x 38 in. (95 cm.) height

CAPACITY:
32 gallon

WEIGHT:
170 lb. (77 kg.)

Figure 18

Wrought Iron Walls

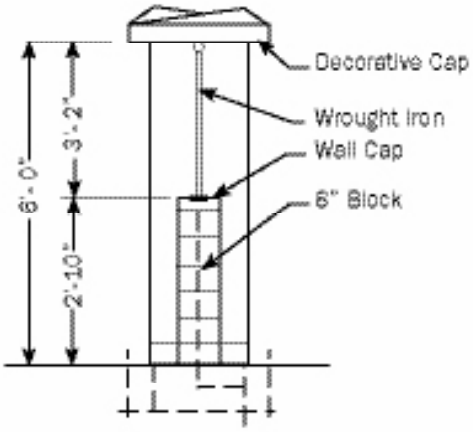


WALL WROUGHT IRON

Scale: 1" = 3'-0"

Note:

Permitted materials are:
Decorative block, split face, flute, brick, slump or stone.

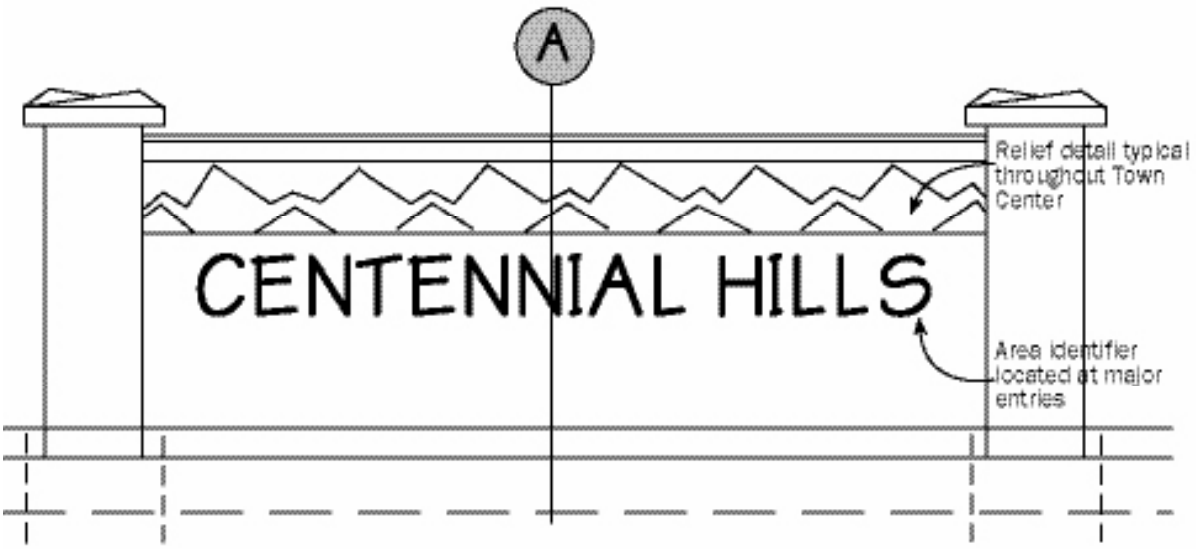


A WALL DETAIL

Scale: 1" = 3'-0"

Figure 19

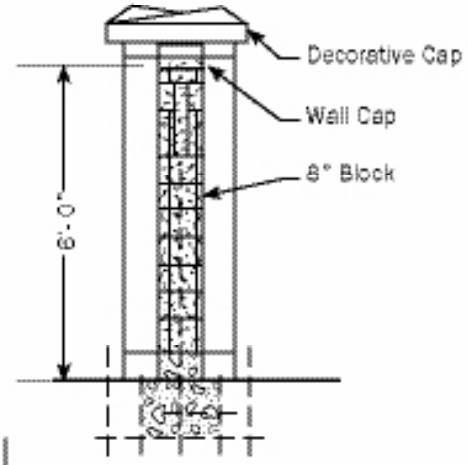
Masonry Walls



MASONRY
WALL DETAIL
Scale: 1" = 3'- 0"

Note:

Permitted materials are: Decorative block, split face, flute, brick, slump, stone or wrought iron.



A WALL SECTION
Scale: 1" = 3'- 0"

