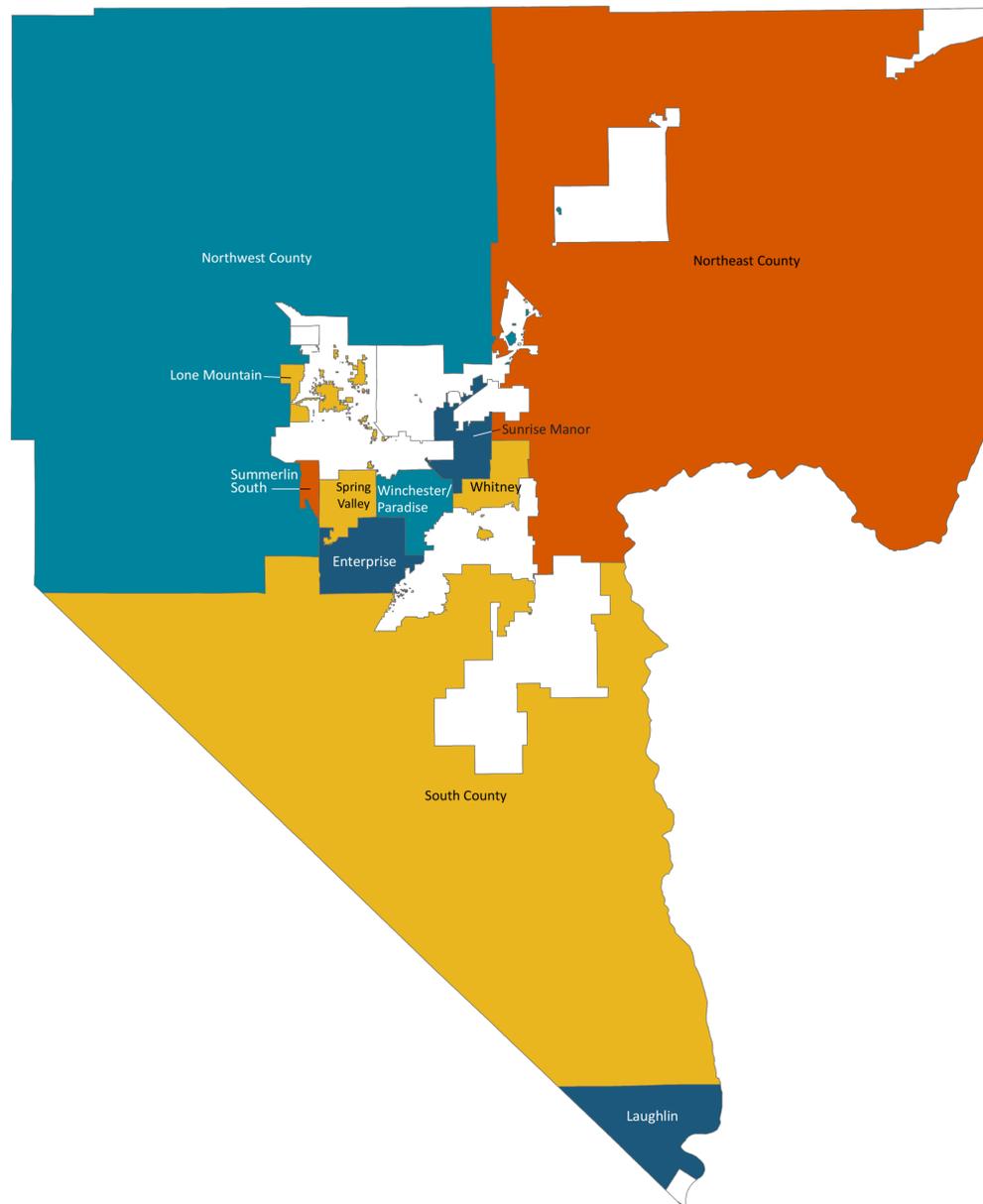


About the Land Use Planning Process

PLANNING AREAS

Clark County is responsible for land use planning in all areas outside of the incorporated cities. For land use planning purposes, the unincorporated portion of Clark County is divided into 11 planning areas: Enterprise, Laughlin, Lone Mountain, Northeast County, Northwest County, South County, Spring Valley, Summerlin South, Sunrise Manor, Whitney, and Winchester/Paradise. Currently, the County maintains separate plans and land use plan maps for each planning area. While there is significant overlap between them, each of the 11 planning area plans contains a separate set of land use categories and definitions.



PROPOSED CHANGES

In the interest of reducing repetition, clarifying desired outcomes, and making the Master Plan easier to use and administer, several changes to the land use planning process are proposed as part of the Transform Clark County process:

- Consolidation of the current area-specific sets of land use categories into a single set that will apply countywide;
- Translation of the consolidated land use categories to the adopted land use plan maps for each planning area; and
- Alignment of the consolidated land use categories and area-specific policies with proposed updates to the Clark County Development Code.

The following pages introduce these proposed changes to the land use planning process for further discussion.

Current and Proposed Land Use Categories

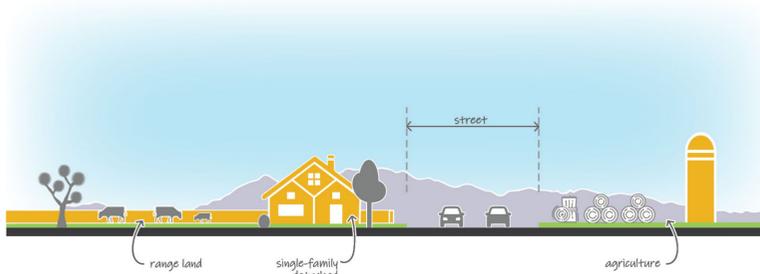
NEIGHBORHOODS

The table below provides an overview of the alignment between the existing and proposed neighborhood land use categories. An explanation of these categories is provided on the pages that follow, along with definitions, examples, and a discussion of the rationale and general areas affected for each of the proposed land use categories.

Existing Land Use Category	Proposed Land Use Category	Land Use Characteristics		
Residential Rural (RR)	Outlying Neighborhood (ON)			Placeholder Character area photo
Residential Agricultural (RA)				
Rural Neighborhood Preservation (RNP)	Estate Neighborhood (EN)			Placeholder Character area photo
Rural Neighborhood (RN)				
Residential Low (RL)	Low-Suburban Neighborhood (LN)			Placeholder Character area photo
Residential Suburban (RS)	Mid-Suburban Neighborhood (MN)			Placeholder Character area photo
Residential Medium (RM)				
Residential High (RH)	Compact Neighborhood (CN)			Placeholder Character area photo
Residential Urban Center (RUC)	Urban Neighborhood (UN)			Placeholder Character area photo
Residential High Rise Center (RHRC)				

Proposed Land Use Categories

NEIGHBORHOODS



OUTLYING NEIGHBORHOOD (ON)

Primary Land Uses

Single-family detached homes

Supporting Land Uses

Accessory dwelling units, grazing, small-scale crop and food production, low-intensity agriculture, and associated outbuildings

Density

Up to 2 dwelling units per acre

Characteristics

- Supports opportunities for rural residential on large lots in areas outside of the Las Vegas Valley
- Neighborhoods are designed to maintain working agricultural or ranch land, preserve common open space for residents, or protect sensitive natural or environmental features
- Includes some existing neighborhoods that do not have urban services
- Pedestrian and bicycle infrastructure, as well as transit service, is generally not present

What is the equivalent to the Outlying Neighborhood designation in the Current Master Plan?

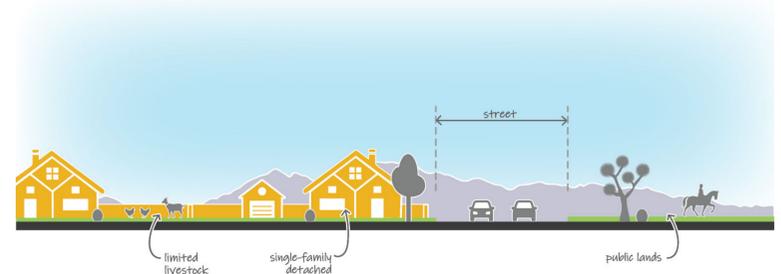
The Outlying Neighborhood designation combines the current Residential Rural (0-0.5 DU/acre) and Residential Agricultural (0-1 DU/acre) designations.

What is the rationale for this change?

This change is proposed to clearly distinguish unique neighborhoods in rural, outlying areas of Clark County (i.e., Moapa Valley, Mt. Charleston) from existing neighborhoods within the Las Vegas Valley that have rural characteristics.

How much land area is affected by this change?

Approximately 28,291 acres are affected by this change, most of which fall outside the Las Vegas Valley. Within the Las Vegas Valley, there are two Residential Agricultural area in the Durango Drive & Iron Mountain Road areas.



