

# LAND USE

## Goals

- 1 Implement a comprehensive land use plan to promote economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment and is well integrated with appropriate circulation systems, services, and facilities.
- 2 Provide opportunities for a mix of uses such as commercial, office, recreational, entertainment, public facilities, multiple family residential and other activities within close proximity to each other, both vertically and horizontally, which are connected and integrated (nodes).
- 3 Provide opportunities for transit oriented development in areas with increased densities and intensities to reduce automobile dependence and air pollution.
- 4 Provide for pedestrian and vehicular connections between all development types.
- 5 Provide opportunities for developing low-density residential areas as a lifestyle choice.
- 6 Provide for large lot residential with two distinct land uses, estate homes and Rural Neighborhood Preservation.
- 7 Provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels.
- 8 Where appropriate, provide for professional workplace development integrated throughout the community, including conversion of residential uses accessing arterials.
- 9 Provide for commercial development integrated in appropriate locations throughout the community.
- 10 Provide areas which can promote higher intensity activity centers or districts with uses such as hotels; casinos; entertainment uses; general business, professional and public offices; commercial and multiple family residential.
- 11 Reserve areas for large scale office park and industrial activities such as distribution, logistics, manufacturing, disaster recovery, corporations, destinations, lifestyle amenities, employment, and power centers to bolster the economic viability of Southern Nevada.

## Federal Lands

### Policies

- 1 Facilitate improved interagency communication, promote the exchange of information, and encourage resource sharing between Clark County and Federal land administering agencies through the following activities: research studies, NEPA impact analysis, public meetings, joint planning processes, environmental documentation, interagency agreements, and participate as a cooperating agency on projects which may impact non-federal lands within the County.
- 2 Provide opportunities for federal agencies to participate in the development of land use plans, master development plans, or other County policy documents that may impact federal lands.



- 3 Participate in land and realty actions deemed mutually beneficial to both local entities and federal land administering agencies which are consistent with federal land management plans. Support federal agencies in the acquisition of private lands for environmental protection and private in-holdings in federally designated areas.
- 4 Assist the BLM in identifying public lands appropriate for privatization within the land disposal area and assist in acquiring public lands necessary for local public purpose uses.
- 5 Work with federal agencies to ensure the protection of private property rights, compliance with local building and zoning codes, and citizen participation on land use decisions within Clark County.
- 6 Cooperate with the Air Force to reduce or mitigate development deemed incompatible with the mission of the military on and near Nellis Air Force Base, Creech Air Force Base, and the Nevada Test and Training Range. Support over-flights where necessary and encourage the Air Force to acquire public and private lands in proximity to critical operation centers to ensure compatibility with existing land uses near Air Force facilities.
- 7 Coordinate with federal agencies to ensure recognition of valid RS 2477 claims.
- 8 Coordinate with federal agencies, local governments, and regional service agencies to plan, construct, and provide connectivity to local and regional trail systems located throughout the County.

## Growth Management

### Community Design Policies

- 1 Implement land use planning principles that can change the current development pattern of urban sprawl to more compact urban forms, and improve the air quality by encouraging or creating alternative transportation modes (such as: walking, biking, and using existing or planned mass transit corridors). *Also, see: Volume 2 Transportation*
- 2 Pedestrian amenities and access should be encouraged in all development.
- 3 Design quality should be encouraged in all development.
- 4 Development approval should be conditioned upon screening between visual incompatibilities.
- 5 Development approval should be conditioned upon mitigation of identified land use incompatibilities.
- 6 Land use arrangements that provide adjacency of living and employment opportunities should be encouraged.
- 7 Site plan designs should be required to provide the maximum feasible protection to people and land uses sensitive to air pollution through the use of buffer zones such as barriers and /or distance from emissions sources. *Also, see: Conservation/Air Quality*
- 8 Encourage the development of safe crossings for bicycles and pedestrians for all street and highway projects in the plan area. *Also, see: Volume 2 Transportation*
- 9 Encourage transitional development to buffer environmentally sensitive lands from more intensive uses.
- 10 Encourage jobs/housing balance in land use plans.