Figure 20

Public Residential Street

ROW : 37'
Traffic : 2 Lanes
Direction : 2 Way + Parking

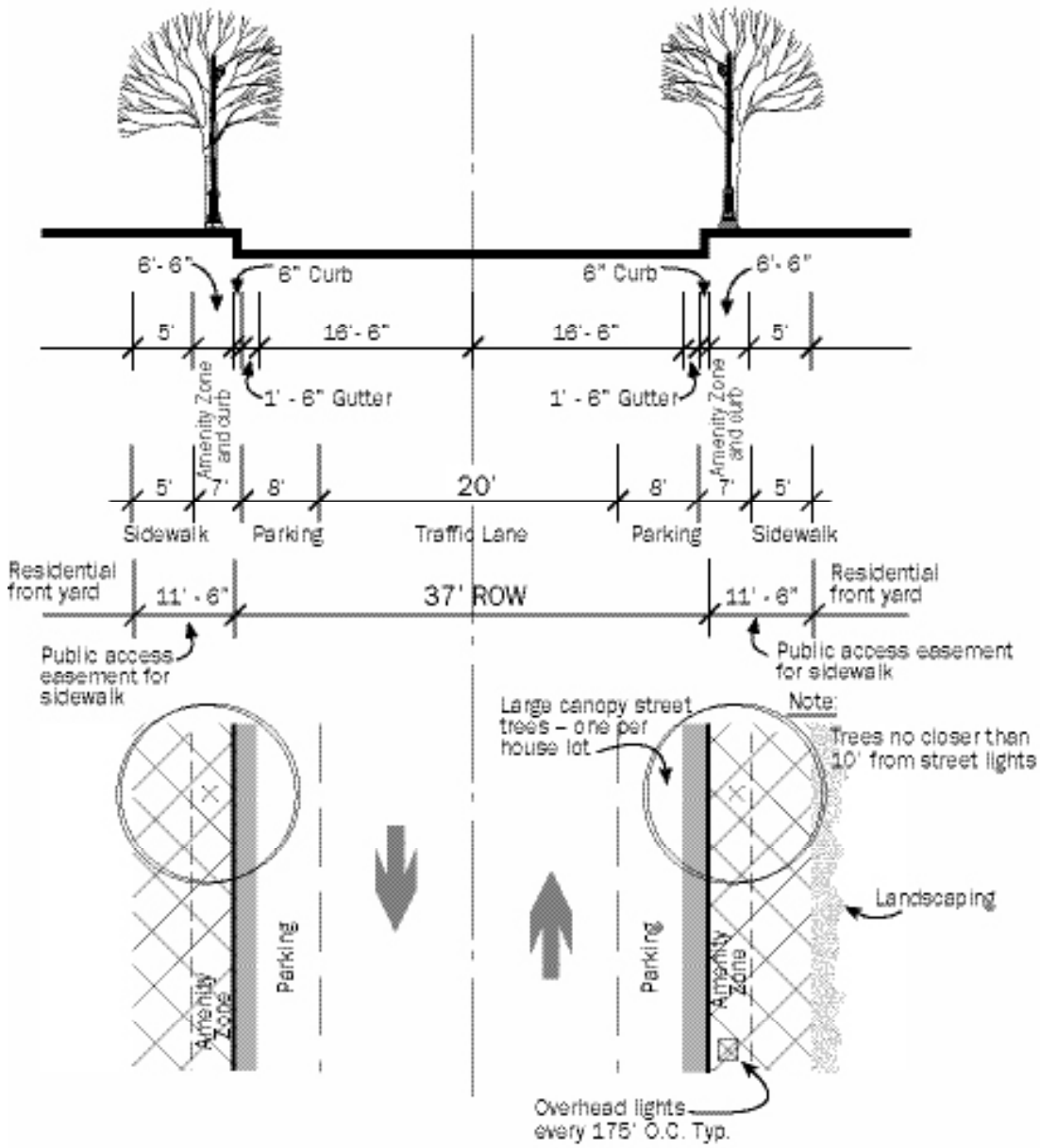


Figure 21

Residential Collector

ROW	: 80'
Traffic	: 2 Lanes
Direction	: 2 Way
Parking	: Parallel Both Sides

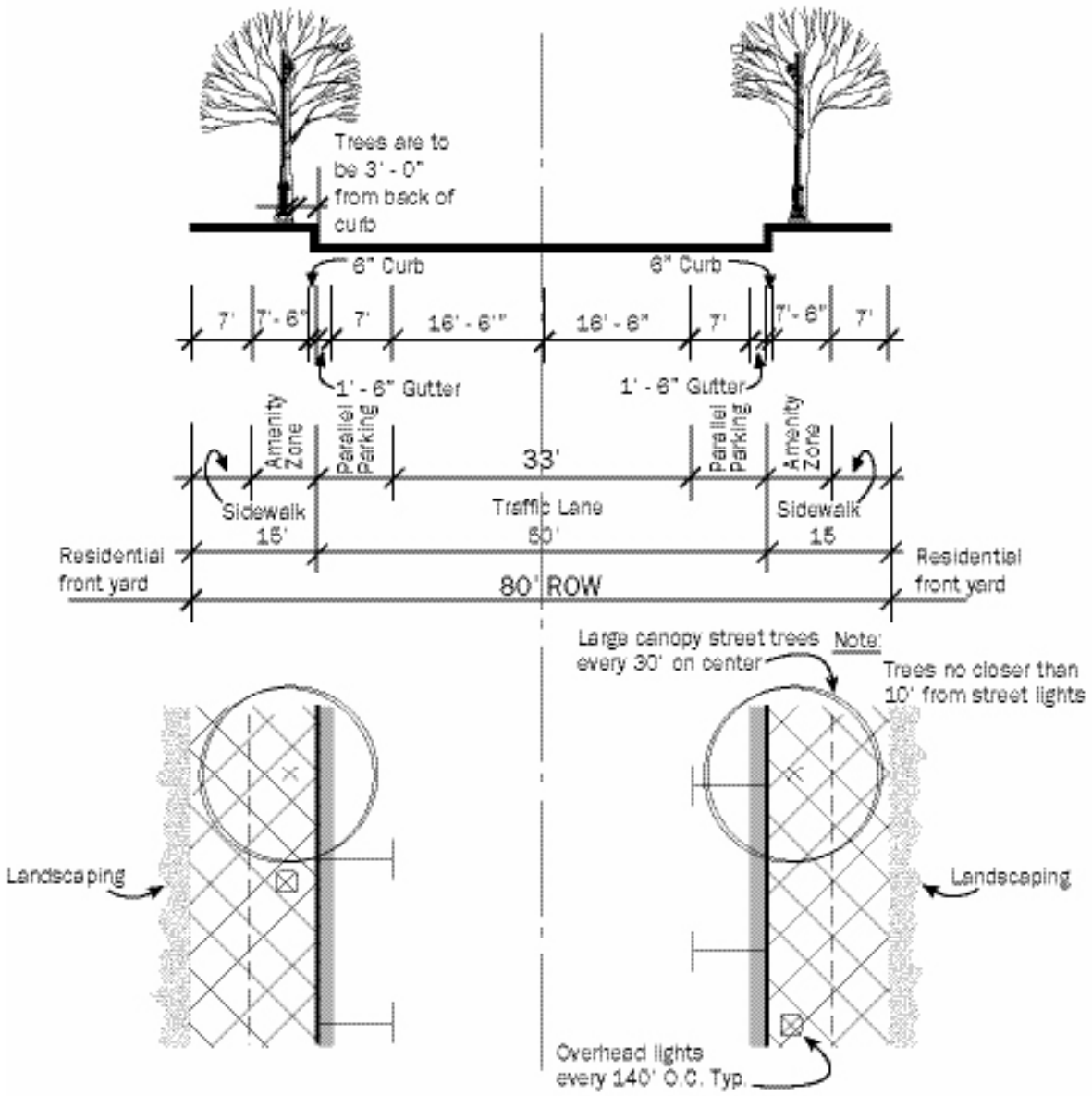
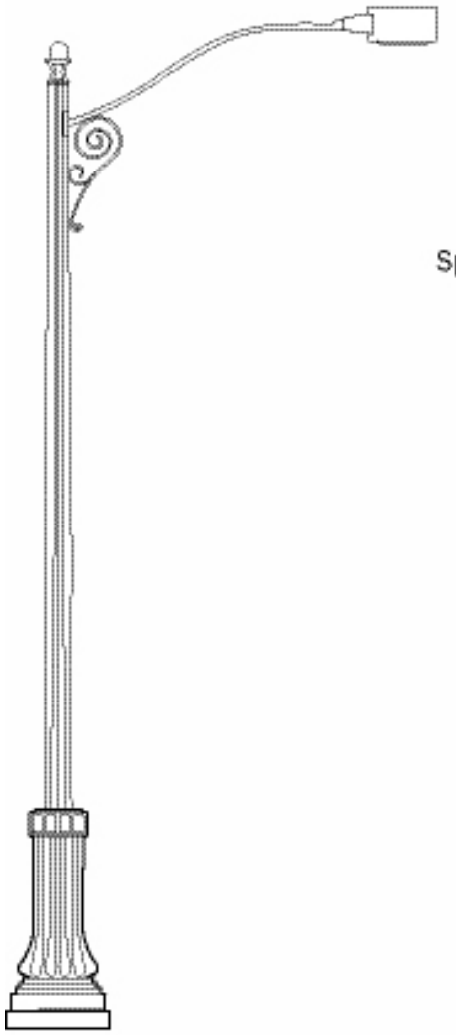


Figure 22

Overhead Lighting



Specifications:

POLES: Similar or equal to poles designated 6-C1-23D (Double Arm) and 6-C1-23 (Single) manufactured by Ameron.

LIGHT FIXTURE: Similar or equal to Gradco Form 10 Cylindrical Arm Mounted Sharp Cutoff Fixture (CA-22-2-3-100HPS-240B.L. or CA-22-2-3-150HPS-240B.L.)

ARM: Decorative 2 3/8" diameter aluminum pipe (Part # 1AZB6VA).

