

Potential Land Use Categories

Potential Categories	Description	Desired Zoning
OPEN LAND	The Open Land category designates areas to provide for permanent open space in the community; to prevent irreversible environmental damage to sensitive areas; and to deter development in areas with highly limited availability of public services and facilities; or severe natural constraints (i.e. areas with 12% or greater slope). Lands are primarily in public ownership. For lands in private ownership, residential uses up to 1 dwelling unit per 10 acres are allowed. Grazing, open space, and recreational uses may occur. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.	O-S
RURAL LOW RESIDENTIAL	The Rural Low Residential category allows a maximum of 2 dwelling units per gross acre. This category is intended to protect areas within the Las Vegas Valley that are already developed or planned as estate or rural in character, from encroachment by more intense development. The predominant residential life-style is single family homes on large lots, many some with livestock and agricultural uses. The Rural Neighborhood Preservation (RNP-1) Overlay is often found within these areas, where PUDs are not allowed. Local supporting public facility uses are allowed in this category with appropriate buffering and setbacks. Multiple family dwellings, <u>cluster development, and compact lots</u> are not appropriate.	R-U, R-A, R-E, R-E (RNP-1)

<p style="text-align: center;">LOW RESIDENTIAL</p>	<p>Low Residential allows a maximum of 5 dwelling units per gross acre. Public infrastructure and service availability affect the intensity and density within this category. The predominant housing type is single family detached development. Multiple family dwellings are not appropriate. Local supporting public facility uses are also allowed in the category with appropriate buffering and setbacks.</p> <p>Arterial Edge Potential Zoning can include R-2, CRT, C-P, C-1 uses. Applications for these uses require a greater level of justification on the part of the proponent. It Arterial Edge Potential also only applies when the Low Residential land use designation goes right to the abuts an arterial on the exterior perimeter of an LR area – if an arterial goes through the middle of an LR area, the “Arterial Edge Potential Zoning” is NOT ALLOWED.</p>	<p>R-D, R-T, R-1</p>
<p style="text-align: center;">MEDIUM RESIDENTIAL</p>	<p>The Medium Residential category allows a maximum of 8 dwelling units per gross acre (10 du/ac with a PUD). Public infrastructure and service availability affect the intensity and density within this category. The predominant housing type is single family residential detached development. Single family attached is also encouraged, where appropriate. Multiple Family dwellings are not appropriate. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.</p> <p>Arterial Edge Potential Zoning can include CRT, C-P, C-1, C-2 uses. Applications for these uses require a greater level of justification on the part of the proponent. It also Arterial Edge Potential only applies when the Medium Residential land use designation goes right to the abuts an arterial on the exterior perimeter of an MR area – if an arterial goes through the middle of an MR area, the “Arterial Edge Potential Zoning” is NOT ALLOWED.</p>	<p>R-1, R-T, R-2</p>

Comment [NAA1]: Isn't there a better way to state this?

Comment [NAA2]: Restate this phrase?

<p>MULTIPLE FAMILY RESIDENTIAL</p>	<p>The Multiple Family Residential category permits a range from 10 to 32 dwelling units per gross acre. This category allows a variety of housing types including single family, residential multiplexes, town houses, mansion houses, lofts, and low density apartments. Density ranges within this category are dependent on development and design. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.</p>	<p>RUD, R-3, R-4</p>
<p>ARTERIAL EDGE <u>LOW RESIDENTIAL / OFFICE</u></p>	<p>The Arterial Edge category is applied on arterial edges to provide a transition area than may allow compatible uses adjacent to specific Rural Low Residential uses. Applications of these uses require a greater level of justification on the part of the proponent. It also only Arterial Edge Potential applies when the Rural Low Residential use is near an arterial on the exterior perimeter of an RLR area. If an arterial goes through the middle of an RLR area, the use of this category is NOT ALLOWED. If an RLR area goes to the edge of an arterial, the use of this category is NOT ALLOWED.</p>	<p>R-D, R-1, CRT, C-P</p>
<p>OFFICE</p>	<p>The Office category applies to areas where the primary uses are low intensity business and professional services and accessory service uses. Typical uses include offices where medical, legal, financial, and other business/professional services are performed. Accessory commercial uses are appropriate when associated with the principal use. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks..</p>	<p>CRT, C-P</p>
<p>COMMERCIAL</p>	<p>The Commercial category allows retail and service commercial uses. Examples include neighborhood shopping centers, restaurants, hardware stores, shopping malls, banks, restaurants (with alcoholic consumption), taverns, and other similar retail and service uses. Developments should be sized to fit and integrate with the surrounding neighborhood. This category also includes offices either singly or grouped as office centers with professional and business services. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks. Commercial uses should be developed as nodes or centers.</p>	<p>C-P, C-1, C-2, R-V-P</p>

Comment [NAA3]: This term is nowhere in Title 30 – what exactly is a mansion house? Staff response: It has the appearance of a large house (mansion) but is made up of apartments or condos. As this a form of multiplex, we can remove it.