## Transit Orientated Development

- 11 Promote the design of Transit Oriented Development (TOD) by encouraging moderate to high density development along any existing or planned regional transit systems.
- 12 Encourage the location, design, configuration and mix of uses within TOD's that are within an average of 1,320 feet walking distance from an existing or proposed transit system and from other TOD's.
- 13 Encourage TOD's that link land use with transit and promote compact development form that support existing or proposed transit systems to reduce sprawl, traffic congestion and air pollution. *Also, see: Conservation/Air Quality, Volume 2 Transportation*
- 14 Encourage TOD's having pedestrian attributes at the origin and destination points of each trip as an incentive for walking, biking, carpooling, or riding transit.
- 15 Encourage the location of retail facilities, parks, day care, civic services and proposed or existing transit stops at the center of each TOD to reinforce the opportunity to walk, or bike for many short errands, as well as combine trips with transit to other stops.
- 16 Encourage an increase in residential densities and commercial intensities around future transportation corridors (including rail, bus, and multi-modal systems as identified by the RTC) in order to reduce vehicle miles traveled and the number of vehicle trips. *Also, see: Volume 2 Transportation*

## Neo-Traditional Design

- 17 Encourage Neo-traditional design/pedestrian-oriented development that provide compact urban forms along transit corridors or town centers. These compact urban forms are made of moderate to high densities and intensities and the components required will support a mass transit system and improve air quality. *Also, see: Conservation/Air Quality, Volume 2 Transportation*
- 18 When promoting Neo-traditional design, New Urbanism or other non-traditional developments, encourage transitional uses adjacent to high compact densities and commercial cores to lower densities that will gradually blend into the natural context of the desert and promote pedestrian activities.

## Community Districts Policies

- 1 Unincorporated town boundaries should coincide with the furthest external boundary of Community Districts One or Two.
- 2 Continue to use Community District 6 as a mechanism to preserve open space and conservation areas within Clark County.
- 3 The ESL (Environmentally Sensitive Lands) area should be considered as Clark County's Community District 6.



## Growth Management Policies

- 1 Development of vacant parcels within serviced areas should be encouraged.
- 2 Maximum use of existing service capacities should be encouraged.
- 3 Coordination of development policies between entities should be pursued.
- 4 Land use patterns that result in the most efficient use of fiscal resources for installation, operation and maintenance costs of services should be encouraged.
- 5 Analysis of development sector impacts from any proposed development regulations should be considered prior to adoption.
- 6 Consider the cumulative impacts of new development and redevelopment on air quality.  
*Also, see: Conservation/Air Quality*

### Infill

- 7 Encourage the intensification of infill sites to be balanced with a strong sensitivity to protecting existing neighborhoods, encouraging pedestrianism, compact development and reduction of air pollution. *Also, see: Conservation/Air Quality, Volume 2 Transportation*
- 8 Encourage the implementation of infill development where existing land use patterns are considered underutilized and are subject to revitalization while providing mixed-use development.
- 9 Promote infill development to be integrated to the existing surrounding new development and provide opportunity for linking infill sites to existing or proposed transit systems.
- 10 Encourage the redevelopment of infill sites with new uses that allow them to function as walkable, mixed-use districts that support transit system

### Mixed-use

- 11 Encourage mixed-use development that locates complementary land uses such as housing, retail, offices, services, and public facilities within walking distance of each other.
- 12 Encourage mixed-use development projects that will address the interrelationship of industrial, commercial and residential by providing pedestrian connectivity and compact forms.
- 13 Promote mixed-use development that encourages the integration of new housing and retail and is less auto dependent.
- 14 Encourage mixed-use development that provides the ability to revitalize older commercial corridors with infill residential development.

## Urban Specific Policies

### General

- 1 Encourage urban/suburban growth patterns that promote employment opportunities/development, reduce automobile dependence, support alternative modes of transportation, and reduce air pollution.
- 2 Where infrastructure is available and transit is accessible, maximize the use of infill and redevelopment in existing urban/suburban areas. Infill development should be consistent with existing adjacent development.



