

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

---

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

---

**Recommendation:** AG-21-900556: Discuss whether to modify Title 30 to allow an alternative housing option in multifamily zoning districts. (For possible action)

---

**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

Commissioner Segerblom would like to discuss allowing an alternative housing option, such as manufactured homes, within an R-4 (Multiple Family Residential) or R-5 (Apartment Residential) Zone. Currently, manufactured homes are only authorized to be placed on a single family residential lot, subject to conformance with all applicable criteria, or within a Manufactured Home Park. Manufactured Home Parks are currently only allowed within the R-T (Manufactured Home Residential) District and are limited to a maximum density of 8 dwelling units per acre.

Allowing manufactured homes within an R-4 (Multiple Family Residential) Zone or R-5 (Apartment Residential) Zone would allow densities up to 25 dwelling units per acre and 50 dwelling units per acre, respectively. The decision to allow an alternative housing type such as a Manufactured Home Park within these zones could include affordability and locational considerations such as being a certified affordable housing project within an Opportunity Zone.

Staff requests the Board discuss and direct staff accordingly.