ESTATE NEIGHBORHOOD (EN)

Primary Land Uses

Single-family detached homes

Supporting Land Uses

Uses related to the raising and keeping of animals for personal enjoyment or food production, accessory dwelling units, and neighborhood-serving public facilities such as parks, trails, open space, schools, libraries, and other complementary uses

Density

Up to two and a half dwelling units per acre

Characteristics

- Supports the retention of existing large lot neighborhoods within the Las Vegas Valley that are consistent with NRS 278.0177 - Rural Preservation Neighborhood
- Homes front on local streets or four-lot cul-de-sacs
- Access to trails and surrounding public lands is present in some locations
- Street cross-sections feature modified pavement sections and limited streetlights and sidewalks
- Greater setbacks between neighboring dwellings than typically found in suburban/urbanized areas

What is the equivalent to the Estate Neighborhood designation in the Current Master Plan?

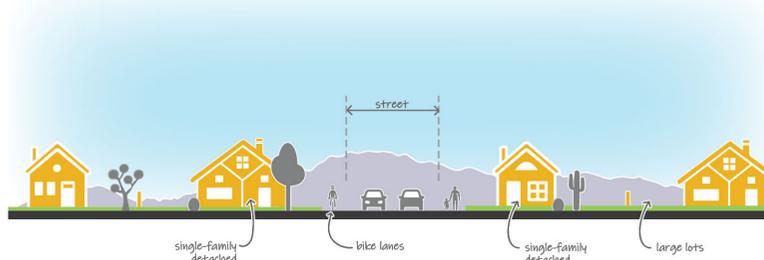
The Estate Neighborhood designation consolidates the current Rural Neighborhood Preservation designation (0-2 DU/acre) with the Rural Neighborhood designation (0-2.5 DU/acre). Not all current RNP areas have been carried forward with the EN designation. Current RNP areas that do not meet the NRS definition for RNP have been reassigned to the Low-Suburban Neighborhood designation.

What is the rationale for this change?

This change is proposed to differentiate neighborhoods that meet the NRS definition for RNP from large lot neighborhoods that do not meet the definition, and those located in outlying communities.

How much land area is affected by this change?

Approximately 24,227 acres are affected by this change.



LOW-SUBURBAN NEIGHBORHOOD (LN)

Primary Land Uses

Single-family detached homes

Supporting Land Uses

Accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses

Density

Up to 5 dwelling units/acre

Characteristics

- Predominantly comprised of single-family detached homes on medium to large lots
- Clustered development is encouraged to preserve common open space or recreational amenities
- Amenities and infrastructure encourage walking and biking
- Transit service is typically limited

What is the equivalent to the Low-Suburban Neighborhood designation in the Current Master Plan?

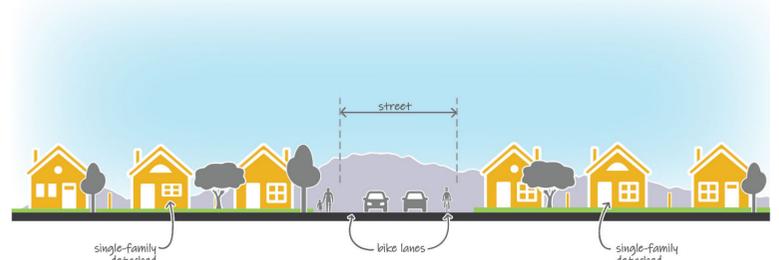
The Low-Suburban Neighborhood designation replaces the current Residential Low (RL) designation, which allows for up to 3.5 DU/acre.

What is the rationale for this change?

This change is proposed to distinguish low-density residential areas that do not allow equestrian facilities or small livestock (e.g., goats and chickens) from those that do. The Residential Low (RL) designation is used on a very limited basis currently, primarily around existing RNP in the South and West areas of the Las Vegas Valley.

How much land area is affected by this change?

Approximately 17,178 acres are affected by this change.



MID-SUBURBAN NEIGHBORHOOD (MN)

Primary Land Uses

Single-family attached and detached, and duplexes

Supporting Land Uses

Accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses

Residential Density

Up to 8 dwelling units per acre

Characteristics

- While most existing Mid-Suburban Neighborhoods are comprised predominantly of detached single-family homes on small lots, a greater mix of lot sizes and attached units is desired as new neighborhoods are developed
- Common amenities provide opportunities for residents to recreate and gather, off-setting smaller lot sizes
- Detached sidewalks and trail connections encourage walking and biking
- May include existing mobile home parks
- Transit service is typically limited to major corridors nearby

What is the equivalent to the Mid-Suburban Neighborhood designation in the Current Master Plan?

The Mid-Suburban Neighborhood designation consolidates the current Residential Suburban (RS), which allows 0-8 dwelling units per acre, with portions of Residential Medium (RM), which allows for 3-14 dwelling units per acre.

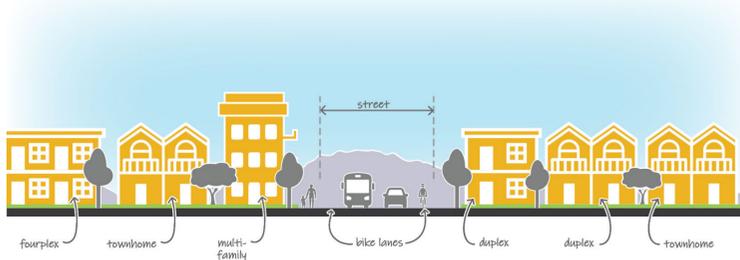
Existing neighborhoods built at the lower end of the allowed range for the current Residential Medium designation (3-8 dwelling units per acre) have been reassigned to the Mid-Suburban Neighborhood designation.

What is the rationale for this change?

This will consolidate designations for neighborhoods that have similar densities and other characteristics. The current Residential Medium designation is not widely used.

How much land area is affected by this change?

Approximately 40,409 acres are affected by this change.



COMPACT NEIGHBORHOOD (CN)

Primary Land Uses

Single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes

Supporting Land Uses

Accessory dwelling units, multi-family dwellings, and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses

Density

Less than 18 dwelling units per acre

Characteristics

- Supports a wide-range of housing types at varied densities—ranging from attached and detached single-family dwellings on small lots to small-scale multi-family dwellings
- While many existing Compact Neighborhoods include a concentration of either single-family or multi-family dwellings, an integrated mix of housing types along the spectrum is desired for new Compact Neighborhoods
- Densities within neighborhoods should vary to respond to the surrounding context
- Typically located within walking and biking distance of services and amenities, including transit

What is the equivalent to the Compact Neighborhood designation in the Current Master Plan?

The Compact Neighborhood designation consolidates portions of the current Residential Medium (RM) designation, which allows for 3-18 dwelling units per acre, and the current Residential High (RH) designation, which allows for 8-18 dwelling units per acre.

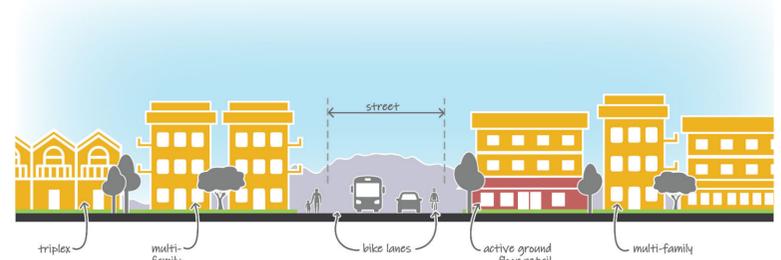
Existing neighborhoods built at the higher end of the allowed range for the current Residential Medium designation (8-14 dwelling units per acre) have been reassigned to the Compact Neighborhood designation.

What is the rationale for this change?

This change is proposed to consolidate designations for neighborhoods that have similar densities and other characteristics. The current Residential Medium designation is not widely used (sometimes along major streets or at major intersections), and does not allow multifamily residential. The current Residential High designation is more widely used, particularly along major streets in Spring Valley and Enterprise, and does allow multifamily residential.

How much land area is affected by this change?

Approximately 6,065 acres are affected by this change, most of which falls within the Las Vegas Valley.



URBAN NEIGHBORHOOD (UN)

Primary Land Uses

Single-family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multifamily

Supporting Land Uses

Accessory dwelling units (where allowed by underlying zoning), multi-family dwellings, and neighborhood-serving public facilities.

Density

Greater than 18 dwelling units per acre

Characteristics

- Includes a wide variety of attached and detached housing types on small lots
- Some Urban Neighborhoods include—or have direct access to—retail, offices, commercial services, and activity centers
- Density and building height vary based on location-specific character (the highest possible density is not always appropriate)
- Amenity rich with quality pedestrian and bicycle infrastructure and feature robust transit service

What is the equivalent to the Urban Neighborhood designation in the Current Master Plan?