Figure 23

Entrance and Streetscape Detail

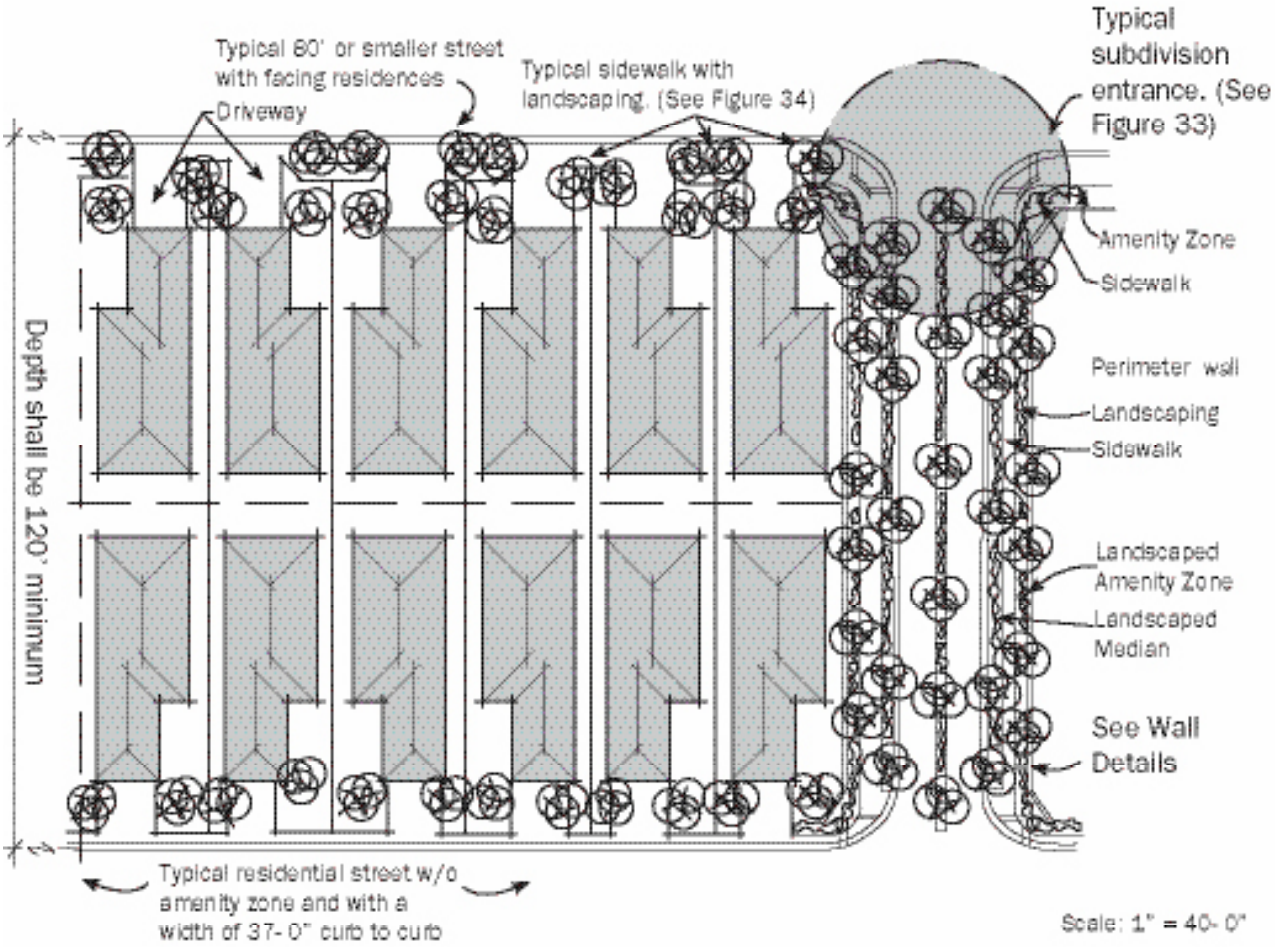


Figure 24

Subdivision – Entry

(Access from Collector or Greater Size Street Types)

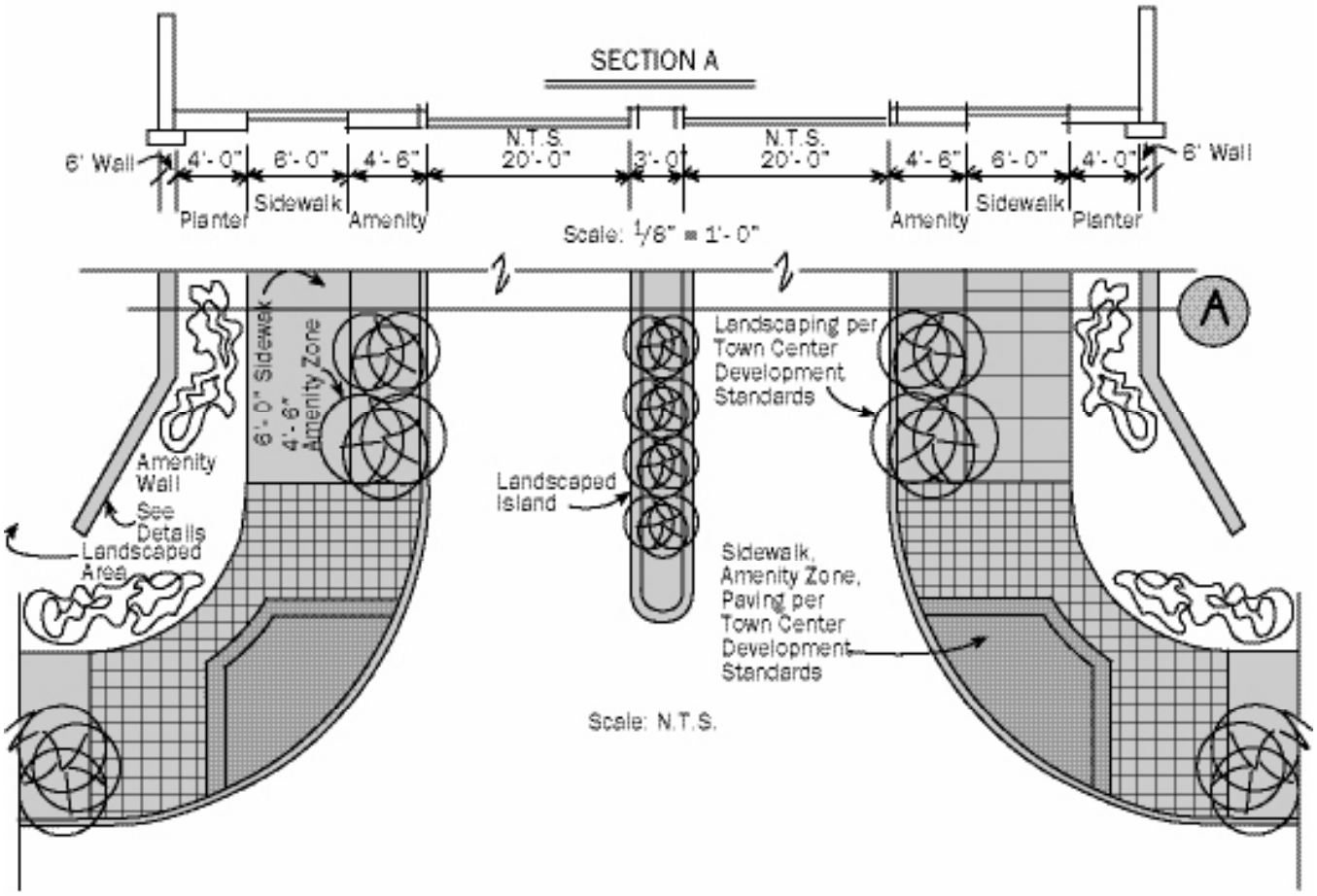


Figure 25

Typical Residential Sidewalks

And Landscaping Along Residential Collectors

(Used When Homes Face Residential Collector Streets)

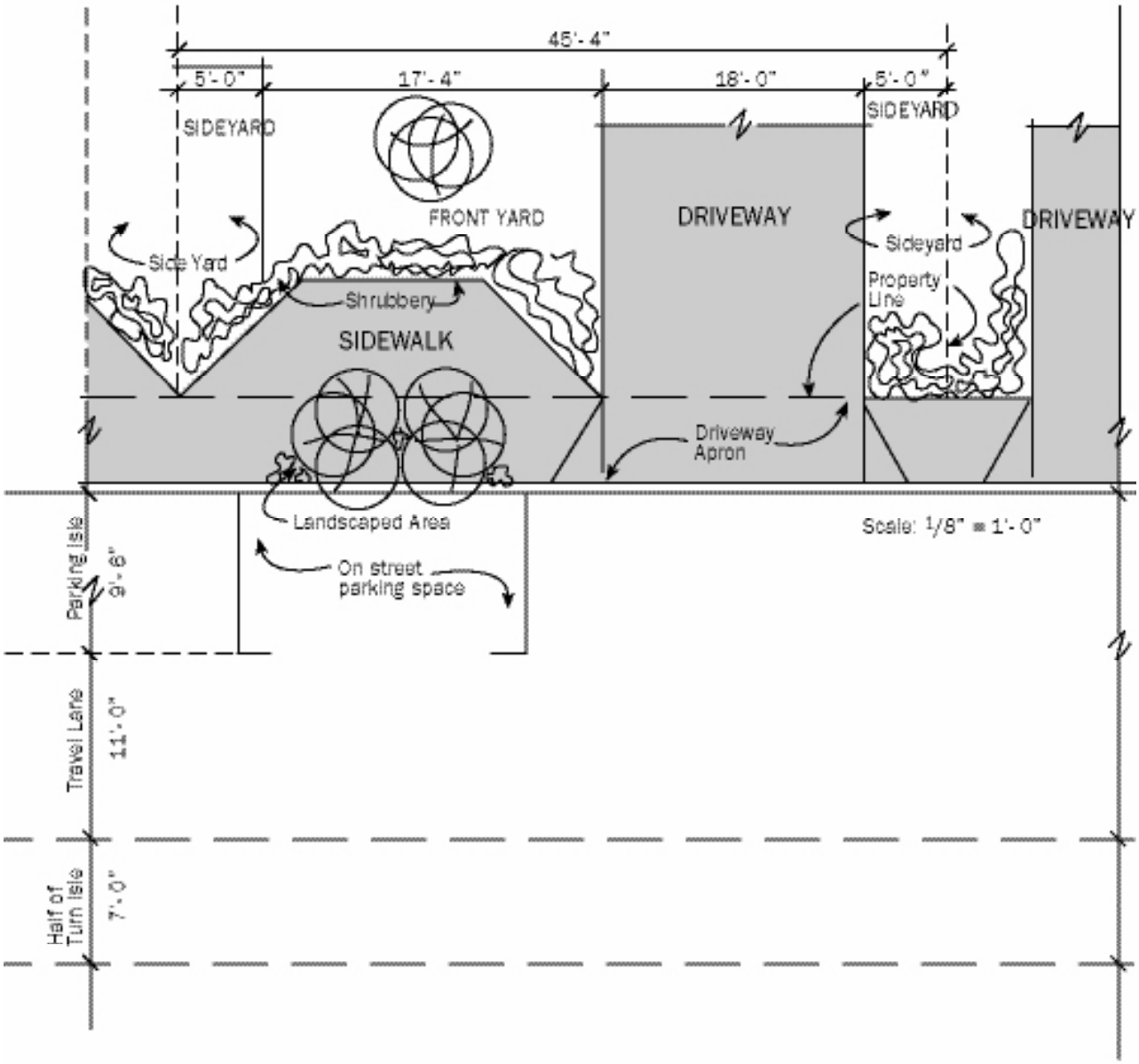
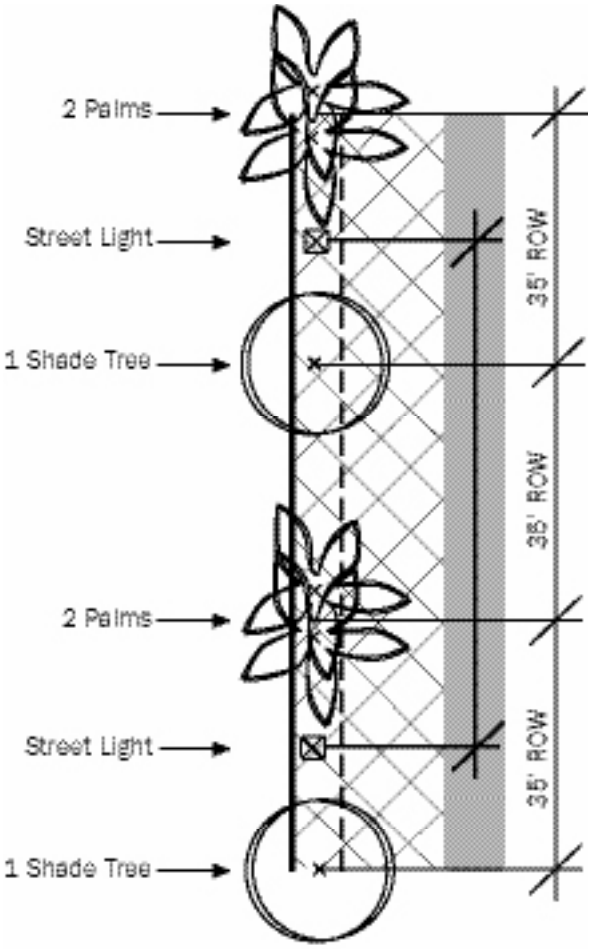