## General (con't)

- 3 Encourage the use of compact building design where urban density is developed within one-quarter of a mile (walking distance) of transit (existing and proposed).
- 4 Preserve existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area.
- 5 Finished floor heights should be approximately the same as adjacent uses.
- 6 The cumulative impact developments will have on area services including fire, police, water, sewer, roads, schools, and adjacent municipalities should be considered.
- 7 Land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated.
- 8 Discourage nonconforming zone changes. Any approvals for nonconforming zoning requests should be conditioned to provide buffering from adjacent conforming properties.
- 9 Encourage requests for permit modifications or extensions of time on existing uses to include a plan to reduce their visual impacts and a phasing plan for completion.
- 10 Encourage site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity.
- 11 All developments outside of rural areas should provide sidewalks on both sides of any public street. Sidewalks are encouraged on at least one side of private streets whenever possible.
- 12 Encourage the development of detached sidewalks that exceed the five (5) foot minimum requirement.
- 13 Encourage drought-tolerant landscape design techniques in new developments and for retrofitting older areas, as well as between rights-of-way and any block wall surrounding a residential development. The drought-tolerant plant list is maintained by the Southern Nevada Water Authority (SNWA) and Southern Nevada Regional Planning Coalition (SNRPC).
- 14 All developments should be designed to accommodate and encourage recycling.
- 15 Lighting design should be sensitive to on and off-site residential uses. All exterior light sources should be shielded to direct light away from on-site residential uses.
- 16 All new perimeter walls, fences, driveways, trails, and other surfaces should be decorative. Encourage designs to visually minimize the stark appearance of a monotonous block wall face and should use alternative materials made from renewable and recyclable sources that do not trap and radiate heat. Incorporate design elements to discourage graffiti and encourage graffiti-resistant wall treatments.
- 17 Encourage comprehensive pedestrian, equestrian, and bicycle circulation systems that include provisions for paths in new and existing rights-of-way and/or easements. New development should incorporate ample active and passive open space in the overall site design and integrate those open spaces, where possible, with adjoining properties, trail systems, and public/private park facilities. Where possible, encourage adherence to the Regional Transportation Commission's (RTC) Complete Streets Design Guidelines for Livable Communities.
- 18 Encourage pedestrian scale site furnishings along public walkways and open spaces to create visual continuity, reinforce the pedestrian character, and provide outdoor use areas along public walkways.
- 19 Scale-relationships between buildings and adjacent developments should be carefully considered. Varying building height, breaking up the mass of a building, and shifting building placement can



## General (con't)

provide appropriate transitions between differing building scales and intensities. Building heights should be transitioned so any structure adjacent to a residential use is of similar height. Building heights should also vary within a development with lower height buildings adjacent to streets and surrounding residential uses to reduce the perceived mass of buildings.

- 20 All signage should be compatible with building styles on-site and also with surrounding development. Monument signs are encouraged, and any illuminated signs should be oriented away from neighborhoods.
- 21 Encourage drive-thru facilities and stacking lanes, when contiguous to any public right-of-way, residential use, or pedestrian gathering area to be obscured from view by an intense landscape buffer.
- 22 The public access portion of all building footprints visible from a right-of-way or a residential use should have a landscape area between the building and parking area.
- 23 Encourage right turn deceleration lanes and left turn lanes into intense uses such as industrial and other large scale developments. Also encourage right turn deceleration lanes into major retail and other High Impact Project (HIP) and Projects of Regional Significance (PRS), as defined by Title 30.
- 24 Encourage accessory parking structures for all uses to be architecturally compatible with the primary structure by using similar façade treatments and materials.
- 25 Encourage the placement of bus turnouts and other enhanced transit facilities in accordance with RTC standards.
- 26 Ensure that a Major Project provides a mix of residential, commercial, industrial, or public facilities land uses where residents will have the opportunity to live, work, and recreate. The design of a Major Project should be compatible within the development, as well as with adjoining land uses and the natural environment.
- 27 Encourage the localized areas of Commercial Tourist development to be the prime activity centers in the planning area and where hotels, resort hotels, entertainment uses, general business, professional and public offices, and commercial uses are located.
- 28 Unique transportation opportunities should be explored and encouraged.
- 29 New development should provide opportunities for continuity in the pedestrian network. **Overall**

### **Residential**

- 30 Discourage residential development adjacent to any industrial or hazardous uses. Examples include power plants, landfills, railways, wastewater treatment facilities, and other similar uses. In the event that a residential development is approved adjacent to an industrial or hazardous use, a separate disclosure statement should be issued to residents at time of sale.
- 31 Encourage residential developments to incorporate pedestrian and bicycle circulation systems that connect to schools, commercial, and recreational areas. Additionally, single family developments should connect with existing and planned trail systems, parks, and open spaces.
- 32 Encourage specific buffering between existing residential areas and more intense land use designations. Buffering should take place on the parcel with the higher intensity designation, except when approvals for nonconforming zoning requests are conditioned to provide buffering from adjacent conforming properties.



## General (con't)

- 33 In residential subdivisions, any parcels located at major intersections should be required to receive their access from within the subdivision. Corner parcels at major intersections that have a residential land use designation should not have access to collector or arterial streets.
- 34 When a non-multiple family development is approved in an area designated for multiple family projects on the Land Use Plan Map (non-conforming), required buffering should be provided on the parcel or development where the non-conforming zone change occurred.
- 35 Residential developments should be discouraged in Business and Research Park/Industrial categories.

## Estate Residential

- 36 Encourage the preservation of the estate residential character by implementing non-urban street standards (see **Minimum Road Design Standards for Non-Urban Roadways Handbook**, available from the Clark County Public Works Department) while maintaining standard rights-of-way to ensure necessary facilities are provided.
- 37 To support a cohesive community, gated communities are discouraged in estate residential areas.
- 38 Encourage new residential developments adjacent to existing estate residential areas to transition at appropriate densities (lot sizes of 10,000 square feet or greater) and be of similar height. Significantly smaller lot sizes should be located beyond any appropriate transition areas.