The Urban Neighborhood designation consolidates the current Residential Urban Center (RUC) designation, which allows for 18-32 dwelling units per acre, and the Residential High Rise Center (RHRC) designation, which allows for 32+ dwelling units/acre.

What is the rationale for this change?

Development built under the current RUC and RHRC designations has been at similar densities on the lower end of the RUC range and the RHRC designation has not been widely used.

How much land area is affected by this change?

Approximately 3,120 acres are affected by this change, most of which falls within the Las Vegas Valley.

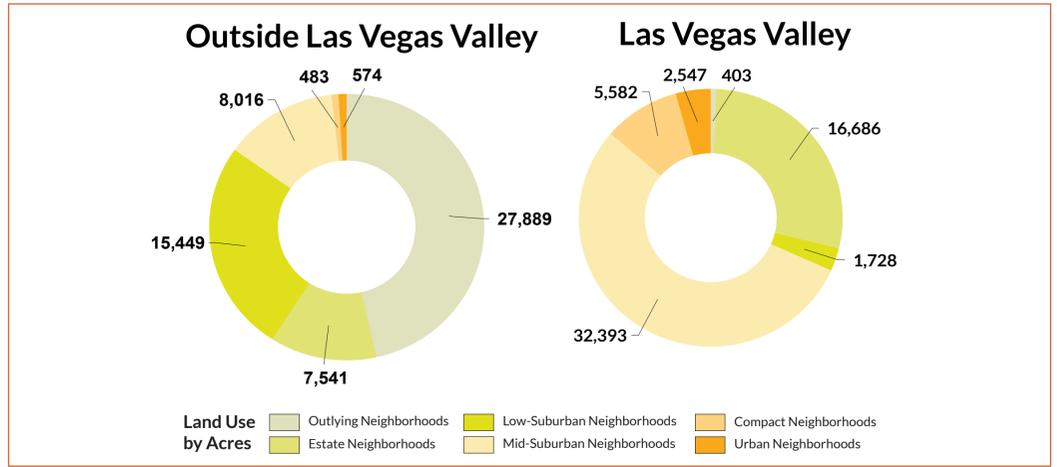
NEIGHBORHOODS

Clark County is made up of many unique neighborhoods and communities offering a wide range of lifestyles—ranging from “big city” urbanized areas to sparsely populated rural expanses, plus everything in between. The Neighborhood land use categories support the continuation of existing lifestyle choices in unincorporated Clark County while also encouraging further diversification of housing options over time. Neighborhood land use categories include:

- Outlying Neighborhoods
- Estate Neighborhoods
- Low-Suburban Neighborhoods
- Mid-Suburban Neighborhoods
- Compact Neighborhoods
- Urban Neighborhoods

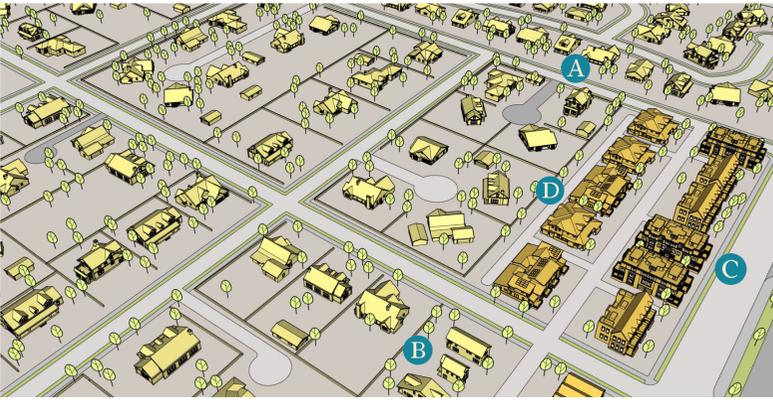
The Neighborhood land use categories apply to both existing and future neighborhoods. In some instances, the characteristics defined for an individual land use category reflect a current condition that is desirable to maintain or protect for the future. In other instances, the characteristics reflect a desired future condition that either does not exist today, or exists on a very limited basis.

Within the Las Vegas Valley, opportunities for additional major development projects are limited. Outside of the Las Vegas Valley, major development projects are expected to be limited, but may occur adjacent to outlying communities.



KEY CONSIDERATIONS FOR NEIGHBORHOODS

The discussion and examples that follow should be used as a supplement to the Neighborhood land use category definitions to guide plans for new neighborhoods, or potential changes to established neighborhoods. Not every consideration will apply to all land use categories.



MIX OF HOUSING TYPES

Detached single-family homes have traditionally been the predominant housing type in unincorporated Clark County. Moving forward, a diversity of housing options will be needed to meet the needs of residents of all ages, income levels, and abilities. Opportunities to expand the mix of housing and unit types available as part of new development are greatest in Suburban (Mid-Intensity), Compact, and Urban Neighborhoods.

See also, Countywide Goals 1.1, 1.3, and 1.4, and supporting policies.

- A** Avoid large concentrations of a single housing type or building form (i.e., small lot single-family detached or large multifamily buildings)
- B** Incorporate smaller pods of different housing types with varied lot and unit sizes to offer variety while still supporting higher densities where appropriate
- C** Concentrate higher density housing types along major transportation corridors where high-frequency transit service exists or is planned
- D** Transition density and intensity to match that of established neighborhoods along shared edges (also relates to Infill Development discussion that follows)



INFILL DEVELOPMENT

Infill development provides opportunities to expand housing options in areas where infrastructure and services are already in place and to encourage reinvestment in older neighborhoods. How well infill development “fits” is often determined by the scale, mass, and height of infill development relative to existing homes. In unincorporated Clark County, infill development considerations vary based on where it occurs, and the type/number of homes being built:

- A** The use of rural street cross-sections, transitions in lot sizes, and consistent building heights can help promote compatibility between the established Estate Neighborhoods that remain within the Las Vegas Valley and higher intensity housing planned on adjacent land.

INFILL WITHIN ESTABLISHED NEIGHBORHOODS

- The degree to which infill development occurs within established neighborhoods in unincorporated Clark County over the next ten to 20 years will be driven by a number of factors—such as, but not limited to, location, the age and condition of the existing housing stock, the availability of vacant lots or larger plots of land within those neighborhoods, underlying zoning, and market demand.
- B** The addition of detached or attached accessory dwelling units is another form of infill development that may occur in established neighborhoods.

INFILL ADJACENT TO ESTABLISHED NEIGHBORHOODS

Development patterns in unincorporated Clark County have evolved over time, leaving “pockets” of vacant land that abut established neighborhoods of varying densities and other existing development.

See also, Countywide Goals 1.1, 1.4, 1.5, 6.4, and supporting policies.



CONNECTIVITY

Enhancing vehicular, bicycle, and pedestrian connections within and between existing and future neighborhoods, as well as to adjacent services, employment opportunities, and amenities is a priority.

- Provide periodic breaks in privacy walls to allow pedestrian and bicycle access in/out of the neighborhood
- Maintain existing or planned public land access points when development occurs on an adjoining parcel
- Incorporate detached sidewalks and shade to provide a safe

and comfortable environment for pedestrians.

- Provide connections to existing/planned trails.
- Maintain opportunities for planned roadway connections to adjacent uses in developing areas

See also, Countywide Goals 4.1 through 4.3 and 6.4 and supporting policies.



NEIGHBORHOOD LIVABILITY

AMENITIES

Parks, trails, community gardens, common open space, recreational amenities, and other features should be incorporated as part of new neighborhoods to enhance the health and quality of life of residents. In areas designated as Compact or Urban Neighborhoods, the integration of community gathering spaces—such as pools, sundecks, community rooms, or other common spaces—is encouraged.

See also, Countywide Goals 1.3 and 1.4 and supporting policies.

ACCESS TO SERVICES

Neighborhoods should be sited where grocery stores, restaurants, medical offices, and other neighborhood-serving uses can be reasonably accessed by residents on foot, by bike, or within a short drive or transit ride.



SUSTAINABLE DEVELOPMENT PRACTICES

Implementation of each of the key considerations outlined above will help Clark County reduce greenhouse gas emissions and prepare for the impacts of climate change. The sustainable development practices outlined below can further support the goals of Clark County and its regional partners in this area.

SITE DESIGN

Integrate low maintenance and drought-tolerant trees and green infrastructure in new and established neighborhoods to provide shade, reduce urban heat islands, improve air quality, reduce outdoor water usage, and provide stormwater management benefits.