Figure 26

Parking and Arterial Tree Planting Layout



Note:
A symmetrical arrangement shall be reflected on the opposite side of the parkway.

Figure 27

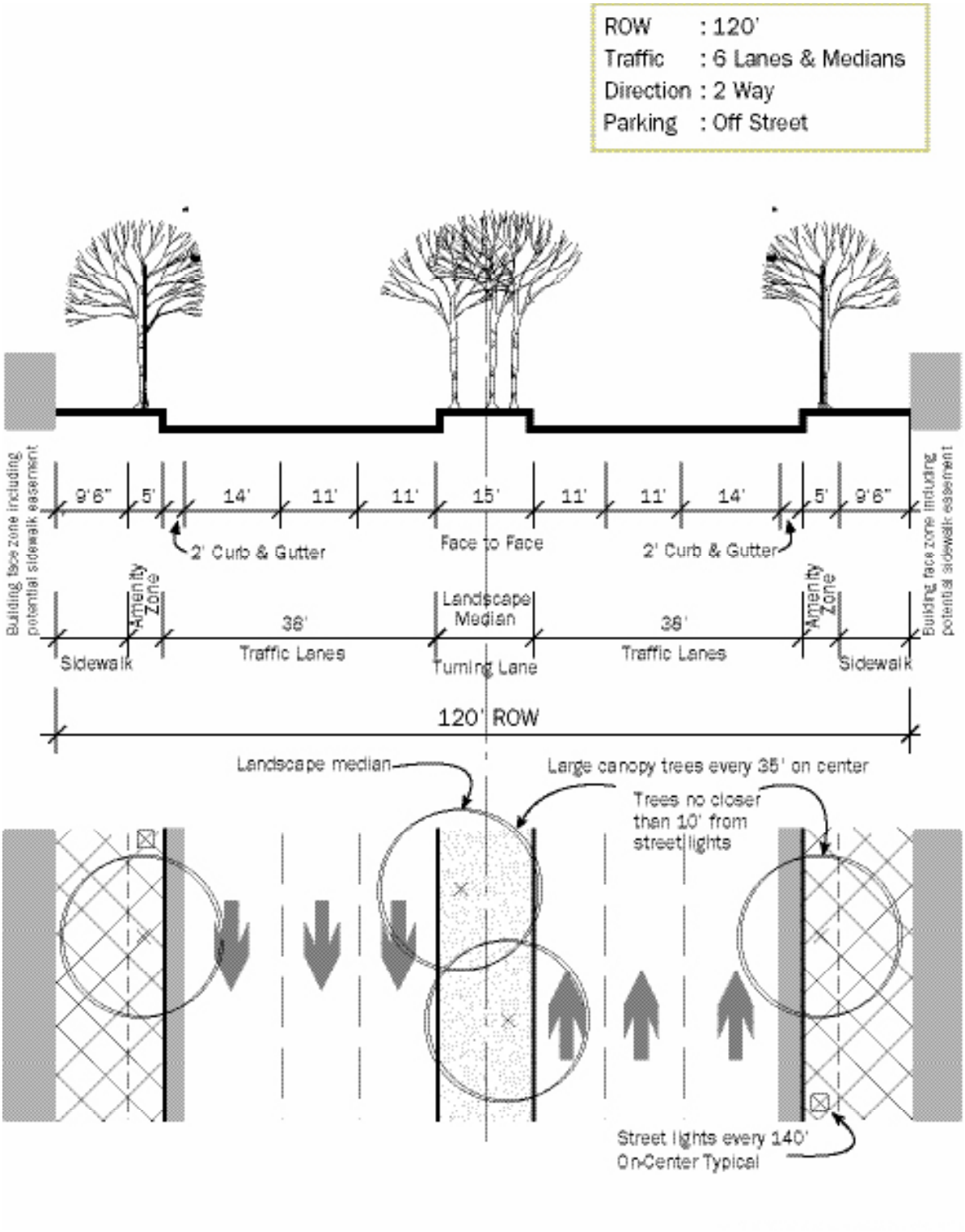

ROW : 120'
Traffic : 6 Lanes & Medians
Direction : 2 Way
Parking : Off Street
Building face zone including potential sidewalk easement
9'6"
5'
14'
11'
11'
15'
11'
11'
14'
5'
9'6"
2' Curb & Gutter
Face to Face
2' Curb & Gutter
Amenity Zone
Landscape Median
Amenity Zone
36'
36'
Sidewalk
Traffic Lanes
Turning Lane
Traffic Lanes
Sidewalk
120' ROW
Landscape median
Large canopy trees every 35' on center
Trees no closer than 10' from street lights
Street lights every 140' On-Center Typical

