

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-23-900469: Introduce an ordinance to rename existing zoning districts pursuant to the recently adopted Title 30, modify the effective date for the repeal of Title 30, and make corrections and clarifications as appropriate; and direct staff accordingly. (For possible action)

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 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, this ordinance is to officially change the names of the zoning districts. As shown in the table below, a majority of the renamed zoning districts will simply be a one-to-one renaming while the H-2 Zone will be handled on a case-by-case basis after analysis of the uses and zoning districts of the surrounding areas to determine the appropriate zoning district.

Zoning District Renaming Methodology¹	
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 ²
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

1. Major Projects with an active/valid Development Agreement (DA) will not change until after DA expires, is cancelled, or is specifically requested to change.

2. 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 recommends the Board set a public hearing for October 18, 2023.

Cleared For Agenda
10/04/23

~~Strikethrough~~ material is that portion being deleted or amended

Underlined material is that portion being added

BILL NO. _____

SUMMARY - An Ordinance to rename existing zoning designations pursuant to the recently adopted Title 30, modify the effective date for the repeal of Title 30, and make corrections and clarifications as appropriate. (T30-23-900469)

ORDINANCE NO. _____
(of Clark County, Nevada)

AN ORDINANCE RENAMING EXISTING ZONING DISTRICTS PURSUANT TO THE RECENTLY ADOPTED TITLE 30, MODIFYING THE EFFECTIVE DATE OF THE REPEAL OF THE EXISTING TITLE 30, AND MAKE CORRECTIONS AND CLARIFICATIONS AS APPROPRIATE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Pursuant to the adoption of Title 30 on August 2, 2023, the following zoning district names shall be renamed to the new naming conventions:

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

SECTION 2. If any section of this ordinance or portion of thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 3. A land use application approved prior to the effective date of this ordinance may be developed per the plans approved with the application.

The Board of County Commissioners expresses its legislative intent for the provisions of the Zoning Ordinance to govern all zoning, land use, and land use development within the County; however, in order to safeguard the public safety, health, welfare and interest in the event the Title

30 (adopted August 2, 2023, effective January 1, 2024) is silent in some respect, the Board of County Commissioners deems it necessary to retain in force the provisions of the existing Title 30 (ORD 2481 including all amendments), until July 1, 2024. Until the expiration, the provisions of the existing Title 30 shall remain in force, but are intended to operate and shall be given effect only in those applications accepted prior to January 1, 2024.

Any application submitted prior to January 1, 2024 may voluntarily elect to comply with the provisions of this ordinance, however a decision-making body shall only act on the application on or after January 1, 2024.

SECTION 4. After its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks this ordinance shall take effect and be in force on January 1, 2024.

PROPOSED on the _____ day of _____, 2023

INTRODUCED By: _____

PASSED on the __ day of _____, 2023

VOTE:

AYES: _____

NAYS: _____

ABSTAINING: _____

ABSENT: _____

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By _____
JAMES B. GIBSON Chair

ATTEST:

LYNN MARIE GOYA, County Clerk

This ordinance shall take effect and be in force from and after the 1st day of January, 2024.