BUILDING DESIGN

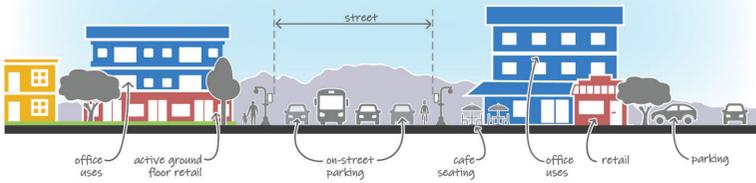
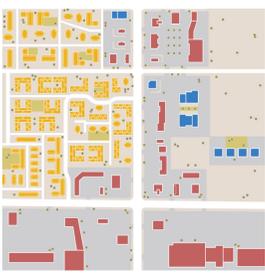
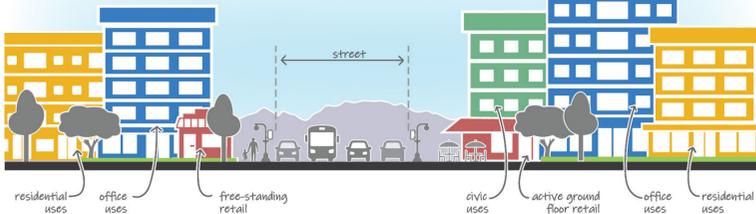
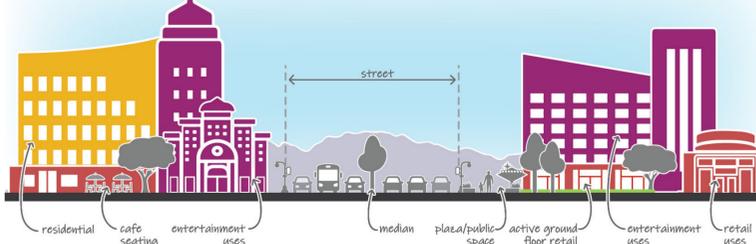
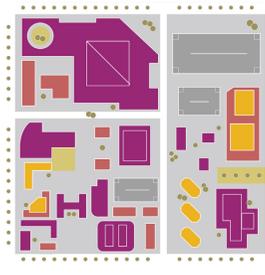
Encourage the use of materials, design features, fixtures, appliances, and building systems that will reduce indoor water use, lower energy consumption, and/or reduce construction waste.



Current and Proposed Land Use Categories

COMMERCIAL AND MIXED-USE

The table below provides an overview of the alignment between the existing and proposed commercial and mixed-use land use categories. An explanation of these categories is provided on the pages that follow, along with definitions, examples, and a discussion of the rationale and general areas affected for each of the proposed land use categories.

Existing Land Use Category	Proposed Land Use Category	Land Use Characteristics		
Commercial Neighborhood (CN) Office Professional (OP)	Nearhood Commercial (NC)			Placeholder Character area photo
Commercial General (CG)	Corridor Mixed-Use (CM)			
Commercial Tourist (CT)	Entertainment Mixed-Use (EM)			Placeholder Character area photo

NEIGHBORHOOD COMMERCIAL (NC)

Primary Land Uses

Mix of retail, restaurants, offices, service commercial, and other professional services

Supporting Land Uses

Public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses

Residential Density

Not applicable

Characteristics

- Intended to provide opportunities for compact nodes of low-intensity retail, services, and offices that serve residents of the immediate neighborhood(s)
- Pedestrian- and bicycle-friendly site layout with direct connections to adjacent uses
- Building heights typically range from 1-2 stories, but may be up to 3 stories in some locations
- Siting is encouraged where access to transit exists or is planned
- Scale and intensity of uses should be mitigated where centers abut existing or planned neighborhoods to promote compatibility

What is the equivalent to the Neighborhood Commercial designation in the Current Master Plan?

The Neighborhood Commercial designation consolidates the current Commercial Neighborhood (CN) and Office Professional (OP) designations.

What is the rationale for this change?

This change is intended to provide opportunities for smaller-scale commercial services that are distinctly different from the proposed Corridor Mixed-Use designation in terms of their scale, intensity, and uses. The current Commercial Neighborhood designation allows many of the same uses as the Commercial General designation (except automotive services and taverns).

How much land area is affected by this change?

Approximately 3,379 acres are affected by this change, most of which falls within the Las Vegas Valley.

CORRIDOR MIXED-USE (CM)

Primary Land Uses

Mix of retail, restaurants, offices, service commercial, entertainment, and other professional services,

Supporting Land Uses

Moderate density multi-family residential dwellings, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses

Residential Density

Less than 18 dwelling units per acre, but may be higher within ¼ mile of high-frequency transit stations

Characteristics

- Provides opportunities for moderate density mixed-use development that serves adjacent neighborhoods as well as the broader community
- Concentrating higher intensity uses and a vertical mix of uses near transit-stops is encouraged to support regional transit investments and area-specific plans
- Continuous pedestrian, bicycle, and vehicular connections should be provided along corridors and to adjacent neighborhoods
- Multi-family residential uses may not always be appropriate, but when provided should be integrated as a component of Corridor Mixed-Use developments to support the expansion of housing options within close proximity of services and amenities
- Reinvestment in or redevelopment of existing single-use, auto-oriented centers is encouraged to diversify the mix and intensity of uses along major corridors over time
- Mix and intensity of uses will vary by location

What is the equivalent to the Corridor Mixed-Use designation in the Current Master Plan?

The Corridor Mixed-Use (CM) designation replaces the current Commercial General (CG) designation.

What is the rationale for this change?

Although the current Development Code provides opportunities for mixed-use development, the current Master Plan does not include an equivalent mixed-use land use category. The proposed category strengthens policy guidance for mixed-use development in the Master Plan and encourages a more transit-oriented pattern of development along major corridors.

How much land area is affected by this change?

Approximately 8,400 acres are affected by this change, most of which falls within the Las Vegas Valley.

ENTERTAINMENT MIXED-USE (EM)

Primary Land Uses

Mix of retail, restaurants, entertainment, gaming, lodging, and other tourist-oriented services, as well as office uses

Supporting Land Uses

High density residential as well as public facilities such as civic and government uses, plazas, pocket parks, and other complementary uses

Residential Density

18 or more dwelling units per acre, but may be lower where transitions to lower intensity development are required

Characteristics

- Includes tourist-focused districts like the Las Vegas Strip, that also serve as downtown areas for residents with concentrations of employment, retail, and services.
- Amenity-rich public spaces and pedestrian amenities encourage walking and biking along major corridors
- Site circulation must accommodate efficient vehicular circulation, loading, and access as well as high-volumes of pedestrian traffic
- Active uses are encouraged at the street level and should be oriented to transit and shuttle stops
- High-density residential uses are encouraged as a Supporting use, but should be concentrated in areas that lack the visibility or access needed for gaming and other tourist-oriented uses, and in areas where conflicts with more intensive uses are less likely to be a concern

What is the equivalent to the Entertainment Mixed-Use designation in the Current Master Plan?

The Entertainment Mixed-Use (EM) designation replaces the current Commercial Tourist (CT) designation.

What is the rationale for this change?

This change protects the current parameters for the Commercial Tourist designation as a Gaming Enterprise District, while also supporting the addition of high density residential as a Supporting use to help expand housing options near major employment centers.

How much land area is affected by this change?

Approximately 11,081 acres are affected by this change, most of which falls within the Las Vegas Valley.

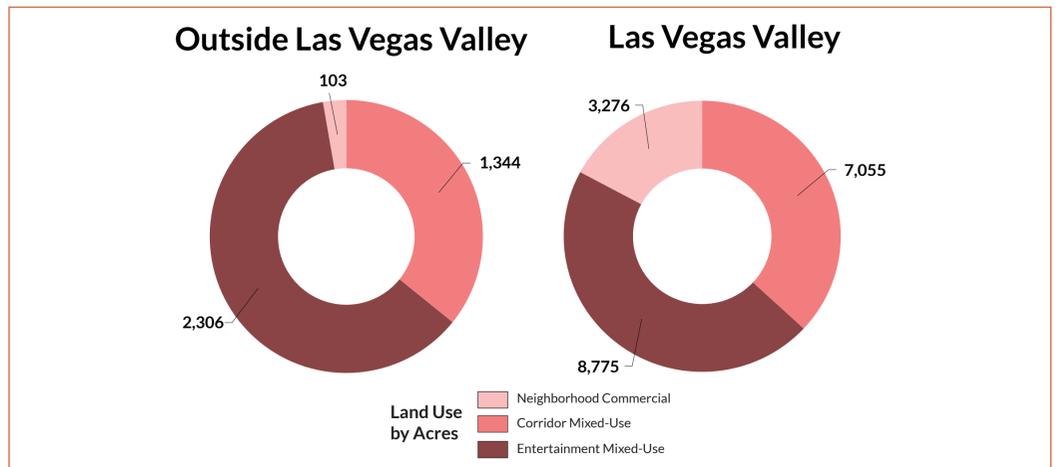


COMMERCIAL AND MIXED-USE

Commercial and Mixed-use land use categories provide opportunities for retail, restaurants, offices, service commercial, entertainment, and other professional services. In some locations, opportunities for multi-family residential uses are also provided. The mix of uses, scale, and intensity of commercial and mixed-use areas in unincorporated Clark County varies significantly by location—both within the Las Vegas Valley, and in outlying communities. Commercial and Mixed-use land use categories include:

