

Potential Land Use Categories

Potential Categories	Description	Desired Zoning
<p style="text-align: center;">OPEN LAND</p>	<p><i>Land outside the BLM land disposal boundary. (current description in matrix)</i></p> <p>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 style="text-align: center;">O-S</p>
<p style="text-align: center;">RURAL NEIGHBORHOOD RESIDENTIAL</p>	<p><i>Single-family residential Up to 2 du/ac. Large estate lots. 1 and 2 story detached buildings.</i></p> <p>The Rural Neighborhood 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 and estate or rural in character, from encroachment by more intense development. The predominant residential life-style is single family homes on large lots, many with livestock and agricultural uses. The Rural Neighborhood Preservation (RNP-1) Overlay is often found within these areas. Local supporting public facility uses are allowed in this category with appropriate buffering and setbacks. Multiple family dwellings are not appropriate.</p> <p>Arterial Edge Potential Zoning can include R-D, R-1, CRT, C-P – with use permits for supporting commercial uses. Applications of these uses require a greater level of justification on the part of the proponent. It also only applies when the Rural Neighborhood Residential land use designation goes right to the arterial on the exterior perimeter of an RNR area – if an arterial goes through the middle of an RNR area, the “Arterial Edge Potential Zoning” is NOT ALLOWED.</p>	<p style="text-align: center;">R-U, R-A, R-E</p>

<p style="text-align: center;">LOW RESIDENTIAL</p>	<p><i>Single-family residential. Up to 5 du/ac. 1 and 2 story detached buildings.</i></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 also only applies when the Low Residential land use designation goes right to the 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 style="text-align: center;">R-D, R-T, R-1</p>
<p style="text-align: center;">MEDIUM RESIDENTIAL</p>	<p><i>Single-family residential. Up to 10 du/ac. 2 to 3 stories. Detached and attached buildings.</i></p> <p>The Medium Residential category allows a maximum of 10 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 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 only applies when the Medium Residential land use designation goes right to the 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 style="text-align: center;">R-1, R-T, R-2</p>

<p>MULTIPLE FAMILY RESIDENTIAL</p>	<p><i>Multiple-family residential. 10 to 32 du/ac. 2 to 4 stories. Attached buildings.</i></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, 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>OFFICE</p>	<p><i>Office uses, including new buildings and conversions of homes to offices.</i></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><i>Service and retail commercial uses. Up to 50 feet in height.</i></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 and not configured in a “strip commercial” pattern.</p>	<p>C-P, C-1, C-2, R-V-P</p>

<p style="text-align: center;">LIGHT MANUFACTURING</p>	<p><i>Light manufacturing, assembly. Accessory office. Campus research. Support services.</i></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.</p>	<p style="text-align: center;">M-D</p>
<p style="text-align: center;">MANUFACTURING</p>	<p><i>Manufacturing, assembly. Accessory office. Campus research. Support services.</i></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. Examples of uses in the category include food processing, freight terminals, laboratories, printing facilities, creation of construction materials, vehicle assembly, and recreational vehicle storage. These uses should be reviewed for safety and aesthetics reasons when they adjoin other uses. Public facility uses are also allowed in this category with appropriate buffering and setbacks.</p>	<p style="text-align: center;">M-1</p>
<p style="text-align: center;">PUBLIC FACILITIES</p>	<p><i>A wide variety of public uses and/or public services.</i></p> <p>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, police and fire facilities, hospitals and rehabilitation sites, schools, libraries, clubs, and utility facilities.</p>	<p style="text-align: center;">P-F</p>
<p style="text-align: center;">EMPLOYMENT CENTER</p>	<p><i>Office, research, design, and assembly buildings. Campus style design.</i></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.</p>	<p style="text-align: center;">C-P, M-D, M-1</p>

<p>RESORT</p>	<p><i>High density. Tourist and local casino oriented. 24 hr. activities.</i></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.</p>	<p>C-2, R-5, H-1, U-V, R-V-P, CRT</p>
<p>COMMUNITY ACTIVITY CENTER</p>	<p><i>Mix of medium intensity residential and commercial uses. Includes horizontal or vertical mixed use. Draws people.</i></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. It is serviced or will be serviced by transit and intended to be a pedestrian friendly environment. .</p>	<p>RUD, U-V, R-3, R-4, CRT, C-P, C-1, C-2</p>
<p>REGIONAL ACTIVITY CENTER</p>	<p><i>A highly dense concentration of residential and commercial high rise development. Includes horizontal or vertical mixed use. Draws people.</i></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. 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.</p>	<p>C-P, C-2, U-V, R-4, R-5</p>