Figure 28

Primary Arterial

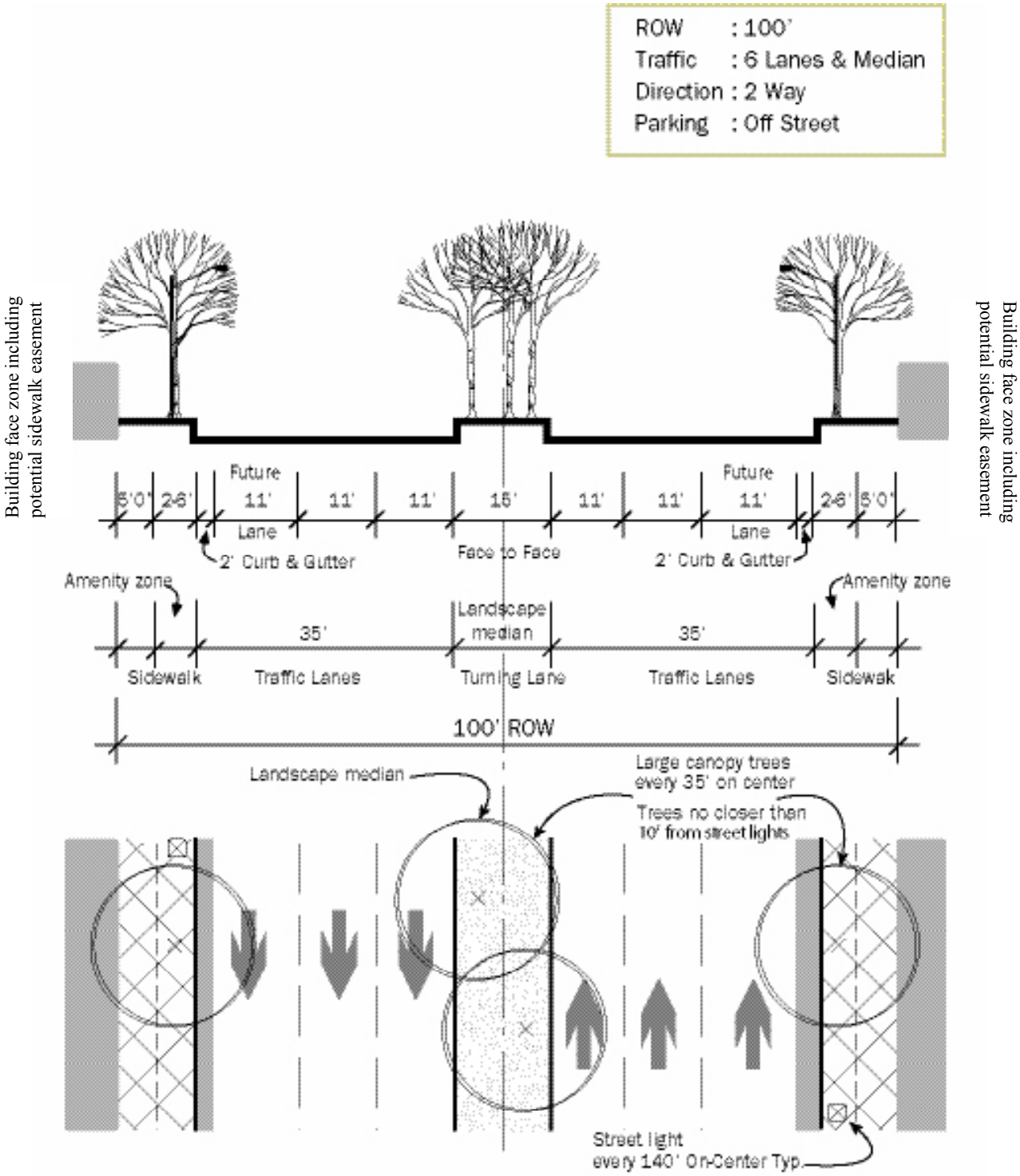


Figure 29

Town Center Arterial

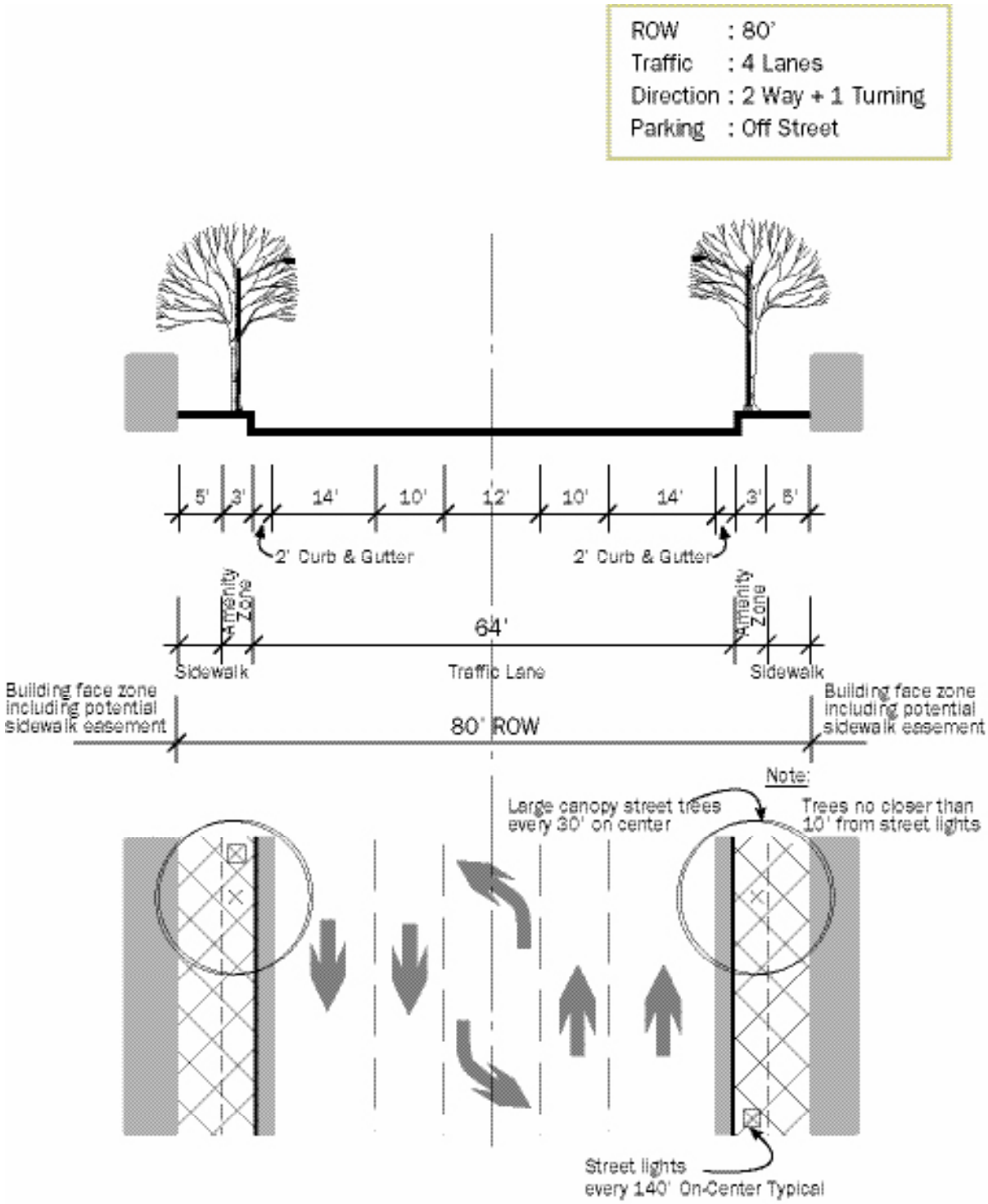
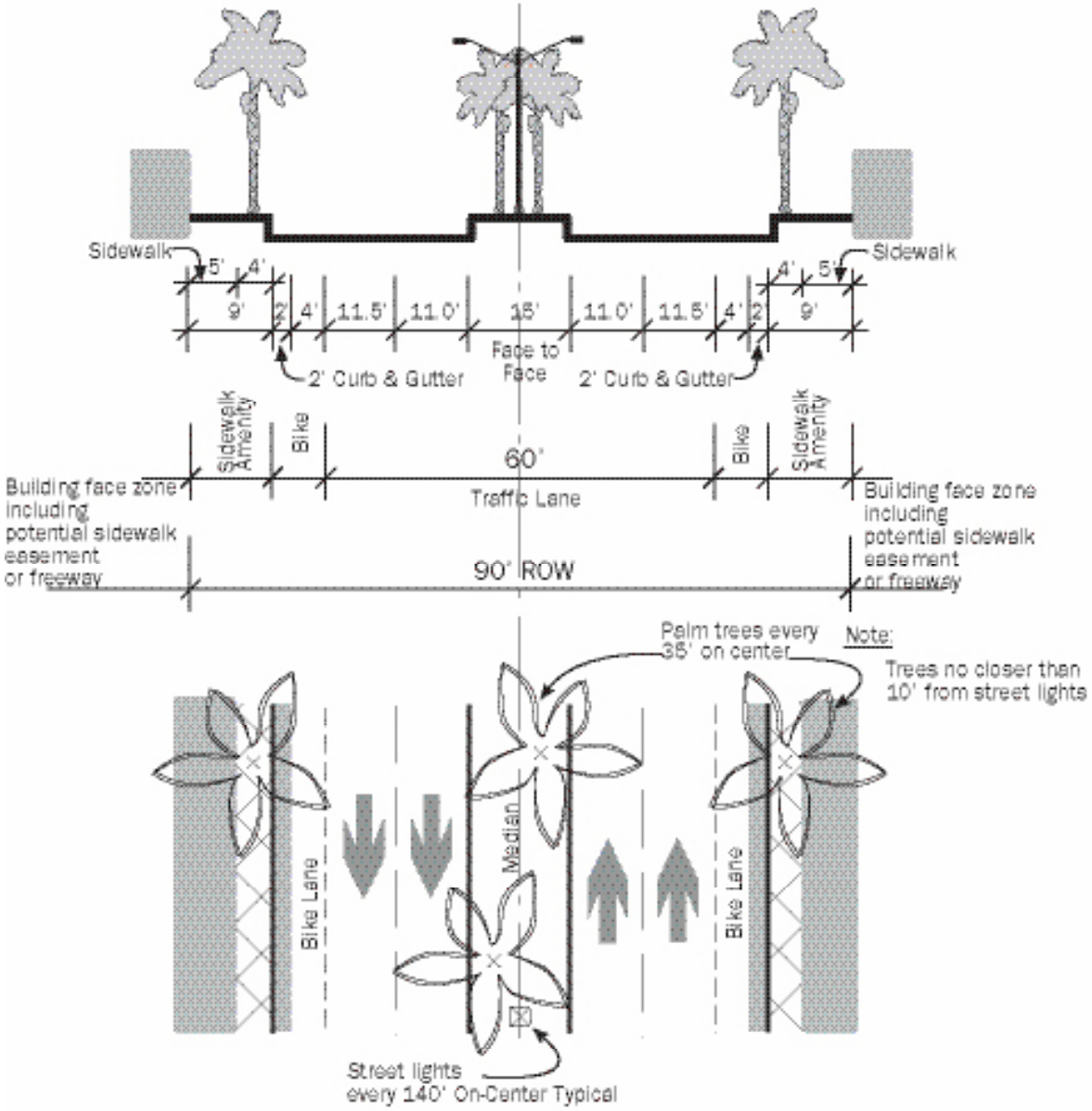