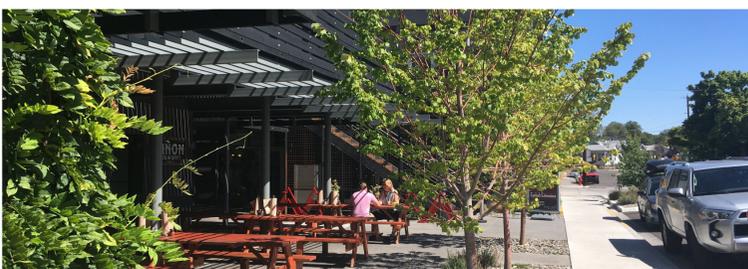
- Neighborhood Commercial
- Corridor Mixed-Use
- Entertainment Mixed-Use

Commercial and Mixed-use land use categories apply to both existing and future corridors and centers. Some existing centers and corridors are located in relatively new/emerging areas and are unlikely to change substantially within the planning horizon. However, many older centers and corridors within the Las Vegas Valley are experiencing challenges with vacant and/or obsolete buildings and extended periods of disinvestment.



The discussion and examples that follow should be used as a supplement to the Commercial and Mixed-use land use category definitions. Not every consideration will apply to all land use categories.

KEY CONSIDERATIONS FOR COMMERCIAL AND MIXED-USE AREAS



MULTIMODAL CONNECTIVITY

Enhancing vehicular, bicycle, and pedestrian connections within and between commercial and mixed-use areas, as well as to adjacent neighborhoods is a priority.

- Incorporate detached sidewalks and shade along major pedestrian routes within a commercial or mixed-use center to provide a safe and comfortable environment.

- Establish and maintain vehicular and pedestrian access between individual businesses along a corridor
- Establish pedestrian and bicycle access to commercial and mixed-use areas from adjacent neighborhoods

See also, Countywide Goals 4.1 through 4.3 and 6.4 and supporting policies.

MIX OF USES

Multi-family residential uses are encouraged as a Supporting use in Corridor Mixed-Use and Entertainment Mixed-Use areas to support the expansion of housing options within close proximity of services, amenities, and jobs.

- Residential uses should be concentrated in areas that lack the

visibility or access needed for gaming and other tourist-oriented uses, and in areas where conflicts with intensive uses are less likely to be a concern.

- Residential and non-residential uses may be vertically or horizontally integrated to fit the unique needs of each site and market considerations.

ADAPTIVE REUSE/REDEVELOPMENT

The adaptive reuse or redevelopment of obsolete commercial areas is encouraged, particularly in areas where high frequency transit exists or is planned.

In particular, flexible strategies for the reuse or redevelopment of vacant/underutilized buildings and shopping centers should be provided.

COMPATIBILITY WITH EXISTING NEIGHBORHOODS

Where commercial and mixed-use areas abut existing or planned neighborhoods, steps should be taken to minimize noise, lighting, and other impacts. Possible strategies include:

- **A** Concentrating taller buildings away from adjacent neighborhoods (stepping down building heights as they approach shared property lines)

- **B** Incorporating residential uses as a transition
- **C** Orienting dumpsters and loading docks away from residential uses
- **D** Incorporating screening walls or other buffers

See also, Goal 6.2 and supporting policies.

SUSTAINABLE DEVELOPMENT PRACTICES

Encourage the use of materials, design features, fixtures, appliances, and building systems that will reduce indoor water use, lower energy consumption, and/or reduce construction waste.

BUILDING DESIGN

Encourage the use of materials, design features, fixtures, appliances, and building systems that will reduce indoor water use, lower energy consumption, and/or reduce construction waste.

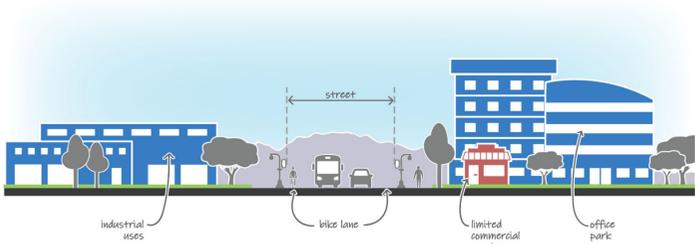
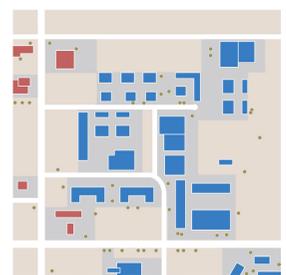
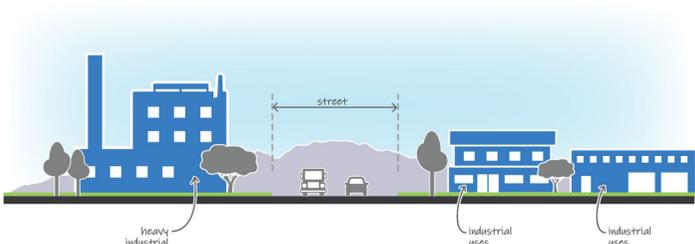
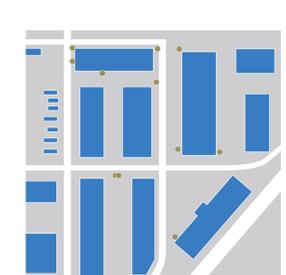
SITE DESIGN

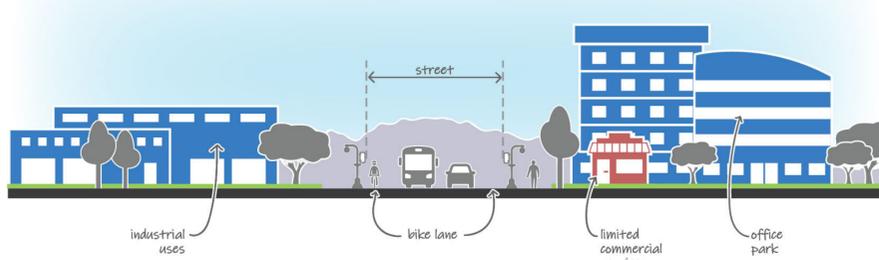
Integrate low maintenance and drought-tolerant trees and green infrastructure in new and established commercial and mixed-use corridors and centers to provide shade, reduce urban heat islands, improve air quality, reduce outdoor water usage, and provide stormwater management benefits.

Current and Proposed Land Use Categories

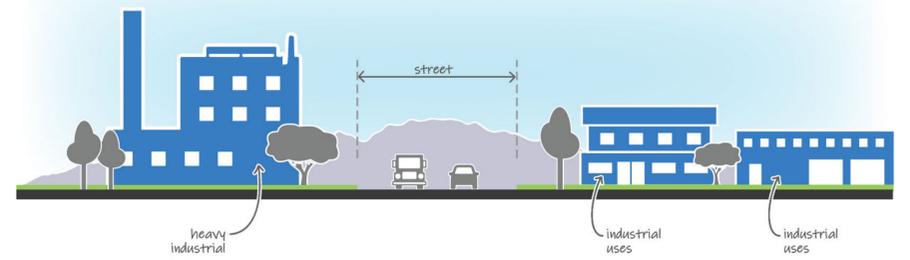
EMPLOYMENT

The table below provides an overview of the alignment between the existing and proposed employment land use categories. An explanation of these categories is provided on the pages that follow, along with definitions, examples, and a discussion of the rationale and general areas affected for each of the proposed land use categories.

Existing Land Use Category	Proposed Land Use Category	Proposed Land Use Character		
Business and Design Research Park (BDRP)	Business Employment (BE)			Placeholder Character area photo
Industrial (IND)				
Heavy Industrial (HI)	Industrial Employment (IE)			Placeholder Character area photo



BUSINESS EMPLOYMENT (BE)



INDUSTRIAL EMPLOYMENT (IE)

Primary Land Uses

Office, distribution centers, warehouse/flex space, technology, and light-industry

Supporting Land Uses

Small-scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses

Density

Varies by use; building heights typically range from one to five stories

Characteristics

- Provides for concentrated areas of employment and ancillary commercial uses
- Includes opportunities for standalone office parks or single-user campus facilities
- Concentrated near airports, major transportation corridors, and railroads
- Loading docks and other more intensive uses should be sited to minimize impacts on adjacent residential neighborhoods and rights-of-way
- Pedestrian, bicycle, and transit access varies based on uses and location

What is the equivalent to the Business Employment designation in the Current Master Plan?

The Business Employment (BE) designation consolidates and replaces the current Business and Design/Research Park (BDRP) and Industrial (IND) designations.