## Single Family Residential

- 39 Encourage higher density residential developments to be arranged in clusters or enclaves around courtyards. Provide residential courts and other opportunities for increased usable open space\* and recreation facilities. Appropriate buffers, setbacks, parking, landscaping, and other regulated onsite and off-site development issues should be included in single family developments.
- 40 For the safety of residents, encourage useable recreational open space areas within single family developments to be located away from arterial and collector streets. Open space should be centrally located and where possible surrounded by local streets with homes that front the open space.
- 41 Encourage buffering between single family areas and higher density residential and commercial designations.
- 42 Single family projects developed within areas designated for commercial or higher density residential areas should provide any required or desired buffers from adjoining higher density/intensity projects.
- 43 Promote projects that provide varied neighborhood design and/or innovative architecture. For example, projects should include a combination of the following: varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or varied architectural elements on all sides.
- 44 Exterior building walls should be articulated with varied setbacks of garage doors when adjacent to any street. Encourage residential garages be positioned to reduce their visual impact on the streets. At a minimum, encourage the garage to be located behind the front façade of the house. In many single family areas, garages may be sited in the following ways:
  - a.) In the rear accessed by a side drive or right-of-way,
  - b.) To the side recessed behind the front façade.

\***Open Space.** Principally consists of any common areas, trails, excluding drainage channels and required street landscaping that are privately maintained for passive and active recreational use by all residents of a development.



## Multiple Family Residential

- 45 When higher density residential development is proposed adjacent to estate residential areas, prevent nuisances caused by incompatible uses, noise, lighting, and signs that detract from and are not consistent with the existing residential development.
- 46 When development of higher residential density developments are proposed next to estate residential areas, encourage block walls to abutting the estate residential and provide an intense landscape buffer.
- 47 When higher density residential development is proposed adjacent to single family residential areas, nuisances caused by incompatible uses, noise, lighting, and signs that detract from and are not consistent with the existing residential development should be prevented.
- 48 Attached single family housing, including townhomes, may be arranged in clusters or enclaves around courtyards, providing residential courts and other opportunities for increased usable open space and recreation facilities without compromising densities.
- 49 Organize long block faces (330 feet or greater) to provide a mid-block pedestrian green connection that allows access from the street to the drive aisles and parking areas.
- 50 Encourage multiple family projects to locate common areas, circulation paths, and building entry porches where they are most visible from the street and home interiors.
- 51 All multiple family projects should provide several amenities such as usable open space, swimming pools, barbeque pits, and community centers.
- 52 Encourage lofts, row housing, and other multiple family designs as alternatives to apartments.
- 53 Ensure that multiple family developments are compatible with adjoining land uses and densities through site planning and building design. Appropriate buffers, setbacks, drought-tolerant landscaping, building height and materials, shielded lighting, signage, along with on-site and offsite circulation should be addressed in multiple family developments.
- 54 Encourage the arrangement of parking areas, garages, and/or covered parking into courts to avoid creating long corridors of parking areas and encourage multi-level parking garages. Promote the layout and design of multiple family buildings to be oriented in varying directions relative to each other, to avoid the monotony of a linear pattern and to provide a variety of parking options for the residents.
- 55 Encourage design alternatives and spatial distribution rather than the massing of buildings (massing refers to the bulk of a building). Design alternatives for massing include varied elevations, roof forms, and surface planes. Building heights should vary in a multiple family development with lower buildings adjacent to streets and surrounding residential uses.
- 56 To minimize impacts on necessary public services and facilities, encourage multiple family developments to locate adjacent to a mix of other land uses including commercial, office, educational, institutional, recreational, and any other appropriate urban uses.
- 57 Encourage multiple family developments to locate near transit (or where it may become available) along with pedestrian and road networks that can accommodate higher residential densities.
- 58 When constructed on corners of intersections, orient multiple family structures so the front of the building faces both streets or is architecturally detailed with an enhanced façade.



