

# CLARK COUNTY BOARD OF COMMISSIONERS

## ZONING / SUBDIVISIONS / LAND USE

### AGENDA ITEM

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**Petitioner:** Sami Real, Director, Department of Comprehensive Planning

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**Recommendation:** AG-23-900404: Discuss the new naming conventions for zoning districts resulting from the adoption of the rewrite of Title 30 on August 2, 2023, and direct staff accordingly. (For possible action)

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**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

On August 2, 2023, the Board of County Commissioners (Board) adopted the rewrite of Title 30 which included a new naming convention for existing zoning districts, a consolidation of similar zoning districts, and the elimination of the H-2 Zone since this district was removed from Title 30 twenty-three years ago. In preparation of implementing the rewrite of Title 30, which becomes effective January 1, 2024, an ordinance to officially change the names of the zoning districts must be brought forward for introduction and a public hearing. The following table is the proposed zoning district renaming methodology.

Zoning District Renaming Methodology	
Current	Future
R-U • Rural Open Land	RS80 • Residential Single-Family 80
R-A • Residential Agricultural	RS40 • Residential Single-Family 40
R-E • Rural Estates Residential	RS20 • Residential Single-Family 20
R-D • Suburban Estates Residential	RS10 • Residential Single-Family 10
R-1 • Single Family Residential	RS5.2 • Residential Single-Family 5.2
R-T • Manufactured Home Residential	
R-2 • Medium Density Residential	RS3.3 • Residential Single-Family 3.3
RUD • Residential Urban Density	RS2 • Residential Single-Family 2
R-3 • Multiple Family Residential	RM18 • Residential Multi-Family 18
R-4 • Multiple Family Residential (High Density)	RM32 • Residential Multi-Family 32
R-5 • Apartment Residential	RM50 • Residential Multi-Family 50
CRT • Commercial Residential Transition	CP • Commercial Professional
C-P • Office and Professional	
C-1 • Local Business	CG • Commercial General
C-2 • General Commercial	
M-D • Designed Manufacturing	IP • Industrial Park
M-1 • Light Manufacturing	IL • Industrial Light
M-2 • Industrial	IH • Industrial Heavy
O-S • Open Space	OS • Open Space
H-2 • General Highway Frontage	Case by case analysis to be completed at future date*
P-F • Public Facility	PF • Public Facility
R-V-P • Recreational Vehicle Park	CG • Commercial General (Urban area) RS80 • Residential Single-Family 80 (Nonurban area)
U-V • Urban Village (Mixed Use)	CC • Commercial Core
H-1 • Limited Resort and Apartment	CR • Commercial Resort

\* Analysis of appropriate zoning district to be performed at time of application for land use/subdivision, building permit, or business license. Analysis will consider: Master Plan land use category, surrounding zoning, and existing use of property.

Staff requests the Board discuss the zoning district renaming methodology and direct staff accordingly.

**Cleared for Agenda**

09/06/23