

Old/New Land Use Category Comparisons

Old Category Name	New Category Name
<p>Open Space/grazing land/public land – OL Designates areas that are remote from population centers with highly limited availability of public services/facilities. Lands are primarily in public ownership. Grazing, open space, and recreational uses may occur. For lands in private ownership, only single-family/farm uses at densities-greater than one dwelling unit per ten acres may be considered when not in proximity to existing or planned industrial uses. Parklands are included in the separate Park & Recreation (PR) land use category.</p>	<p>OL - 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.</p> <p>The category includes the following zoning districts: Open Space (O-S) and Public Facility (P-F).</p>
<p>Residential Countryside – RC [up to one dwelling unit (du) per 2 acres] Designates areas where the primary land uses are large lot, single family residential. Single family detached dwellings generally occupy lots at least two acres in size and have limited access to public services and facilities. Septic tank and well usage is common. Single family dwellings may be clustered. Multiple family dwellings are not appropriate.</p>	<p>RR - Residential Rural [up to 0.5 dwellings (du)/1 acre (ac) (up 0.63 du/ac with an approved PUD)]1 Residential Rural (up to 0.5 du/ 1 ac) designates areas where the primary land uses are large lot, single family residential. Single family detached dwellings generally occupy lots at least two acres in size and have limited access to public services and facilities or have severe natural constraints. Septic system and well usage is common. Multiple family dwellings are not appropriate. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.</p> <p>The category includes the following zoning districts: Rural Open Land (R-U) and Public Facility (P-F).</p>
<p>Residential Rural – RR (up to one du/acre) Designates areas where the primary land uses are large lot, single family residential. Single family detached dwellings generally occupy lots at least one acre in size and have limited access to public services and facilities. Septic tank and well usage is common. Single family dwellings may be clustered. Multiple family dwellings are not appropriate.</p>	<p>RA - Residential Agriculture (up to 1 du/ac) Residential Agriculture (up to 1 du/ac) designates areas where the primary land uses are large lot, single family residential. Single family detached dwellings generally occupy lots at least one acre in size and have limited access to public services and facilities. Septic system and well usage is common. This category also includes areas where the primary land use is commercial farming, including but not limited to: crop production and raising livestock (not open range grazing). Typically, the agricultural areas are irrigated and cultivated, with single family detached dwellings and outbuildings as associated uses. Multiple family dwellings are not appropriate. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.</p> <p>The category includes the following zoning districts: Rural Open Land (R-U), Residential Agricultural (R-A), and Public Facility (P-F).</p>

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<p>Residential Suburban – RS (up to two du/acre) Designates areas where the predominant housing type is detached single family developed at low densities. Septic tank and well usage is common. Single family dwellings may be clustered. Multiple family dwellings are not appropriate.</p>	<p>RN - Rural Neighborhood [up to 2 du/ac (up to 2.5 du/ac with an approved PUD)]² The Rural Neighborhood (up to 2 du/ac) category allows a maximum of 2 dwelling units per gross acre. The predominant housing type in Rural Neighborhood (up to 2 du/ac) is detached single family residential development at low densities. Multiple family dwellings are not appropriate. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.</p> <p>The category includes the following zoning districts: Rural Open Land (R-U), Residential Agricultural (R-A), Rural Estates Residential (R-E), <u>Rural Estates Residential PUD (R-E PUD)</u>, and Public Facility (P-F).</p>
	<p>RNP - Rural Neighborhood Preservation [up to 2 du/ac (a PUD is not allowed)] The Rural Neighborhood Preservation category allows a maximum of 2 dwelling units per gross acre. The Rural Neighborhood Preservation category is intended to protect areas within the Las Vegas Valley that are already developed and rural in character, from encroachment by more intense development. The predominant residential life-style is single family homes on large lots, many including equestrian facilities. Multiple family dwellings are not appropriate. Local supporting public facility uses are allowed in this category with appropriate buffering and setbacks.</p> <p>The category includes the following zoning districts: Rural Open Land (R-U), Residential Agricultural (R-A), Rural Estates Residential (R-E), and Public Facility (P-F).</p>
	<p>RL - Residential Low (up to 3.5 du/ac) Residential Low (up to 3.5 du/ac) allows a maximum of 3.5 dwelling units per gross acre. Public infrastructure and service availability affect the intensity and density within this category. The predominant housing type in Residential Low (up to 3.5 du/ac) 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>The category includes the following zoning districts: Rural Open Land (R-U), Residential Agricultural (R-A), Rural Estates Residential (R-E), Suburban Estates Residential (R-D), Suburban Estates Residential PUD (R-D PUD) and Public Facility (P-F).</p>