## Commercial

- 59 When commercial development is proposed adjacent to estate residential areas, prevent nuisances caused by incompatible uses, noise, lighting, and signs that detract from and are not consistent with the existing residential development.
- 60 When development of commercial developments are proposed next to estate residential areas, encourage articulated block walls abutting the estate residential and provide an intense landscape buffer.
- 61 When commercial development is proposed adjacent to single family residential areas, nuisances caused by incompatible uses, noise, lighting, and signs that detract from and are not consistent with the existing residential development should be prevented.
- 62 Encourage intense buffering and design features on the perimeter of parcels adjacent to existing or proposed single family uses.
- 63 Office structures should be developed in clusters and not configured in a linear pattern.
- 64 Encourage master planned office developments to reduce points of ingress and egress on arterial and collector streets, traffic congestion, traffic hazards, signs and visual clutter, and inconsistent architectural style.
- 65 Encourage commercial development design that will provide opportunities for cross access with adjoining sites to reduce or limit points of ingress and egress on arterial or collector streets to reduce onsite and offsite traffic congestion and hazards.
- 66 Commercial development should provide access points on arterial and collectors and not on local neighborhood streets.
- 67 Through site planning and building design, ensure that commercial developments are compatible with abutting uses. Appropriate buffers, setbacks, drought-tolerant landscaping, building height and materials, lighting, signage, adjoining land uses, and densities should be considered and integrated into commercial developments.
- 68 Outside storage areas, loading areas with roll-up, overhead doors, service areas, and areas intended for large semi-truck parking should be screened from public streets, along with residential and other adjacent uses. All screening material should be consistent with the materials used for the balance of the project.
- 69 Encourage commercial projects clustered around pedestrian plazas and courts to include a plaza with benches, decorative light fixtures, ornamental waste receptacles, and enhanced paving at vehicular entrances.
- 70 Site amenities such as plazas, pedestrian walkways, and site furnishings (benches, decorative light fixtures, ornamental waste receptacles, and enhanced paving) along linkages are encouraged. The use of landscaping, building overhangs and canopies should be implemented in order to provide shade and to make the areas comfortable for the users.
- 71 Promote comprehensive sign plans for multi-user commercial developments. Exterior signs for individual pad sites should be coordinated with signs for the entire commercial complex.
- 72 Encourage freestanding signs not to exceed the building heights of the commercial developments they advertise.
- 73 Provide and maintain perimeter and interior parking lot trees for shade and visual relief, while maintaining view corridors to storefront areas.



## Commercial (con't)

- 74 On commercial sites, encourage the siting of a portion of the total building area at the street perimeter. Such siting strengthens the streetscape and helps to screen off-street parking areas.
- 75 Encourage the physical and functional integration of surrounding buildings, along with existing and/or proposed pedestrian paths and streets when considering the location of the buildings on the site.
- 76 Off-street parking adjacent to public roads should require screening by one or a combination of the following: walls, drought-tolerant landscaping, and/or berms. These screens should be continuous and at a recommended height of three (3) feet or greater to visually buffer the parking lot.
- 77 Encourage the placement of required parking areas to be located behind the principal building(s) on the site.
- 78 Encourage architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality. Similarly, buildings located on corner lots should have facades enhanced to match the front of the building to emphasize their prominent location. This also includes design variations to a building's mass, including different elevations, roof forms, and surface planes by stair-stepping building height, breaking up the mass (mass refers to height, bulk, and scale of a building) and shifting building placement.
- 79 Encourage commercial developments to use visually articulated elements including, but not limited to towers, domes, decorative fascias or parapets, pilasters or columns, arcades or colonnades, decorative details such as tiles wrought iron (tubular steel), fenestration, landscaped planters or trellises, pitched/hipped roofs, or other visually articulated design utilizing harmonious volumes, spaces and materials.

## Commercial Tourist

- 80 Encourage the development of multi-storied residential uses with appropriate indoor and outdoor amenities (e.g. swimming pool, health spa, tennis courts, access to trails and parks, etc.) and local supporting commercial uses (e.g. restaurants, entertainment facilities, etc.).
- 81 Encourage a diversity of land uses within multi-storied structures. Single story freestanding projects should be avoided as much as possible.
- 82 Encourage mixed use projects to be developed near and integrated with routes served by transit.
- 83 Where possible, buildings should be located around pedestrian plazas and courts.
- 84 Service areas, trash collection areas, and truck loading areas should be screened and located away from public view.
- 85 Encourage the physical and functional integration of surrounding buildings, existing and/or proposed pedestrian paths, trails, and streets in accordance with Mixed Use District requirements when considering the location of buildings on the site.
- 86 Encourage usable and functional, pedestrian friendly developments where building entrances are clearly identifiable and directly accessible from public sidewalks.
- 87 On commercial sites, especially large retail centers, encourage the development of a portion of the total building footprint on all street perimeters, especially at corner locations while maintaining view corridors to storefront areas.