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Comment [NAA4]: Is this really a land use category if it is noted in the previous categories?? I don't think it is necessary to be included as a land use category since it probably won't be a color on the map! It should probably be defined in the Land Use Plan as well as referenced in Title 30. Staff response: After speaking with Nancy about this, as you are okay with the intent of the category, but not with calling it what it's function is, so reverted to previous name - which is more descriptive of uses allowed in the category.

<p>LIGHT MANUFACTURING</p>	<p>The Light Manufacturing category applies to areas where commercial, professional or manufacturing developments are designed to assure minimal impact on surrounding areas. Major uses in the category include research and development, incubator businesses, food sales and distribution, postal and data processing centers, distribution centers, general non-hazardous warehousing, and can have limited outside uses. Public facility uses are also allowed in this category with appropriate buffering and setbacks. Residential uses are not allowed as a primary use.</p>	<p>M-D</p>
<p>MANUFACTURING</p>	<p>The Manufacturing category applies to areas of industrial use and provides areas for new and existing industrial development in proximity to major transportation facilities. <u>Light manufacturing uses in the category include research and development, incubator businesses, food sales and distribution, postal and data processing centers, distribution centers, general non-hazardous warehousing, and can have limited outside uses.</u> Examples of <u>more intense</u> uses in the category include food processing, freight terminals, laboratories, printing facilities, creation of construction materials, vehicle assembly, outdoor storage, and recreational vehicle storage. These uses should be reviewed for safety and aesthetics reasons when they adjoin other uses and arterials. Public facility uses are also allowed in this category with appropriate buffering and setbacks. Residential uses are not allowed as a primary use.</p>	<p>M-1</p>
<p>PUBLIC FACILITIES</p>	<p>The Public Facilities category allows public <u>uses such as</u> parks and recreational areas <u>such as including</u> public and private golf courses; trails and easements; drainage ways and detention basins; storm water control facilities; and any other large areas of permanent open land. Public Facilities include governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, schools, libraries, clubs, and utility facilities. Residential uses are not allowed as a primary use.</p>	<p>P-F</p>
<p>EMPLOYMENT CENTER</p>	<p>The Employment Center category is designed to draw companies which need Class A office space, an environment that attracts potential employees, allows more intensive uses near to the office environment, and needs a large workforce. Examples include technology, health, education and defense industries. It is generally served by a higher level of public services and facilities. Residential uses are not allowed as a primary use.</p>	<p>C-P, M-D, M-1</p>

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Comment [NAA5]: Combine with M-1. Staff response: Combined with Manufacturing and added some of the description to that category.

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Comment [NAA6]: Combine with M-D

<p style="text-align: center;">RESORT</p>	<p>The Resort category designates areas for commercial establishments that primarily cater to tourists. The predominant land uses include casinos, resorts, hotels, motels (greater than three stories), recreational vehicle parks, time shared condominiums, amusement or theme parks. Planned hotel/resort gaming establishments are restricted to the Gaming Enterprise Overlay District as defined by Title 30 (Unified Development Code). Public facility uses are also allowed in this category. Detached single family uses are not appropriate.</p>	<p>C-2, R-5, H-1, U-V, R-V-P, CRT</p>
<p style="text-align: center;">COMMUNITY VILLAGE</p>	<p>The Community Activity Center category encourages a concentration of medium and high intensity residential uses intermixed with commercial uses. It may be used as a place making nucleus and in areas that show signs of transitioning to other more intense uses or that are ripe for revitalization or redevelopment. It is serviced or will be serviced by transit and intended to be a pedestrian friendly environment. Detached single family uses are not appropriate.</p>	<p>RUD, U-V, R-3, R-4, CRT, C-P, C-1, C-2</p>
<p style="text-align: center;">REGIONAL ACTIVITY CENTER</p>	<p>The Regional Activity Center category encourages a highly dense, self-sufficient concentration of commercial uses intermixed with high intensity residential uses. It may be used as a place making nucleus and in areas that show signs of transitioning to other more intense uses or that are ripe for revitalization or redevelopment. It is serviced or will be serviced by transit and intended to be a pedestrian friendly environment. It may be adjacent to neighborhood casino areas. Detached single family uses are not appropriate.</p>	<p>C-2, U-V, R-4, R-5</p>