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CHAPTER 19.02 ZONING MAP ATLAS AND DISTRICTS

19.02.010 OFFICIAL ZONING MAP ATLAS

A. Adoption of Official Zoning Map Atlas

The boundaries of each zoning district are delineated and shown on the Official Zoning Map Atlas of the City of Las Vegas. The Official Zoning Map Atlas, together with all notations, references, dimensions, designations and other information shown on the map, is adopted and made part of this Title by reference. The Official Zoning Map Atlas shall be stored, maintained, and kept current by the Department of Planning and Development.

B. Establishment of Zones

{Ord 5811 – 01/18/06} {Ord 6080 – 02/17/10}

The zones, or districts, are established as follows and shall be known and cited as:

ABBREVIATED DESIGNATION	ZONING DISTRICT NAME
U	Undeveloped (GPA Designation)
R-A	Ranch Acres
R-E	Residence Estates
R-D	Single Family Residential-Restricted
R-1	Single Family Residential
R-CL	Single Family Compact-Lot
R-2	Medium-Low Density Residential
R-3	Medium Density Residential
R-4	High Density Residential
R-5	Apartment
R-MH	Mobile/Manufactured Home
R-MHP	Residential Mobile/ Manufactured Home Park
P-R	Professional Office and Parking
N-S	Neighborhood Service
O	Office
C-D	Designed Commercial
C-1	Limited Commercial
C-2	General Commercial
C-PB	Planned Business Park
C-M	Commercial/Industrial
M	Industrial
C-V	Civic
P-C	Planned Community
T-D	Traditional Development
R-PD	Residential Planned Development
PD	Planned Development
DCP-O	Downtown Centennial Plan Overlay District
G-O	Gaming Overlay
A-O	Airport Overlay
H	Historic Designation
	Downtown Casino Overlay District
T-C	Town Center District
DEOD	Downtown Entertainment Overlay District
	Live/Work Overlay District
	Las Vegas Boulevard Scenic Byway Overlay District

C. Transitional Rules

Property which, on the effective date of this Title, was classified N-U (Non-Urban) shall be and is hereby designated U (Undeveloped). It is intended that the zoning classification for each U parcel include the U designation, followed by a parenthetical which indicates the land use classification for that parcel under the General Plan. Following the adoption of this Title, the Department of Planning and Development shall make such changes to the Official Zoning Map Atlas and to other identifying documents as are necessary to reflect the redesignation. Property which, on the effective date of this Title, was classified under a zoning classification which no longer exists under this Title will be reclassified by the City to an existing classification by subsequent Rezoning action. Until that action occurs, such property shall be governed by the requirements and limitations applicable to the zoning classification in effect just before the adoption of this Title.

D. Amendments

No change to the Official Zoning Map Atlas shall be authorized without the approval of a rezoning application. The application shall be processed in accordance with the requirements of Chapter 19.18.040 of this Title. No change to the Official Zoning Map Atlas shall be authorized or become effective without final action of the City Council or a court of competent jurisdiction.

E. Consistency with General Plan

No amendment or rezoning shall be approved unless it is consistent with the goals, objectives and policies of the General Plan.

19.02.020 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

A. Boundary Presumptions

The following presumptions shall apply in determining uncertain boundaries of a district as shown on the Official Zoning Map Atlas:

1. Where a boundary follows a public street or alley, the centerline of the street shall be the boundary.
2. Where a boundary follows a lot line, the lot line shall be the boundary.
3. In cases where district boundary lines are indicated as approximately paralleling street, alley, right-of-way or easement lines existing at the time of the enactment of this Title, they shall be construed as meaning 100 feet distant from the street, alley, right-of-way or easement line, unless otherwise specifically dimensioned on the Official Zoning Map Atlas.
4. In instances where district boundary lines divide a parcel of unsubdivided property, the precise location of the district boundary shall be determined by the use of the scale appearing on the Official Zoning Map Atlas, unless the boundary is indicated by a specific dimension on the Official Zoning Map Atlas.

5. Where any public right-of-way is officially vacated or abandoned, the land use district regulations applied to abutting property shall thereafter extend to the former centerline of the vacated or abandoned right-of-way.

B. Determination and Appeal

With regard to any uncertainty of boundaries that cannot be resolved with reference to the above presumptions, the Director shall determine the location of the district boundary. Any person who is aggrieved by that determination may appeal to the City Council.

19.02.030 MAP REPLACEMENT/CORRECTIONS

The following rules apply concerning the replacement or correction of the Official Zoning Map Atlas:

A. Replacement

In the event that the Official Zoning Map Atlas becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the City Council shall adopt a new Official Zoning Map Atlas which shall supersede the previous map.

B. Correction of Errors

The new Official Zoning Map Atlas may correct drafting and clerical errors or omissions in the previous Official Zoning Map Atlas, but no corrections shall have the effect of amending this Title or any subsequent amendment thereto except in accordance with the notice and hearing procedures set forth in Subchapter 19.18.040.

C. Preservation of Old Maps

Unless the previous Official Zoning Map Atlas is lost or totally destroyed, all of the remaining parts shall be preserved, together with all available records pertaining to its adoption or amendment.

19.02.040 PURPOSE OF ZONING DISTRICTS

A. Residential Districts

1. **U (GPA Designation) Undeveloped District.** The U District functions as a temporary classification to be used until property is ready for development for a more intense, permanent use. This classification is intended to be used as a holding zone to prevent the premature, haphazard development of property.
2. **R-A Ranch Acres District and R-E Residence Estates District.** The purpose of the R-A and the R-E Districts is to provide for low density residential units located on large lots and conveying a rural environment. These Districts are consistent with the policies of the Desert Rural Density Residential category of the General Plan.
3. **R-D Single-Family Residential-Restricted District.** The purpose of the R-D District is to provide for the development of low density, large lot, single-family detached residential units.