## **Commercial Tourist (con't)**

- 88 Encourage resort hotels to provide primary access from existing/planned arterial streets.
- 89 Off-street parking adjacent to public roads should require screening by one or a combination of the following: buildings, walls, enhanced landscaping, and/or berms. Screening should be continuous and at a recommended height of three (3) feet or greater to buffer the parking lot.
- 90 Encourage the placement of secure off-street parking areas to be internalized or located behind the principal building(s) on the site. Where large numbers of parking spaces are required, secure parking structures are encouraged. However, because parking structures often become a major visual element of the site, the design should be integrated with the form and materials of the primary structure(s) with similar and compatible architectural themes, as well as terraced designs which should be incorporated in the design.
- 91 Enhanced landscaping (trees) at the perimeter and interior of parking areas should be encouraged to provide shade and visual relief, while maintaining view corridors to storefront areas.
- 92 Where appropriate, buildings should provide street-side entrances for pedestrians and public transit users.
- 93 All structures on a development site should be of compatible architectural design, style, and color.
- 94 If the back or sides of any building are oriented toward a right-of-way, Public Facility, or a planned residential area, it should be of the same architectural style and color, constructed of the same building materials as the remainder of the building, and should be enhanced with similar architectural features to match the front of the building.

## **Business and Research Park**

- 95 Residential developments, including mixed use development, are discouraged in business and research park categories.
- 96 Encourage business and research park developments to be designed as centers or campuses with limited points of ingress and egress on arterial or collector streets to reduce traffic congestion and hazards, through coordinated architectural and signage programs, screened parking areas, and extensive landscaping. Also, encourage business and research park developments to incorporate pedestrian and bicycle circulation systems that connect with existing and proposed transit routes, trail systems, parks, and open space.
- 97 Encourage business and research park developments to orient less intensive uses and landscaping adjacent to public rights-of-way on the perimeter of the developments to improve visual quality and buffering, while maintaining view corridors to storefront areas.
- 98 Encourage signage that is compatible with the area. Monument signs are encouraged.
- 99 Ensure that business and research park developments are complementary with abutting uses through site planning and building design on the perimeter. Adjoining land uses and densities should be considered regarding appropriate buffers, setbacks, landscaping, building height and materials, lighting, and signage on-site in business and research park developments.



## Industrial

- 100 The location of industrial developments should consider compatibility with existing land use patterns, appropriate access routes and traffic volumes, environmental concerns, as well as proximity to single family uses, buffering, transitional land uses, and proper siting and storage of hazardous materials.
- 101 Ensure that industrial developments are complementary with abutting uses through site planning and building design on the perimeter. Appropriate buffers, setbacks, landscaping, building height and materials, lighting, signage, on-site circulation, and adjoining land uses and densities should be considered and integrated into industrial developments.
- 102 If developed, loading areas with roll-up, overhead doors, service areas, and areas intended for large semi-truck parking should be screened from streets, residential, and other adjacent uses.
- 103 Encourage industrial developments to orient offices, similar less intensive uses, and landscaping adjacent to public rights-of-way (on the perimeter of the developments) to improve visual quality. More intensive land uses should be internalized within the development.
- 104 Strongly encourage any requests for changes, permit modifications, or extensions of time on existing mining operations to be accompanied by a plan to reduce their visual impacts with a performance and restoration bonded phasing plan for reclamation. Discourage the location of future sand and gravel mining operations within the planning area.
- 105 Where possible, establish industrial areas for businesses that require rail access.

## Mixed Use

- 106 Mixed Use Development (MUD) as a stand-alone infill project should be discouraged on ten (10) or less acres.
- 107 MUD's should incorporate general business, professional and public offices, multiple family residential uses and supporting commercial uses.
- 108 Mixed use development should be discouraged in Business and Research Park/Industrial categories.
- 109 MUD's should be located adjacent to an arterial or collector street. More intense mixed use developments (higher density and/or building height) should be sited with at least one boundary adjacent to an arterial street or collector street which is identified as being a public transit corridor. Less intense mixed use projects may be adjacent to local streets.
- 110 Any residential projects developed where mixed use is allowed should provide any required/desired buffers from adjoining higher density/higher intensity projects. Townhomes and similar uses may be appropriate and could be integrated into MUD's.
- 111 Allow options for creative, intensive MUD's which will provide a compatible mix of higher residential densities and supporting commercial uses through innovative site planning.
- 112 Where MUD's are allowed, encourage design techniques that will result in a project that is functionally integrated and visually compatible internally as well as externally with surrounding development.
- 113 Encourage the development of multi-storied residential uses having appropriate indoor and outdoor amenities (e.g. swimming pool, health spa, tennis courts, park, etc.) with local supporting commercial uses (e.g. restaurants, entertainment facilities, etc.).
- 114 Through the use of design commonality, mixed uses should provide some visual familiarity which will result in smoother circulation flow and easy recognition of amenities for visitors and pedestrians.



