

Townhouse Development

What is a Townhouse Development?

Townhouse developments consist of attached single-family units, which provide opportunities for individual home ownership in the multifamily and mixed use zoning districts. These developments are reviewed as a land division development with additional site plan requirements.

What zones allow this type of development?

Townhouses or Rowhouses are allowed in R-12, R-18, R-22, R-30, R-43, OR-15, OR-18, OR-22, OR-30, OR-43 and mixed use (MX) zoning districts.

What are the requirements for this type of development?

To encourage townhouse developments, alternative dimensional standards are applied to allow land division into small lots for constructing townhouses. The land division is reviewed according to Clark County Code Chapter 40.540. In addition, the development proposal must receive approval of a site plan, which is submitted and reviewed in conjunction with the land division application.

The preliminary plat may not be approved without approval of the submitted site plan. The site plan and preliminary plat must be fully consistent with all applicable ordinances.

Moreover, preliminary plats, and building permits, may be approved only where conditions of approval are established to ensure that subsequent or existing development on the resulting parcels shall

occur consistent with the approved site plan.

Where can I find the alternative dimensional standards for townhouses?

CCC Table 40.260.230-1 details the dimensional standards for townhouses. Within the MX district, the base zone shall determine densities, and dimensional standards determined by those applicable to the R-30 district.

What else should an applicant know regarding the development of townhouses?

There are additional standards for design, parking and impact fee calculation that are outlined in CCC 40.260.230.

Note: This handout is not a substitute for county code. For more detailed information, please refer to Clark County Code 40.260.230 Townhouse Developments.

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For an alternate format, contact the Clark County ADA Compliance Office.
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