What is the rationale for this change?

This change will streamline the employment land use categories by combining two categories that have similar characteristics (i.e., uses, impacts, and intensity).

How much land area is affected by this change?

Approximately 25,993 acres are affected by this change. Existing BDRP and IND uses are found near Nellis Air Force Base, McCarran International Airport, along Sunset Boulevard, and in the area between I-15 and Decatur Boulevard, north of the 215 Beltway and south of Tropicana Avenue.

Primary Land Uses

Manufacturing and heavy industry

Supporting Land Uses

Manager's office or residence and other supporting uses

Characteristics

- Provides opportunities for high-intensity industrial and manufacturing activities that are undesirable to adjacent land uses.
- Building heights vary, but may be up to five stories in height
- Operations may include towers and the use of heavy equipment
- Not suitable for pedestrian or bicycle access

What is the equivalent to the Industrial Employment designation in the Current Master Plan?

The Industrial Employment (IE) designation carries forward the current Heavy Industrial (HI) designation under a new name.

What is the rationale for this change?

The current HI designation is used on a very limited basis, but the intensity of the uses allowed warrants the continuation of a similar category, separate from the proposed Business Employment designation.

How much land area is affected by this change?

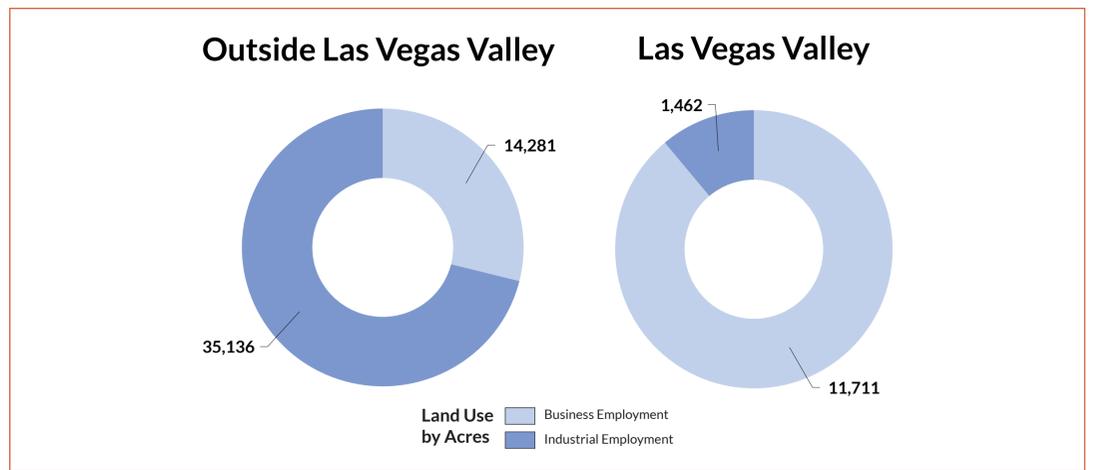
Approximately 36,598 acres (consisting of two power plants along South Boulder Highway and the BMI complex along Lake Mead Pkwy) are affected by this change, most of which falls within, or just outside of (i.e., Apex area) the Las Vegas Valley.

EMPLOYMENT

Employment land use categories support opportunities for different types and intensities of office, industrial, manufacturing, and warehouse/distribution, as well as supporting commercial. Employment land use categories include:

- Business Employment
- Industrial Employment

Employment land use categories apply to both existing and future employment areas.



KEY CONSIDERATIONS FOR EMPLOYMENT AREAS

The discussion and examples that follow should be used as a supplement to the Employment land use category definitions. Not every consideration will apply to all land use categories.



PROXIMITY AND CONNECTIONS TO SUPPORTIVE USES

Residential uses are not supported in employment areas due to the compatibility considerations highlighted below. However, providing opportunities for employees to live within close proximity to their job reduces travel times and costs, and supports GHG reduction.

While direct pedestrian and bicycle connections are desired to employment areas and transit, security and uses may limit access in some instances.

See also, Goals 4.1, 4.2, and supporting policies.

RESIDENTIAL COMPATIBILITY

Where employment areas abut existing or planned neighborhoods, steps should be taken to minimize noise, lighting, and other impacts. Possible strategies include:

- Concentrating taller buildings away from lower intensity residential

uses (stepping down building heights along shared property lines)

- Orienting loading docks away from residential uses
- Incorporating screening walls for other buffers

See also, Goal 6.2 and supporting policies.

CONVERSION OF EMPLOYMENT LAND

Demand for housing in the Las Vegas Valley has led to pressure for the conversion of employment land for residential development. While siting residential development in close proximity to employment uses is desirable to reduce travel times and costs for employees, residential uses should be concentrated in areas that are planned for residential or mixed-use development, not employment. Primary concerns about the conversion of employment lands include:

- Potential complaints from future residents about noise, smells, and traffic associated with adjacent employment uses

- Erosion of the future supply of employment land available in unincorporated Clark County;
- Potential loss of existing employers who are unable to perform essential functions of their business as a result of residential conflicts
- Quality of life impacts on residents of neighborhoods that function as “islands” within employment areas—lacking connectivity to services and amenities

See also, Goals 5.5, 6.2, and supporting policies.

SUSTAINABLE DEVELOPMENT PRACTICES

Implementation of each of the key considerations outlined above will help Clark County reduce greenhouse gas emissions and prepare for the impacts of climate change. The sustainable development practices outlined below can further support the goals of Clark County and its regional partners in this area.

BUILDING DESIGN

Encourage the use of materials, design features, fixtures, appliances, and building systems that will reduce indoor water use, lower energy consumption, and/or reduce construction waste.

SITE DESIGN

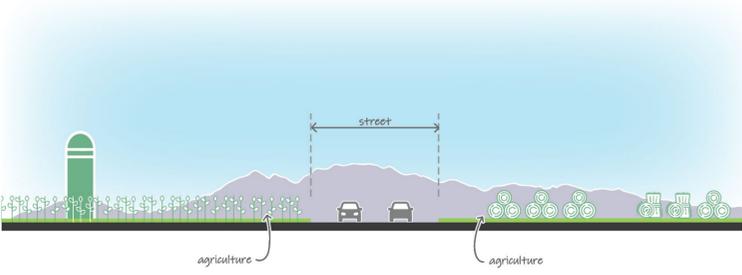
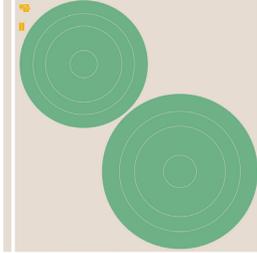
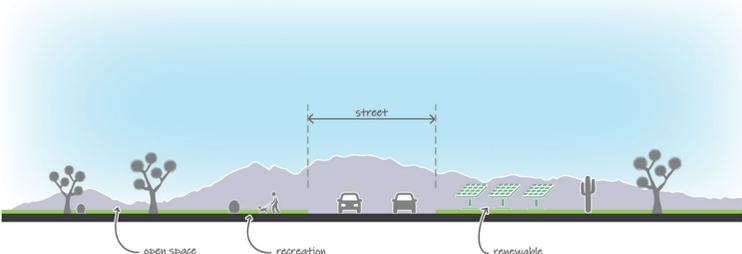
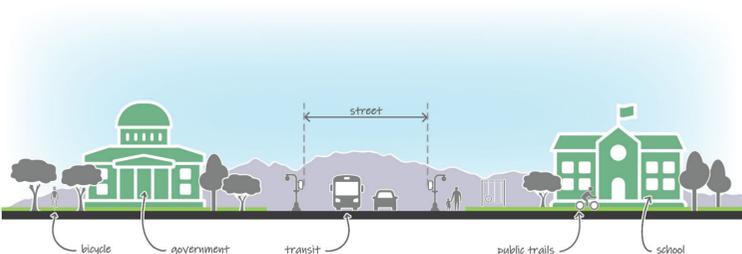
Integrate low maintenance and drought-tolerant trees and green infrastructure in new and established employment areas to provide shade, reduce urban heat islands, improve air quality, reduce outdoor water usage, and provide stormwater management benefits.

See also, Countywide Goal 3.1, 3.2, 3.3, and 3.6 and supporting policies, and Clark County Sustainability and Climate Action Plan.

Current and Proposed Land Use Categories

OTHER

The table below provides an overview of the alignment between the existing and proposed land use categories for other uses. An explanation of these categories is provided on the pages that follow, along with definitions, examples, and a discussion of the rationale and general areas affected for each of the proposed land use categories.