## Mixed Use (con't)

- 115 Encourage live/work units in MUD's. These should be developed with entrances having recessed entry or awnings that will allow direct access at grade. When constructing live/work units, encourage the location of private exterior space on the second floor in a covered porch or balcony overlooking the street.
- 116 Encourage MUD's to develop along the principal routes served by public rapid and enhanced mass transit systems as defined by the RTC. This will allow easy access to services and employment not offered on site. Uses within walking distance (1/4 mile) may be considered when determining a MUD project. The intent is to develop a cohesive mix of uses with the objective of achieving a live, work and play balance within a neighborhood. Greater walking distances may be appropriate around Transit Oriented Developments (TOD).
- 117 On-site pedestrian circulation should be separated from vehicular traffic, as much as possible. In developments where substantial traffic volumes occur on certain stretches of on-site drives, a sidewalk or walkway should be provided, detached if possible, to separate pedestrian and vehicular traffic. A change in grade, color and the use of enhanced paving is encouraged to clearly define pedestrian walkways.
- 118 Site amenities such as plazas, pedestrian walkways/links or site furnishings (benches, decorative light fixtures, ornamental waste containers, etc.) are encouraged. Where such amenities are provided, the use of landscaping, building overhangs and canopies should be implemented in order to provide shade and to make the areas comfortable for the users.
- 119 Encourage the physical and functional integration of surrounding buildings, existing and/or proposed pedestrian paths, trails and streets when considering the location of buildings on the site to reduce the potential of a monotonous, continuous row of buildings.
- 120 Encourage usable and functional, pedestrian friendly developments where building entrances are clearly identifiable and directly accessible from a public sidewalk.
- 121 Encourage the placement of off-street parking areas to be internalized or located behind the principal building(s) on the site. Where large numbers of parking spaces are required, parking structures are encouraged. Also, since parking structures are a major visual element of the site, the design of the parking structure should be integrated with the form and materials of the primary structure(s).
- 122 If developed, loading areas with roll-up, overhead doors, service areas, and areas intended for large semi-truck parking should be screened from adjacent parcels and from residential uses and public streets.
- 123 Discourage off-street parking adjacent to public roads. Off-street parking adjacent to public roads should require screening by one or a combination of the following: walls, landscaping, and/or berms. These screens should be continuous and at a recommended height of three feet or greater to buffer the parking lot.
- 124 Where possible, buildings should be sited around pedestrian plazas and courts.
- 125 Recreation areas within MUD's should not front on arterial and collector streets.
- 126 Encourage MUD's to use visually articulated elements including, but not limited to, towers, domes; decorative fascias or parapets; pilasters or columns; arcades or colonnades; decorative details such as tiles, wrought iron (tubular steel), fenestration, landscaped planters or trellises; pitched/hipped roofs or other visually articulated design utilizing harmonious volumes, spaces and materials.



## Mixed Use (con't)

- 127 To improve visual quality, encourage architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the public.
- 128 Buildings should provide street side entrances for pedestrians and public transit users where appropriate.
- 129 Encourage MUD's to incorporate pedestrian and bicycle circulation systems that connect with existing and proposed transit trail systems, parks, open space and nearby residential developments.
- 130 To encourage pedestrian use, sidewalks should be wider than 5 feet minimum standard and designed to be unobstructed to allow for safe and unimpeded pedestrian traffic.
- 131 MUD's should demonstrate that adequate public facilities (police and fire stations, schools, community parks, open space and community centers) currently exist, or will be provided concurrently with the development and backed with appropriate bonding provided by the developer.

## Enterprise (Arden area) Specific Policies

The Arden area is bounded by Blue Diamond Highway on the north, the Union Pacific Railroad tracks on the east, Rainbow Boulevard on the west, and the LeBaron Avenue alignment on the south.

- 1 Encourage property owners to take advantage of the opportunities that are afforded by the railroad siding.
- 2 Encourage light industrial development that will bring jobs and add to the economy of the Las Vegas Valley.
- 3 Encourage individual property owners to work cooperatively with each other in developing the area.
- 4 Discourage any development that is not light industrial in the Arden area.
- 5 Any land use that is not compatible with light industrial development should provide its own buffering.
- 6 At-grade crossings are not appropriate. Street patterns should be encouraged to allow access to properties, while not crossing rail lines, within the Arden area.
- 7 Residential uses, including mixed-use residential, within the Arden area are not appropriate and should be highly discouraged.

