



Landscaping Requirements Summary

Coverage / Street Buffers

- **Commercial, Professional/Business Office, Industrial** and **Hotel-tourist** zoning districts are required to have a minimum of 15% of the total lot landscaped.
- **Multi-family, RV Park, and Mobile Home** districts are required to have 20% of the total lot landscaped.
- At least 1 tree and 3 shrubs shall be provided per each 500 square feet of required front and side setback.

Neighboring Uses

- Non-residential districts abutting residential districts are required to have a minimum 15-foot landscape buffer. Non-residential properties are also required to build a masonry or concrete wall at a minimum of 6 feet and a maximum of 8 feet, and 24" box trees must be planted no more than 20 feet on center.
- Non-residential districts abutting non-residential districts are required to have a minimum 5-foot landscape buffer.
- Unless otherwise stated, a minimum of 1 shrub per 3 lineal feet and 1 tree per 25 lineal feet of landscape buffer is required. All areas that are not dedicated to trees or shrubs shall be landscaped with grass, groundcover, or other appropriate landscape treatment.

Parking Areas

- Parking lot areas that have **5 or more spaces** shall be screened from view of all adjacent residential districts.
- Landscape terminal islands shall be provided at the end of each parking row with a minimum dimension of 5 feet in width and 15 feet in length. There shall be at least 1 tree within the island and the island area around the tree must be at least 7 feet in width.
- Each off-street parking space shall be **within 40 feet of a tree**, measured from the tree trunk to the outer perimeter of the parking space.
- Divider medians may be used. The minimum width of a divider median is 5 feet if the wheel stops or raised curbs prevent vehicle overhang. If vehicle overhang is allowed then the divider median must be 8 feet.

General Requirements

- Landscape plans shall be prepared by a Nevada licensed landscape architect, architect, engineer, or landscape contractor (for own work).
- No building permits will be issued until the landscape plan is submitted, approved, or bonded.
- Trees planted must be a **minimum box size of 24 inches** (#25 container). Shrubs must be a minimum of **5 gallon**, and groundcover must be a minimum of **1 gallon**. If rock mulch is used, it must have a **minimum depth of 2 inches** and a maximum depth of 4 inches.
- Planting areas must have an irrigation system.
- Planned Unit Developments are required to submit a landscape plan of their open space with the Improvement Plans of each subdivision.

Species

Certain tree species are banned in Clark County for health reasons, and other species are strongly discouraged. A list of other plants that are discouraged for maintenance or cold-hardiness problems is available at the Planning and Redevelopment Department.

- **Prohibited Species:**
 - Fruitless Mulberry (Morus Alba fruitless)
 - European Olive (Olea Eropaea – note: Wilson/Swan Hill varieties acceptable.)
 - Tamarisk/Salt Cedar (Tamarix Species – very weedy, also known as Athel)
- **Discouraged Species:**
 - Castor Bean (Ricinus Communis – poisonous)
 - Chinaberry (Melia Azedarach – poisonous)
 - Oleander (Nerium Oleander – poisonous)

Equipment Screening

- Roof and wall mounted mechanical equipment must be screened.
- Dumpsters must be screened.

Setbacks / Buffer Widths

Landscape buffers along the streets are determined by the width of the adjacent street. See City Code Table 9-8:2 below:

Table 9-8:2 Landscape Buffer Yard Requirements				
	Multi-Family, RV, Mobile Home Zoning Districts	Professional/ Business Office Zoning Districts	Commercial, Public Facility, Hotel-Tourist Zoning Districts	Industrial Zoning Districts
Adjacent to arterial street 100 foot ROW ¹	25 feet	25 feet	25 feet	25 feet
Adjacent to collector street 61 foot to 80 foot ROW ¹	20 feet	20 feet	20 feet	20 feet
Adjacent to local street 60 feet or less ROW ²	10 feet	10 feet	10 feet	10 feet
Adjacent to residential zoning district ³	10 feet	15 feet ⁴	15 feet ⁴	15 feet ⁴
Adjacent to nonresidential zoning district	5 feet	5 feet	5 feet	5 feet
Notes: Parcels Less Than 200 Feet Deep: The buffer width on such parcels may be reduced up to 10 feet off the street right of way requirement, but in no case can the buffer width be less than 5 feet. Parcels With Physical Constraints: Buffer width may be reduced up to 50 percent by the planning and redevelopment director when necessary to accommodate unique site conditions or physical constraints, provided that any reduction is offset by greater buffer widths in nonconstrained areas, such that the "average" buffer width complies with the minimum requirement. Such deviations shall be noted on the plans, with a justification as to why the deviation is requested. 1. Buffer width measured from back of curb. Landscape buffer includes 5 foot sidewalk. 2. Buffer width measured from back of sidewalk. 3. Buffer requires 24 inch box trees planted no more than 20 feet on center, or an equivalent number of trees with irregular spacing. The species of tree shall be one with mature height and canopy width between 20 and 25 feet. 4. A solid masonry or concrete wall with a minimum height of 6 feet and a maximum height of 8 feet shall be provided to screen nonresidential zoning districts from adjoining residential districts. Walls adjoining the front yards or street side yards of adjoining residential lots shall not exceed 30 inches in height.				

For further details and additional requirements, please refer to Section 9-8-4 of the Unified Development Code. If you have any questions, please contact the Planning and Redevelopment Department at (702) 346-2835.