Existing Land Use Category	Proposed Land Use Category	Proposed Land Use Character		
		Elevation	Plan	Photo
Agriculture (AG)	Agriculture (AG)			Placeholder Character area photo
Open Lands (OL)	Open Lands (OL)			Placeholder Character area photo
Public Facilities (PF)	Public Facilities (PF)			Placeholder Character area photo
Institutional (IL)				

AGRICULTURE (AG)

Primary Land Uses

Farmland, cropland, pastures, and other low intensity agricultural uses

Supporting Land Uses

Owner/manager residence, employee housing, as well as barns and other agricultural structures used for hay, grain, or equipment storage

Characteristics

- Includes areas outside of the Las Vegas Valley –such as Moapa Valley—that are primarily used for agricultural production.
- Agricultural areas are generally irrigated and located on valley floors where they may be subject to flooding.

What is the equivalent to the Agriculture designation in the Current Master Plan?

The Agriculture (AG) designation carries forward the current designation of the same name.

How much land area is designated as Agriculture?

Approximately 2,308 acres, all of which falls within outside the Las Vegas Valley.

OPEN LANDS (OL)

Primary Land Uses

Active and passive recreation, habitat conservation, and grazing

Supporting Land Uses

May include renewable energy facilities and other appropriate regulated industries.

Characteristics

- Open lands and facilities that are owned and managed by state and federal agencies
- Generally used for habitat conservation and active/passive recreation

What is the equivalent to the Open Lands designation in the Current Master Plan?

The Open Lands (OL) designation consolidates the current Open Lands (OL) designation and portions of the land currently designated as Public Facilities (PF).

What is the rationale for this change?

This change is proposed to differentiate between Open Lands that are owned and managed by state and federal agencies and Public Facilities that are owned and managed by Clark County or other local or regional entities.

How much land area is affected by this change?

Approximately 4,467,616 acres are affected by this change, most of which falls within on the edges of or outside of the Las Vegas Valley.

PUBLIC FACILITIES (PF)

Primary Land Uses

Parks, trails, open space, public safety facilities, transportation facilities, public schools, universities, medical facilities, libraries, utilities, and other public-serving uses

Characteristics

- Public facilities are owned and managed by Clark County or other local or regional entities
- Siting of public facilities should be determined based on the scale of the facility and the potential impacts associated with the proposed facility on adjacent uses

What is the equivalent to the Public Facilities designation in the Current Master Plan?

The Public Facilities (PF) carries forward the current Institutional (IL) designation and portions of the land designated as Public Facilities (PF) in the current Master Plan. State and federal land formerly included in the Public Facilities designation has been reassigned to the Open Lands (OL) designation.

What is the rationale for this change?

This change is proposed to differentiate between Public Facilities that are owned and managed by Clark County or other local or regional entities and lands that are owned and managed by state and federal agencies.

How much land area is affected by this change?

Approximately 30,089 acres were reassigned by this change.

Implementing the Master Plan

The Development Code (Title 30) establishes the regulations, development standards, and procedures necessary to implement the land use guidance provided by the Master Plan. To ensure updates to Title 30 are aligned with proposed updates to the land use planning process, preliminary directions for the zoning districts and development standards approach are being presented for discussion simultaneously.

TAILORING DEVELOPMENT STANDARDS BY LOCATION AND CONTEXT

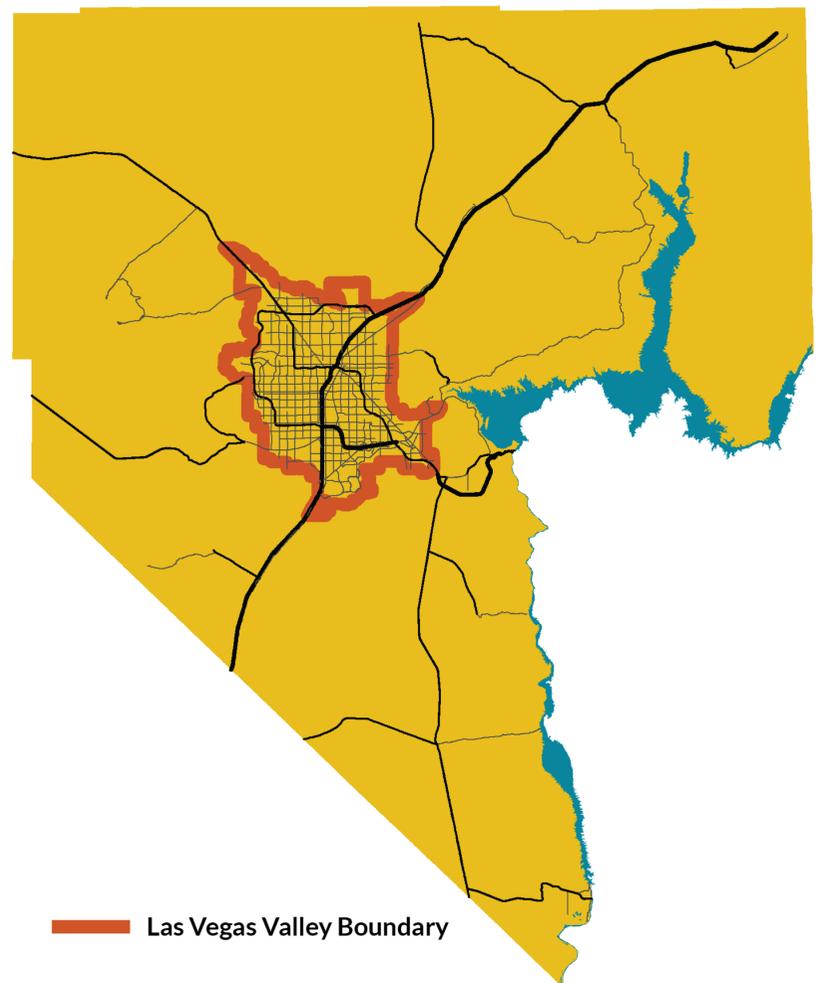
One of the overarching themes that has emerged from Transform Clark County discussions to date is the need to reflect the many different development contexts that exist in Clark County. For the purposes of discussion, distinctions are proposed to be addressed based on two factors:

LOCATION

Land use patterns within the Las Vegas Valley are generally more intense and more varied than those found in outlying areas of Clark County. The Las Vegas Valley is defined by a congressionally-designated boundary (the disposal boundary) established in the Southern Nevada Public Land Management Act of 1998 (SNPLMA) and amended from time to time by Congressional action. The disposal boundary defines an area roughly encompassing the Las Vegas Valley, within which the Secretary of the Interior is authorized by the SNPLMA to sell land for private development, reserve for local public purpose use/development, or other uses outside of federal management.

Where applicable, distinctions in allowed uses, development standards, and other regulations may be determined based on whether a proposed development is located within the Las Vegas Valley or in the outlying areas of Clark County. For example, commercial corridors in outlying areas of Clark County are—and will likely continue to be—auto-oriented, single-use areas. In contrast, mixed-use development is encouraged along commercial corridors within the Las Vegas Valley, particularly where high frequency transit is planned. Lighting, parking, landscaping, and street cross-sections are some of the other types of development standards that may vary by location.

In a limited number of instances, additional specificity may be warranted to address requirements for a particular corridor, community, type of development, or location within (or outside of) the Las Vegas Valley.



CONTEXT

Regardless of where a proposed development occurs within Clark County, context—i.e., what exists or is planned on adjacent parcels—is an important consideration. In unincorporated areas of the Las Vegas Valley, land use patterns have evolved over time, leading to the juxtaposition of rural, suburban, and urban development intensities—and a wide range of uses—within close proximity. This established pattern, coupled with an increasingly limited supply of large vacant parcels within the land disposal boundary, has resulted in a need for clearer guidance in the Master Plan and Development Code about the types of strategies that should be employed to promote a more harmonious mix of uses in unincorporated Clark County.

The land use category descriptions introduce key location- and context-specific considerations for neighborhoods, commercial and mixed-use areas, and employment areas. These considerations will be used as a starting point in framing distinctions in development standards as the Development Code Rewrite progresses.

Current and Proposed Zoning Districts

RESIDENTIAL

IMPLEMENTING THE MASTER PLAN

The Development Code (Title 30) establishes the regulations, development standards, and procedures necessary to implement the land use guidance provided by the Master Plan. To ensure updates to Title 30 are aligned with proposed updates to the land use planning process, preliminary directions for the zoning districts and development standards approach are being presented for discussion simultaneously.

The table below shows the relationship between existing and proposed residential zoning districts.