## Aviation Specific Policies

- 1 Encourage development patterns and standards compatible with the continuing operation of Nellis Air Force Base.
- 2 Development projects located in the Airport Environs Overlay Districts (AEOD) shall comply with additional AEOD land use regulations.
- 3 Land uses inside the Airport Environs Overlay District (AEOD) should be compatible with the air and ground operations of Nellis Air Force Base. Residential development of any kind (including mixed-use residential) are prohibited from developing within the Air Environ AE-70 and above, APZ-1, APZ-2, and LOLA as found in the AEOD. Such uses are discouraged in the AE-65. (APZ = Accident Potential Zone, LOLA = Live Ordinance Loading Area).
- 4 Encourage buildings and structures that comply with the Airspace Zoning Map unless deviations are deemed appropriate by the Airport Hazard Areas Board of Adjustment



## Aviation Specific Policies (con't)

- 5 Within the “Resort Corridor”, residential development of any kind and other uses as described in the Cooperative Management Agreement (CMA) are prohibited from developing within the Air Environ AE-70 (and above) as found in the Airport Environs Overlay District (AEOD).

## Laughlin Specific Policies

- 1 The Riverwalk and similar Districts should provide a strong and inviting sense of arrival having a physical location that accommodates diverse activities, special events and civic gatherings.
- 2 Through the use of design commonality, and pedestrian connectivity with transportation corridors, the Riverwalk District should provide some visual familiarity which will result in smoother circulation flow and easy recognition of amenities for visitors and pedestrians.
- 3 The Riverwalk District should connect the urban context with the natural setting by implementing the urban design concept of physical terminus.
- 4 At the terminus of the District, the location of urban parks and plazas should be encouraged along the water front to provide opportunities for physical terminus and civic focal points.
- 5 Terminus and civic focal points should be utilized for the display of public art and the performance of social and special events.
- 6 Where possible, terminus and civic focal points should be located at the intersection of mid-section and section lines.
- 7 Terminus and civic focal points should provide for the public viewing of a recognizable and interpretive program for natural and social history.
- 8 Encourage the preservation or establishment of right-of-ways for elevated walkways at all arterial intersections within the District.
- 9 On-site pedestrian circulation should be separated from vehicular traffic. In developments where substantial traffic volumes occur, a detached or meandering sidewalk or walkway may be necessary to separate pedestrian and vehicular traffic. The use of textured or enhanced paving to clearly define pedestrian walkways is encouraged.
- 10 Both public and private pedestrian and transit systems are encouraged in the District.

## Lone Mountain Specific Policy

In an area designated RNP, within Lone Mountain, the intent is to keep lots at ½ acre minimum. When lot size variation is needed to subdivide a parcel that is larger than ½ acre, a minimum lot size of 18,500 net square feet or larger is encouraged.

## Whitney Specific Policies

- 1 Establish a Mixed-Use Neighborhood around the University of Nevada-Las Vegas Sam Boyd Stadium with an emphasis on uses complimentary to the Stadium.
- 2 This part of the mixed-use district should incorporate multi-family projects, restaurants and retail businesses that support and serve the stadium and the Silver Bowl sports park.
- 3 Encourage uses that promote recreation, cultural activities, entertainment and the arts.
- 4 Workforce housing projects are encouraged in this area.





## Winchester/Paradise Specific Policies

- 1 Encourage multiple family developments located adjacent to arterial or collector streets to incorporate local supporting commercial development designed to be functionally and visually integrated within the project with the use of paths and pedestrian bridges.
- 2 Establish a Mixed-Use Neighborhood around the University of Nevada-Las Vegas with an emphasis on uses complimentary to the University.
- 3 The University mixed-use district (University District) should incorporate general businesses that serve the University population including professional and educational offices, multi-family and commercial uses.
- 4 Encourage uses that promote education and cultural activities including entertainment, the arts as well as other services that enhance higher education.
- 5 Workforce and student housing is encouraged in this district.
- 6 Encourage interactive participation on the part of the university with the Paradise Town Board, Planning Commission and the Board of County Commissioners.
- 7 Encourage the development of multi-storied residential uses with appropriate indoor and outdoor amenities (e.g. swimming pool, health spa, tennis courts, access to trails and parks, etc.) and local supporting commercial uses (e.g. restaurants, entertainment facilities, etc.).
- 8 Encourage a diversity of land uses within multi-storied structures. Single story free standing projects should be avoided as much as possible excepting those uses which pose a serious health and safety risk such as service stations.
- 9 Encourage the preservation of right-of-ways for pedestrian bridges at all arterial intersections in the “Resort Corridor”.
- 10 Both public and private pedestrian and transit systems are encouraged in the “Resort Corridor”.
- 11 In order to fully complement areas on the “Resort Corridor”, workforce housing should be encouraged and integrated into all housing projects.
- 5 Encourage interactive participation in the development of this area on the part of UNLV, Whitney Town Board, Planning Commission and the Board of County Commissioners.

## Long Range Plan Policies

- 1 Clark County will use economic, demographic and development trends to plan for, and provide public services and facilities.
- 2 Encourage the principles of Smart Growth including mixed land uses and infill development.