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<p>Residential Low – RL (up to eight du/acre) Designates areas where the predominate housing types is detached single family, developed at low to medium densities. Single family dwellings may be clustered or attached. Townhouse and mobile home developments with densities up to eight du/ac may be appropriate.</p>	<p>RS - Residential Suburban [up to 8 du/ac (up to 10 du/ac with an approved PUD)]3 The Residential Suburban (up to 8 du/ac) category allows a maximum of 8 dwelling units per gross acre. Public infrastructure and service availability affect the intensity and density within this category. The predominant housing type in Residential Suburban (up to 8 du/ac) is single family residential detached development. Multiple Family dwellings are not appropriate. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.</p> <p>The category includes the following zoning districts: Rural Open Land (R-U), Residential Agricultural (R-A), Suburban Estates Residential (R-D), Rural Estates Residential (R-E), Single Family Residential (R-1), Medium Density Residential (R-2), Manufactured Home Residential (R-T), and Public Facility (P-F).</p>
	<p>RM - Residential Medium [from 3 du/ac to 14 du/ac (up to 16 du/ac with an approved PUD)]4 Residential Medium (from 3 du/ac to 14 du/ac) category permits a range from 3 dwelling units per gross acre up to 14 dwelling units per gross acre. The Residential Medium (from 3du/ac to 14 du/ac) category allows for single family uses and residential planned development. It is appropriate for single family attached, but not multiple family housing. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.</p> <p>The category includes the following zoning districts: Suburban Estates Residential (R-D), Single Family Residential (R-1), Medium Density Residential (R-2), <u>Manufactured Home Residential (R-T)</u>, Residential Urban District (RUD), and Public Facility (P-F).</p>
<p>Residential Medium – RM (up to 18 du/acre) Designates areas where the predominate housing type is multiple family developed at medium densities. All apartments, apartments built as condominiums and plexes are included in this designation. Building heights generally do not exceed two stories 24 feet).</p> <p>The RM category allows any residential housing type with densities over eight (8) du/acre to a maximum of 18 du/ac, including single family, multiple family, townhouse, and mobile home park developments.</p>	<p>RH - Residential High (from 8 du/ac to 18 du/ac) The Residential High (from 8 du/ac to 18 du/ac) category permits a range from 8 dwelling units per gross acre to 18 dwelling units per gross acre. This category allows a variety of housing types including, residential multiplexes, town houses, and low density apartments. Density ranges within this category are dependent on development and design. In addition to the residential uses, mixed-uses are permitted within appropriate zoning districts. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.</p> <p>The category includes the following zoning districts: Manufactured Home Residential (R-T), Residential Urban District (RUD), Multiple-Family Residential (R-3), and Public Facility (P-F).</p>

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	<p>RUC - Residential Urban Center [from 18 du/ac to 25 du/ac (up to 32 du/ac with an approved PUD)]</p> <p>The Residential Urban Center [from 18 du/ac to 25 du/ac (32 dwelling units/per acre with an approved PUD)] category permits a range from 18 dwelling units per gross acre up to 32 dwelling units per gross acre. This category allows a variety of housing types including residential multiplexes, town-homes, condominiums and apartments. In addition to the residential uses, mixed-uses are permitted within appropriate zoning districts. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.</p> <p>The category includes the following zoning districts: Multiple-Family Residential (R-3), Multiple-Family Residential (high density) (R-4), Multiple-Family Residential (high density) –Planned Unit Development (R-4 PUD), and Public Facility (P-F).</p>
	<p>RHRC - Residential High-Rise Center (greater than 32 du/ac)</p> <p>The Residential High-Rise Center (greater than 32 du/ac) category allows high density/intensity residential, supporting commercial and office professional uses. This category allows for mixed and vertical mixed-uses when located in activity centers or along major transportation corridors. Public facility uses are also allowed in this category.</p> <p>The category includes the following zoning districts: Multiple-Family Residential (high density) –Planned Unit Development (R-4 PUD), Apartment Residential (R-5), and Public Facility (P-F).</p>
	<p>OP - Office Professional</p> <p>The Office Professional category applies to areas where the primary uses are low intensity business and professional services and accessory service uses. With appropriate mitigation and design criteria, this category may provide a good buffer between higher intensity land uses and residential land uses. Typical uses include offices where medical, legal, financial, day care services 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>The category includes the following zoning districts: Commercial Residential Transitional (CRT), Office Professional (C-P), and Public Facility (P-F).</p>

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	<p>CN - Commercial Neighborhood The Commercial Neighborhood category allows low to medium intensity retail and service commercial uses that serve primarily local area patrons, and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, banks, restaurants, hardware stores, and other similar retail and service uses. Developments should be sized to fit 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 Neighborhood uses should be developed as nodes or centers and not configured in a “Strip” commercial” pattern.</p> <p>The category includes the following zoning districts: Commercial Residential Transitional (CRT), Office and Professional (C-P), Local Business (C-1), <u>Recreational Vehicle Park (R-V-P)</u> and Public Facility (P-F).</p>
<p>Commercial General – CG Designates areas where the primary land use is mixed commercial. Typical uses include: general retail sales, banks, banks, eating and drinking places, indoor amusement and recreation, miniature golf courses, mini—warehouses, motels (three stories or less), auto dealerships, and office buildings. Building heights near residential neighborhoods generally do not exceed two stories (35 feet). Where appropriate, commercial buildings may be up to nine stories in height. This land use category may allow RL land uses (up to eight du/ac) where appropriate.</p>	<p>CG - Commercial General The Commercial General category allows medium to high intensity retail and service commercial uses that serve primarily regional area patrons, and include more intense general commercial characteristics. Examples include shopping malls, banks, restaurants (with alcohol consumption), taverns, hardware stores, and other larger retail and service uses. This category also includes offices either singly or grouped as office centers with professional and business services. Public facility uses are also allowed in this category. Commercial General uses should be developed as nodes or centers and not configured in a “Strip” commercial” pattern.</p> <p>The category includes the following zoning districts: Commercial Residential Transitional (CRT), Office and Professional (C-P), Local Business (C-1), General Commercial (C-2), <u>Recreational Vehicle Park (R-V-P)</u> and Public Facility (P-F).</p>