Existing District	Proposed District	Notes
R-A Residential Agricultural	RS40 Residential Single-Family, Outlying	Carry forward. Intended to implement the Outlying Neighborhood (ON) and Estate Neighborhood (EN) land use categories. Abbreviation indicates 40,000 sf minimum lot size.
R-E Rural Estates, Residential	RS20 Residential Single-Family, Estate	Carry forward. Intended to implement the EN land use category. Some standards from the existing RNP overlay may be carried forward here. Abbreviation indicates 20,000 sf minimum lot size.
R-D Suburban Estates Residential	RS10 Residential Single-Family, Low-Suburban	Carry forward. Intended to implement the Low-Suburban Neighborhood (LN) land use category. Abbreviation indicates 10,000 sf minimum lot size.
R-1 Single-Family Residential	RS5 Residential Single-Family, Mid-Suburban	Carry forward. Intended to implement the LN and Mid-Suburban Neighborhood (MN) land use category. Abbreviation indicates 5,200 sf minimum lot size.
R-T Manufactured Home Residential	--	Eliminate. Regulate Manufactured Homes as a land use. Stakeholders noted the changing nature of manufactured homes and need to preserve affordable housing. This can be accomplished in other districts.
R-2 Medium Density Residential	RS3 Residential Single-Family, High-Suburban	Carry forward. Intended to implement the MN land use category. Abbreviation indicates 3,300 sf minimum lot size.
RUD Residential Urban Density	RS2 Residential Single-Family, Compact	Carry forward. Intended to implement the Compact Neighborhood (CN) land use category. Abbreviation indicates 2,000 sf minimum lot size.
R-3 Multiple-Family Residential	RM1 Residential Multi-Family, Compact	Carry forward. Intended to implement the CN land use category
R-4 Multiple-Family Residential (High Density)	RM2 Residential Multi-Family, Urban	Carry forward. Intended to implement the Urban Neighborhood (UN) land use category
R-5 Apartment Residential	RM3 Residential Multi-Family, High Density	Carry forward. Intended to implement the UN land use category

Current and Proposed Zoning Districts

COMMERCIAL

IMPLEMENTING THE MASTER PLAN

The Development Code (Title 30) establishes the regulations, development standards, and procedures necessary to implement the land use guidance provided by the Master Plan. To ensure updates to Title 30 are aligned with proposed updates to the land use planning process, preliminary directions for the zoning districts and development standards approach are being presented for discussion simultaneously.

The table below shows the relationship between existing and proposed commercial zoning districts.

Existing District	Proposed District	Notes
RVP Recreational Vehicle Park	--	Eliminate. Regulate RV Parks as a land use.
--	CN Commercial Neighborhood	New. Intended to achieve the need for more small-scale, walkable neighborhoods and improve access to services and amenities in more walkable neighborhoods. This district would be primarily commercial and office, but allow a wider range of housing types alongside small office, retail, and commercial uses at targeted locations that are compatible with adjacent neighborhoods.
CRT Commercial Residential Transition	CP Commercial Professional	Consolidate. Intended to implement the Neighborhood Commercial (NC) land use category with a mix of retail, services, and offices. CRT is not widely used (largely along major roads near RNP areas) and serves a similar purpose as C-P.
C-P Office and Professional		
C-1 Local Business	CG Commercial General	Consolidate. Intended to implement the Corridor Mixed-Use (CM) land use category with more flexibility for mixed-use. Currently very little difference between character, uses, and standards in C-1 and C-2.
C-2 General Commercial		
U-V Urban Village (Mixed-Use)	--	Eliminate. Replace this underutilized district with new, more flexible commercial districts that can better achieve desired outcomes.
--	CC Commercial Core	New. Proposed to accommodate higher intensity and greater mix of uses at targeted locations where transit service is available and pedestrian-oriented development is important. Intended to implement higher-intensity areas of the CM land use category.
--	CU Commercial Urban	New. Proposed to accommodate high intensity mixed-use and transit-oriented development along major transit corridors (like Maryland Parkway) where walkability is essential. Intended to implement the Entertainment Mixed-Use (EM) land use category away from The Strip.
H-1 Limited Resort and Apartment	CR Commercial Resort	Carry forward. Intended to implement the EM land use category.
H-2 General Highway Frontage	--	Eliminate. Replace this underutilized district that does not achieve desired outcomes.

Current and Proposed Zoning Districts

INDUSTRIAL

The table below shows the relationship between existing and proposed industrial zoning districts.

IMPLEMENTING THE MASTER PLAN

The Development Code (Title 30) establishes the regulations, development standards, and procedures necessary to implement the land use guidance provided by the Master Plan. To ensure updates to Title 30 are aligned with proposed updates to the land use planning process, preliminary directions for the zoning districts and development standards approach are being presented for discussion simultaneously.

Existing District	Proposed District	Notes
M-D Designed Manufacturing	IT Industrial Transition	Carry forward. Explore use permission changes and new standards to better transition to nonindustrial areas.
M-1 Light Manufacturing	IL Industrial Light	Carry forward. Identify M-D areas that make sense here.
M-2 Industrial	IH Industrial Heavy	Carry forward. Carry forward this district to differentiate from other less intensive/impactful industrial uses.
--	IM Industrial Mixed	New. Proposed to provide flexibility for offices, limited retail, artisan manufacturing, and unique commercial uses in targeted areas.
--	IA Industrial Airport	New. Proposed to address need for unique standards for airport-serving industry.

Current and Proposed Zoning Districts

SPECIAL

IMPLEMENTING THE MASTER PLAN

The Development Code (Title 30) establishes the regulations, development standards, and procedures necessary to implement the land use guidance provided by the Master Plan. To ensure updates to Title 30 are aligned with proposed updates to the land use planning process, preliminary directions for the zoning districts and development standards approach are being presented for discussion simultaneously.

The table below shows the relationship between existing and proposed special zoning districts.

Existing District	Proposed District	Notes
--	AG Agriculture	New/Consolidate. Proposed to implement the Agriculture (AG) land use category. This district will consolidate true agricultural uses with residential/agricultural areas currently in the residential R-U District.
R-U Rural Open Land		
O-S Open Space	OS Open Space	Carry forward/Consolidate. Proposed to implement the Open Lands (OL) land use category and consolidate land dedicated to open space, including federal public lands.
P-F Public Facility	PF Public Facility	Carry forward. Intended to implement the Public Facilities (PF) land use type

Current and Proposed Zoning Districts

OVERLAY DISTRICTS

IMPLEMENTING THE MASTER PLAN

The Development Code (Title 30) establishes the regulations, development standards, and procedures necessary to implement the land use guidance provided by the Master Plan. To ensure updates to Title 30 are aligned with proposed updates to the land use planning process, preliminary directions for the zoning districts and development standards approach are being presented for discussion simultaneously.

In addition to the base zoning districts, Title 30 includes 14 overlay zoning districts that add an additional layer of standards beyond those required by the base zoning district (or provide additional flexibility). The table below summarizes the proposed changes to the lineup of overlay districts.

Existing District	Proposed District	Notes
Airport Environs	AEO Airport Environs Overlay	Carry forward. Feedback from stakeholders is to maintain standards to protect the viability of airport operations.
Airport Airspace	AAO Airport Airspace Overlay	Carry forward. Feedback from stakeholders is to maintain standards to protect the viability of airport operations.
Residential Neighborhood Preservation	NPO Neighborhood Preservation Overlay	Replace. Establish a new overlay district to broadly serve the purpose of protecting the character of the underlying area. This could include some existing RNP areas, places with historic character, and areas with unique environmental constraints. Some standards from the existing RNP overlay may be carried forward in the RS20 District.
Gaming Enterprise	GED Gaming Enterprise District	Carry forward. Feedback from stakeholders is to maintain standards and ensure compliance with NRS.
Red Rock Design	RRO Red Rock Overlay	Carry forward. Review standards to ensure conformance with Master Plan direction. Consider maintaining standards that protect the unique character and natural landscape of the community. Restructure and simplify section for user-friendliness.
Transition Corridor	--	Eliminate. Current overlay has not been effective at achieving transitions between residential and non-residential uses. Consider incorporation of effective standards into broader compatibility standards.
Adult Use	AUO Adult Use Overlay	Carry forward. Feedback from stakeholders is to maintain standards and ensure compliance with NRS.
Cooperative Management Agreement Area Design	--	Eliminate. Review existing standards and design themes for potential inclusion into base zoning districts or countywide standards.
Mixed-Use	--	Eliminate. Achieve mixed-use through base zoning districts. Review existing standards for potential inclusion into base zoning districts.
Asian Design	--	Eliminate. Consider applying a Neighborhood Preservation Overlay instead to establish/protect the character of this area. Review existing standards for potential to carry forward.
Moapa Valley	--	Eliminate. Achieve desired site and building design through base zoning districts that apply to town centers in Moapa Valley.
Spring Mountain	--	Eliminate. Consider applying a Neighborhood Preservation Overlay to protect the character and environmental assets of the community.
Historic Neighborhood	HNO Historic Neighborhood Overlay	Carry forward. Maintain this overlay to accommodate any future historic designations.
Midtown Maryland Parkway	MPO Maryland Parkway Overlay	Carry forward. Consider incorporating relevant standards into the base zoning district(s) that apply to the Midtown Maryland Parkway area to simplify or eliminate this overlay.