

CLARK COUNTY BOARD OF COMMISSIONERS
ZONING / SUBDIVISIONS / LAND USE
AGENDA ITEM

Petitioner: Nancy A. Amundsen, Director, Department of Comprehensive Planning

Recommendation: AG-21-900652: Receive a report on the interim conforming zone change districts for the new land use categories of the updated Master Plan, and direct staff accordingly. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

In January 2020, Comprehensive Planning staff began working with a consultant (Clarion Associates) to update the County’s Comprehensive Master Plan (Master Plan) and Development Code (Title 30).

On November 16, 2021, the Clark County Planning Commission held a public hearing on the update to the Master Plan where they adopted, and forwarded the Master Plan to the Board of County Commissioners for consideration. On November 17, 2021, the Board of County Commissioners also adopted the Master Plan.

Because of the new land use categories of the adopted Master Plan, it is necessary to designate conforming zoning districts for each new land use category until the Development Code portion of Transform Clark County is completed and final zoning districts are established. The conforming zoning districts for each land use category are depicted in the following table:

Land Use Categories	Conforming Zoning Districts
RESIDENTIAL	
Outlying Neighborhood (ON) - up to 0.5 du/ac	R-U, P-F
Edge Neighborhood (EN) - up to 1 du/ac	R-U, R-A, P-F
Ranch Estates Neighborhood (RN) - up to 2 du/ac	R-U, R-A, R-E, P-F
Low-Intensity Suburban Neighborhood (LN) - up to 5 du/ac	R-U, R-A, R-E, R-D, R-1, R-T (subdivisions only), P-F
Mid-Intensity Suburban Neighborhood (MN) - up to 8 du/ac	R-U, R-A, R-E, R-D, R-1, R-T, R-2, P-F
Compact Neighborhood (CN) - up to 18 du/ac	R-U, R-A, R-E, R-D, R-1, R-T, R-2, RUD, R-3, P-F
Urban Neighborhood (UN) - greater than 18 du/ac	R-4, R-5, P-F

COMMERCIAL	
Neighborhood Commercial (NC)	CRT, C-P, C-1, P-F
Corridor Mixed-Use (CM) - allows less than 18 du/ac	CRT, C-P, C-1, C-2, P-F
Entertainment Mixed-Use (EM) - allows 18 or more du/ac	R-3, R-4, R-5, CRT, C-P, C-1, C-2, P-F, RVP, H-1

EMPLOYMENT	
Business Employment (BE)	C-P, M-D, P-F
Industrial Employment (IE)	M-D, M-1, M-2, P-F

OTHER	
Agriculture (AG)	R-A, P-F
Open Lands (OL)	O-S, P-F
Public Use (PU)	O-S, P-F

Staff recommends that the Board receive the report, and direct staff accordingly.