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<p>Commercial Tourist – CT Designates areas for commercial establishments that primarily cater to tourist. The predominant land uses include: casinos, resorts, hotels, motels (greater than three stories), recreational vehicle parks, zoos, stadiums, and amusement or theme parks.</p>	<p>CT - Commercial Tourist The Commercial Tourist 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.</p> <p>The category includes the following zoning districts: Commercial Residential Transitional (CRT), Office and Professional (C-P), Local Business (C-1), General Commercial (C-2), Recreational Vehicle Park (R-V-P), Apartment Residential (R-5), Limited Resort and Apartment (H-1), and Public Facility (P-F).</p>
<p>Commercial/Industrial – CI Designates areas where the primary land uses are commercial, professional, or industrial developments, which are designed to assure minimal impact on surrounding areas. Major uses in the category include: research and development, food sales and distribution, postal and data processing centers, vehicle repair (inside), and general non-hazardous warehousing. Outdoor business activities or storage are not appropriate. This category may be used as a buffer between residential and more intense industrial land uses.</p>	<p>BDRP - Business and Design/Research Park The Business and Design/Research Park category applies to areas where <u>commercial, professional or low intensity manufacturing and assembly developments, wholesale and distribution, office, professional services associated with warehousing, and other similar activities that promote industry and support a diversified economic base are intended.</u> are designed to assure minimal impact on surrounding areas. Major uses in the category include research and development, incubator businesses, <u>wholesale businesses – such as</u> food sales and distribution, postal and data processing centers, vehicle sales and repair (inside), and general non-hazardous warehousing. Public facility uses are also allowed in this category with appropriate buffering and setbacks.</p> <p>The category includes the following zoning districts: Office and Professional (C-P), Local Business, (C-1), General Commercial (C-2), Designed Manufacturing (M-D), and Public Facility (P-F).</p>
<p>Industrial – IND Designates areas where the primary land uses are medium to high intensity industries. Typical uses include: assembly plants, heavy equipment repair, sales, or storage, salvage, outside storage facilities, transmission facilities, and transportation.</p>	<p>IND - Industrial The Industrial category applies to areas of industrial use and provides areas for new and existing industrial development in proximity to major transportation facilities. These uses should be reviewed for safety and aesthetic reasons when they adjoin other uses. Public facility uses are also allowed in this category with appropriate buffering and setbacks.</p> <p>The category includes the following zoning districts: Designed Manufacturing (M-D), Light Industrial (M-1) and Public Facility (P-F).</p>

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	<p>HI - Heavy Industrial The Heavy Industrial category applies to areas of industrial use and provides areas for intense industrial operations and development in proximity to major transportation facilities. These areas are generally located outside the Las Vegas Valley for safety or nuisance reasons. Public Facility uses are also allowed in this category with appropriate buffering and setbacks.</p> <p>The category includes the following zoning districts: Designed Manufacturing (M-D), Light Industrial (M-1), Industrial (M-2) and Public Facility (P-F).</p>
<p>Mineral Extraction – ME Designates areas where the primary land uses are the mining of minerals or similar types of resource production.</p>	<p>Not longer a planned land use. This is done through Use Permit and is not a permanent use. It is expected that at some point the use will end, the site will be rehabilitated and some other use established – usually OL.</p>
<p>Public Facility – PF Designates areas where the primary land uses are public and quasi-public services and facilities. Examples include: schools, libraries, museums, hospitals, churches, police/fire stations, and cemeteries.</p> <p>Parks and Recreation – PF Designates areas where the primary land uses are low intensity public, quasi-public or private outdoor recreation facilities. Examples include: parks, golf courses, tennis courts, and ball fields.</p>	<p>Public Facilities The Public Facilities category allows public parks and recreational areas such as 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, public transit facilities, police and fire facilities, noncommercial hospitals and rehabilitation sites, <u>public schools, colleges and universities, and other uses considered public and quasi-public such as libraries, golf courses, clubs, religious facilities</u> and other public utility facilities.</p> <p>Suggested zoning district would include: Public Facility (P-F).</p>
	<p><u>IL – Institutional</u> <u>The Institutional category should be used for existing non-governmental, quasi-public organizations including, but not limited to, places of worship, private schools, hospitals and rehabilitation facilities, service organizations, public utilities, etc.</u> <u>These facilities can be found in any zoning district EXCEPT the Public Facility (P-F) zone.</u></p>