Figure 50

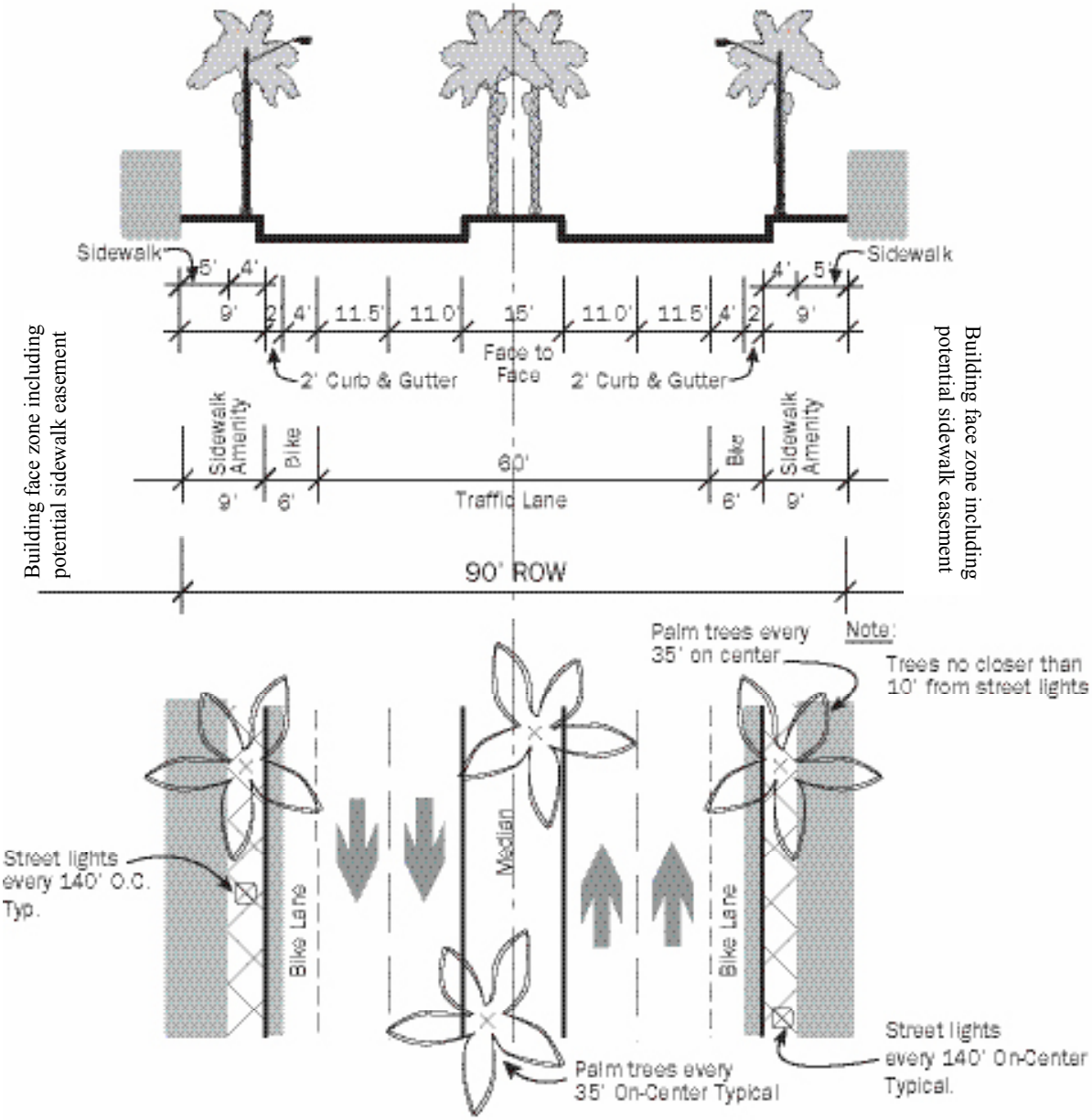
Loop Road

ROW : 90'
Traffic : 4 Lanes
Direction : 2 Way
Parking : Off Street



Frontage Road

ROW	: 90'
Traffic	: 4 Lanes
Direction	: 2 Way
Parking	: Off Street



Town Center Collector

