30.36 Zoning Districts and Maps

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30.36 Zoning Districts and Maps

30.36.010 Establishment of Zoning Districts. In order to classify, regulate, and segregate the use of land, buildings and structures, and to regulate and restrict the height and bulk of buildings, the unincorporated territory of Clark County is divided into districts as follows.

1. Residential Districts.

A. Single Family Districts:

i. Rural Residential:
R-U, rural open land district
R-A, residential agricultural district
R-E, rural estates residential district
R-D, suburban estates residential district

ii. Suburban Residential:
R-1, single-family residential district
R-T, manufactured home residential district

iii. Compact Residential:
R-2, medium density residential district
RUD, residential urban density

B. Multiple Family Residential Districts:
R-3, multiple-family residential district
R-4, multiple-family residential district (high density)
R-5, apartment residential district

2. Commercial Districts.

CRT, commercial residential transitional district
C-P, office and professional district
C-1, local business district
C-2, general commercial district

3. Manufacturing Districts.

M-D, designed manufacturing district
M-1, light manufacturing district
M-2, industrial district

4. Special Districts.

O-S, open space district
H-2, general highway frontage district
P-F, public facility district
R-V-P, recreational vehicle park district
U-V, urban village district
H-1, limited resort and apartment district

5. **Overlay Districts.**

Adult Use Overlay District
Airport Airspace Overlay District
Airport Environs (AE) Overlay District
Asian Design Overlay District
Cooperative Management Agreement (CMA) Area Design Overlay District
Gaming Enterprise District
Mixed Use Overlay District (MUD)
Red Rock Design Overlay District
Residential Neighborhood Preservation (RNP) Overlay District
Transition Corridor Overlay District (Ord. 3882 § 2 (part), 5/2006; Ord. 3174 § 3 (part), 1/2005; Ord. 3061 § 4 (part), 5/2004)

30.36.020 Interpretation of District Sequence.

a. Within the previous district categories, each district shall be deemed to be less restrictive than the district preceding it and each category shall be deemed to be less restrictive than the category preceding it and the overlay districts shall provide additional requirements and limitations beyond those required by the underlying zoning district only.

b. The regulations set by this Title within each district shall be considered minimum requirements and shall apply uniformly to each class or kind of structure or land, except as otherwise provided.

30.36.030 The Official Zoning Map. The County is divided into zones or districts, as shown on the Official Zoning Map, which may be in the form as described in Section 30.36.050, including all explanatory matter, is adopted by reference and declared to be a part of this Title. Any map printed identifying the Official Zoning Map shall be identified by the following words:

"THIS IS THE OFFICIAL ZONING MAP REFERRED TO IN SECTION 30.36.030 OF THE CLARK COUNTY CODE OF THE COUNTY OF CLARK, STATE OF NEVADA AS OF _____ (Date)."

30.36.040 Disclosure Maps. Per Section 7.65.010 of the Clark County Code, the posting of zoning maps and land use plan maps shall be required to be posted showing a one (1) mile radius of the property for any residential subdivision with ten (10) or more lots. The maps must be displayed within the sales office of the subdivision. Chapter 113.070 of the Nevada Revised Statutes requires that at the time of the initial sale of land that the zoning designation and master plan be disclosed to the buyer, and a copy of the Gaming Enterprise District Map is required to be provided with the location of the nearest Gaming Enterprise District. This information and maps for purchase are available in the offices of the Department of Comprehensive Planning and are also available, without charge, on the internet at www.accessclarkcounty.com within County Services by Department/Comprehensive Planning/Open Web Info Mapper selections. (Ord. 3229 § 6, 6/2005)

30.36.050 Custody of the Official Zoning Map. Regardless of the existence of copies which may from time to time be made or published, the Official Zoning Map shall be under the custody of the County Clerk and maintained in an electronic database reflecting ordinances adopted to reclassify property. This Official Zoning Map, so stored, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the County.

30.36.060 Amendments to the Official Zoning Map No changes of any nature shall be made to the Official Zoning Map except in conformity with the procedures for amending the map as set forth in this Title. If changes are made to district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be entered promptly after the ordinance to amend the district boundary adopted by the Board. No amendment to this Title which involves matters portrayed on the Official Zoning Map shall become effective until after such change has been adopted by the Board.

30.36.070 **Rules for Interpretation of District Boundaries.** Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the approximate alignment of the boundary, indicated as follows, shall rule.