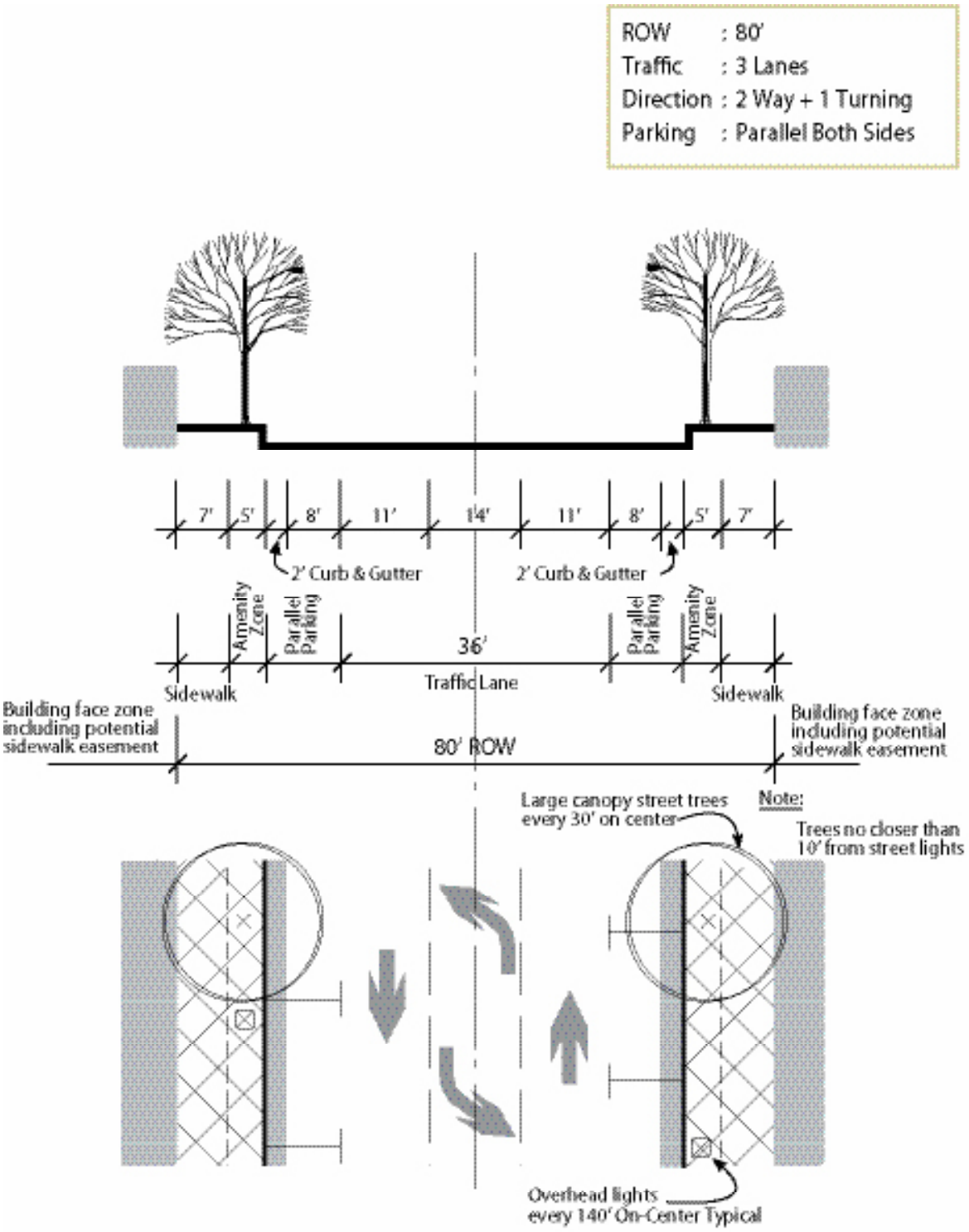


Figure 33

Town Center Tertiary

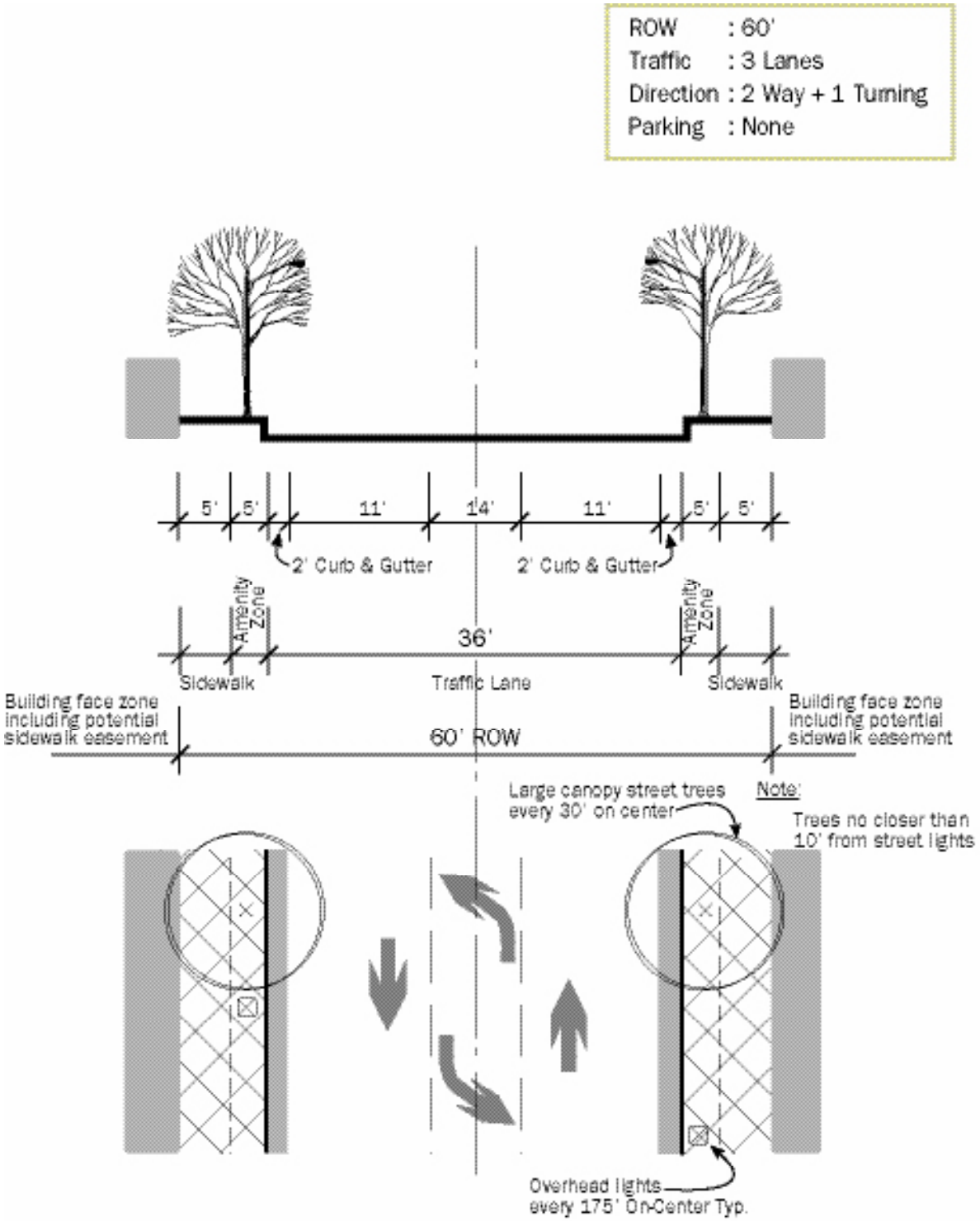
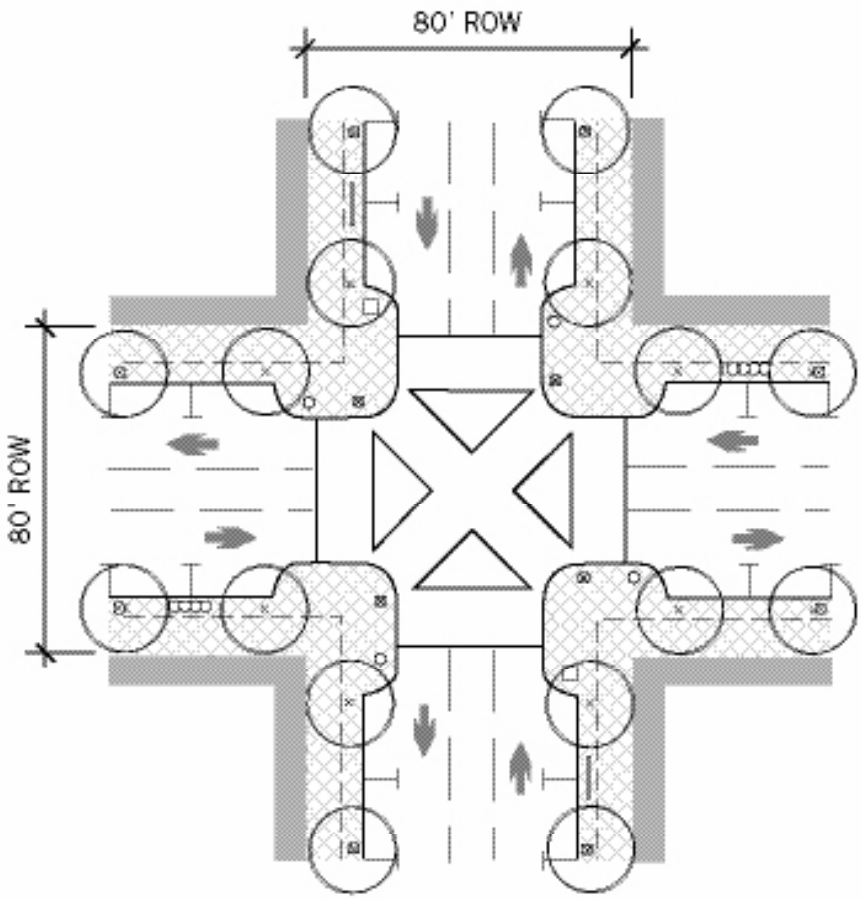


Figure 34

Collector Streets



Newspaper Rack

Trash Receptacle

Street Light

District Map/Information

Mailbox

Note:

- Allow diagonal Crossing
- Maximum 28' of Pavement Width at Crossing

Figure 35

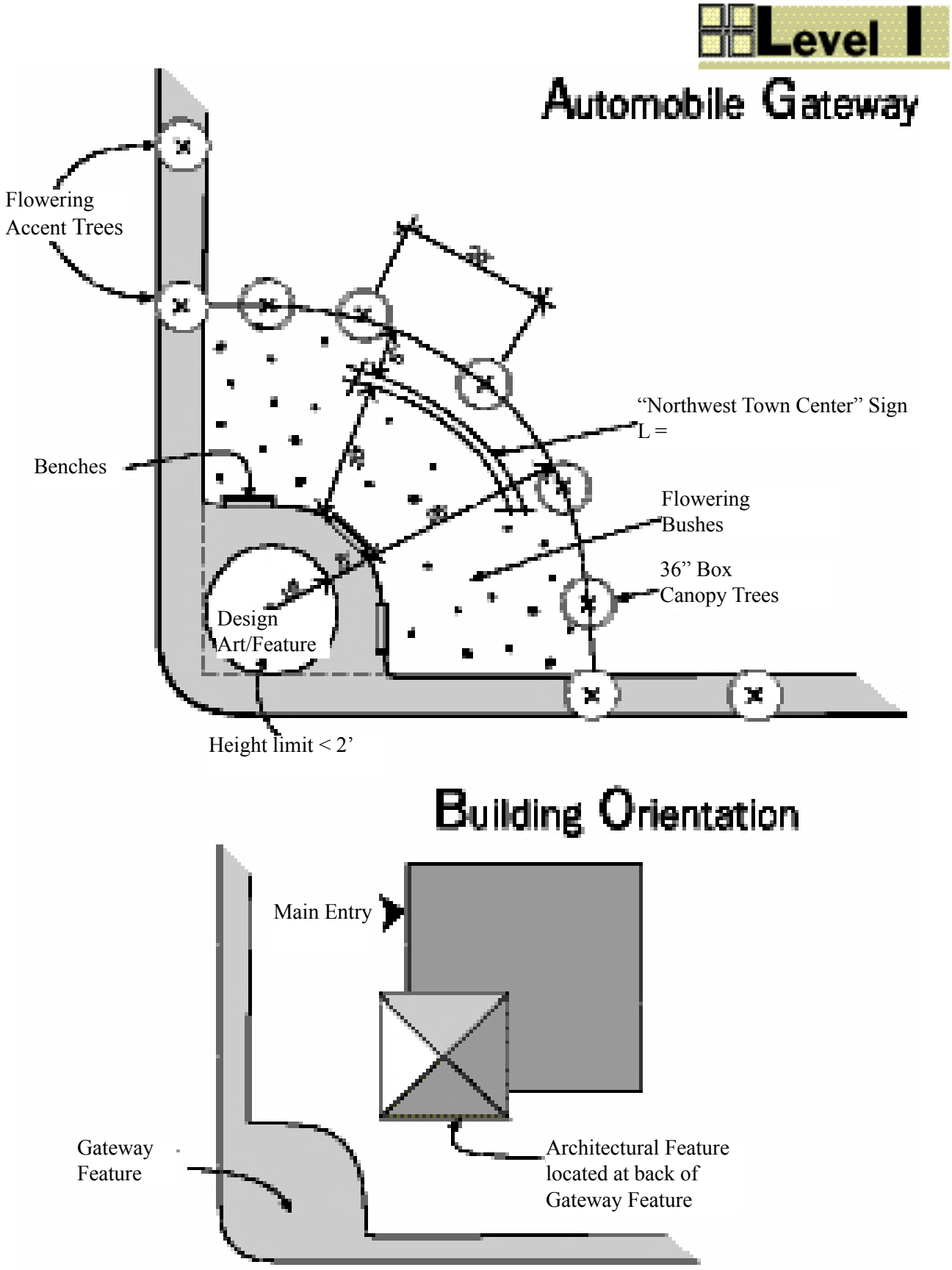

Level I
Automobile Gateway
Flowering
Accent Trees
"Northwest Town Center" Sign
L =
Benches
Flowering
Bushes
36" Box
Canopy Trees
Design
Art/Feature
Height limit < 2'
Building Orientation
Main Entry
Gateway
Feature
Architectural Feature
located at back of
Gateway Feature

Figure 36

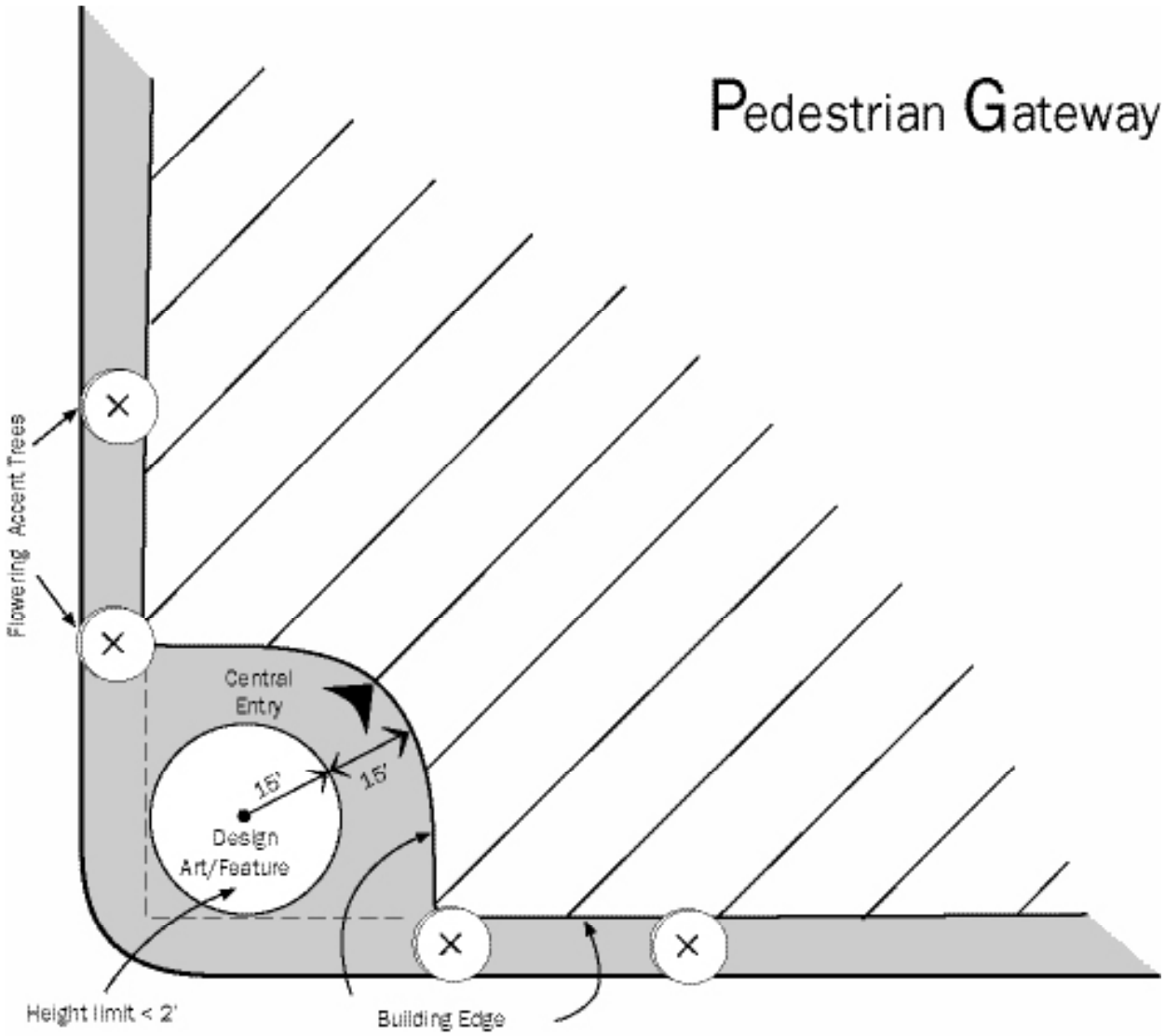

Pedestrian Gateway
Flowering Accent Trees
Central Entry
15'
15'
Design Art/Feature
Height limit < 2'
Building Edge

Figure 37