1. District boundary lines shall be construed to follow:

   A. The centerlines of streets, highways or alleys.

   B. Platted lot lines, section lines, quarter section lines or city limits.

   C. Railroad lines midway between the main tracks.

   D. Shorelines and, in the event of change in the shoreline, shall be construed as moving with the actual shoreline. Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes or other bodies of water shall be constructed to follow such centerlines.

2. District boundaries indicated as parallel to, or extensions of, features indicated in subsection (1) of this Section shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map, or where an ordinance exists based on the legal description.

3. Where physical or cultural features existing on the ground do not coincide with those shown on the Official Zoning Map or are not covered by subsections (1) and (2) of this Section, the Zoning Administrator shall interpret the district boundaries.

30.36.080 **Miscellaneous Maps.** Maps and the electronic database creating such maps, are hereby adopted to describe specific geographic areas related to topography, air quality, airport functions, overlay districts, community districts, and the protection of rural areas. The maps are as adopted by the Board, and as amended by future action. These maps are shown in reduced form in Appendix G, and detailed copies are available for review and/or purchase from the Department of Comprehensive Planning. The maps are the basis of specific regulations listed within this title which are designed to mitigate the impact of development within the particular areas described. The maps are as follows:

1. **Airport Airspace Maps.** The maps described in Chapter 20.13 and Part B of Chapter 30.48 within which the height of structures is limited within airspace affected by aircraft operations.

   A. McCarran Airport Airspace Map
   B. Nellis AFB Airspace Map
   C. North Las Vegas Airport Airspace Map
   D. (save for future Airport use)
   E. Jean Airport Airspace Map
   F. Overton Airport Airspace Map

2. **DELETED**

3. **Community District Map.** The community districts and boundaries adopted by the various land use plans.

   A. Community District Map – Clark County
   B. Community District Map – Las Vegas Valley

4. **Co-operative Management Area Map.** The area described by the Southern Nevada Public Lands Management Act within which public lands were transferred to Clark County for disposition, and which is affected by aircraft operations.
5. **DELETED**

6. **Hillside & Foothills Transition Boundary Map.** The approximate areas of the County where the slope exceeds 12% and surrounding area within 660 feet.

   A. **Hillside Map – Clark County**
   B. **Hillside Map – Las Vegas Valley**

7. **Las Vegas Artesian Basin Map.** The map describing the watershed of the Las Vegas Valley and areas as designated and described by the Office of the State Engineer of the State of Nevada within which the subdivision of land is restricted due to inadequate ground water resources.

8. **Las Vegas Valley Oversizing Areas Map and Projected Urban Water Service Boundary**. The map designating the service area for the Las Vegas Valley Water District.

9. **DELETED**

10. **Urban/Rural Boundary Map.** The boundary between the area anticipated to be developed per urban standards and the area to be developed per rural standards.

11. **PM-10 Non-Attainment.** The boundary describing the Las Vegas Valley air shed within which the Nevada Department of Conservation and Natural Resources, Division of Environmental Protection, has determined must be in compliance with national standards for air quality control.

12. **Red Rock Design Overlay District Map.** The area generally known as the Red Rock Canyon National Conservation Area and adjacent lands, including the southern Gateway Corridor (routes historically defining entrance to the area), the Calico Basin, and the town of Blue Diamond.

13. **Adult Use Overlay District Map.** The areas in which adult uses are permitted per Chapter 30.48 Part H.

14. **CMA Area Design Overlay District Map.** The boundary within which special design and development standards described in Chapter 30.48. PART I, shall be applied.

15. **Mixed Use Overlay District.** The boundary within which U-V zoning is permitted and for which special design and development standards described in Chapter 30.48, PART J, shall be applied for mixed use developments.

    A. **Las Vegas Valley**

16. **Asian Design Overlay District Map.** The boundary within which special design and development standards described in Chapter 30.48. PART K, shall be applied.

(Ord. 3397 § 4, 6/2006; Ord. 3882 § 2 (part), 5/2006; Ord. 3355 § 3, 2/2006; Ord. 3296 § 4, 10/2005; Ord. 3174 § 3 (part), 1/2005; Ord. 3106 § 4, 8/2004; Ord. 3061 § 4 (part), 5/2004; Ord 3043 § 1, 3/2004; Ord 2981 § 3 (part), 11/2003; Ord. 2899 § 2, 5/2003; Ord. 2725 § 2, 3/2002)