The R-D District is consistent with the policies of the Rural Density Residential category of the General Plan.

4. **R-1 Single-Family Residential District.** The purpose of the R-1 District is to provide for the development of single-family detached dwellings in a suburban setting. The R-1 District is consistent with the policies of the Low Density Residential category of the General Plan.
5. **R-CL Single-Family Compact-Lot District.** The purpose of the R-CL District has been to provide for single-family units and other customary residential uses on a smaller lot size. The density associated with the R-CL District historically has been deemed to be consistent with the policies of the Medium-Low Density Residential category of the General Plan. However, many of the types of development permitted within the R-CL District are generally inconsistent with development policies encouraged under the General Plan. Therefore, new development under the R-CL District is not favored and will be available only under the very limited circumstances described in this Code.
6. **R-2 Medium-Low Density Residential District.** The purpose of the R-2 District is to establish lots primarily for medium to low density single-family detached units and duplex units. The R-2 District is consistent with the policies of the Medium-Low Density and Medium-Low Attached Residential categories of the General Plan.
7. **R-3 Medium Density Residential and Apartment District.** The purpose of the R-3 District is to provide for the development of a variety of multi-family units such as duplexes, townhouses and medium density apartments. The R-3 District is consistent with the policies of the Medium Density Residential category of the General Plan.
8. **R-4 High Density Residential and Apartment District.** The R-4 District is intended to provide for the development of a variety of multi-family units such as duplexes, townhouses and high density apartments. The R-4 District is consistent with the policies of the High Density Residential category of the General Plan.
9. **R-5 Apartment District.** This district is intended to allow for the development of high density multi-family units within the downtown urban core and in other high intensity areas suitable for high density residential development. The R-5 Apartment District is consistent with the policies of the High Density Residential category of the General Plan.
10. **R-MH Mobile/Manufactured Home Residence District.** The purpose of the R-MH District is to establish subdivision lots primarily for mobile or manufactured homes. The R-MH District is consistent with the policies of the Low Density Residential category of the General Plan.
11. **R-MHP Residential Mobile/Manufactured Home Park District.** The R-MHP District is a medium density residential district under single ownership or control designed primarily for the rental of spaces for occupied mobile or manufactured homes. The RMHP District is consistent with the policies of the Medium-Low Density Residential category of the General Plan.

B. Commercial Districts

1. **P-R Professional Office and Parking District.** The P-R District is intended to allow for office uses in an area which is predominantly residential but because of traffic and other

factors is no longer suitable for the continuation of low density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. These uses are characterized by a low volume of direct daily client and customer contact. To decrease the impact to adjacent residential uses, single family structures should be retained or new development in the P-R District should be constructed to maintain a residential character. The P-R District is consistent with the Office category of the General Plan.

{Ord 5738 – 12/15/04}

2. **N-S Neighborhood Service District.** The purpose of the N-S District is to provide for the development of convenience retail shopping, services and professional offices principally serving neighborhood needs and compatible in scale, character and intensity with adjacent residential development. This district is intended to be located at intersections of streets designated as collector or larger. The N-S District should also be used as a buffer between residential and more intense retail/commercial uses. The N-S District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.
3. **O Office District.** The Office District is designed to provide for the development of office uses, supporting service uses and low intensity commercial uses performing administrative, professional and personal services. These may be small office buildings developed in a cluster with an internal traffic circulation system or one larger office building. This district may be used as a buffer between residential and more intense retail/commercial uses. The O District is consistent with the Office category of the General Plan.
4. **C-D Designed Commercial District.** The purpose of the C-D District is to provide standards for the development of a select type of light commercial uses which will be in harmony with the neighborhood in which it is to be located. The C-D District is consistent with the Service Commercial, Office and Neighborhood Center categories of the General Plan.
{Ord 5488 – 06/19/02}
5. **C-1 Limited Commercial District.** The C-1 District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.
6. **C-2 General Commercial District.** The C-2 District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 District is also appropriate along commercial corridors. The C-2 District is consistent with the General Commercial category of the General Plan.

C. Industrial Districts

{Ord 5738 – 12/15/04}

1. **C-PB Planned Business Park District.** The C-PB District allows industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, research, development and testing laboratories; medical related uses and ancillary commercial uses in

- an Industrial Office Park setting; and mixed-use developments. The C-PB District is consistent with the Light Industry/Research category of the General Plan.
2. **C-M Commercial/Industrial District.** The C-M District is a general commercial and restricted industrial district designed to provide for a variety of compatible business, warehouse, wholesale, office and limited industrial uses. This district is intended to be located away from areas of low and medium density residential development. The C-M District is consistent with the Light Industry/Research category of the General Plan.
 3. **M Industrial District.** The M District is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. This district is intended to be located away from all residential development. The M District is consistent with the Light Industry/Research category of the General Plan.

D. Special Purpose Districts

1. **C-V Civic District.** The C-V District is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V District is consistent with the Public Facilities category of the General Plan.
{Ord 5811 – 01/18/06}
2. **P-C Planned Community District.** The purpose of the P-C District is to permit and encourage the development of comprehensively planned communities, with a minimum of 3,000 contiguous acres of land under one-ownership or control, which can flourish as unique communities as a result of the comprehensive planning required for this large scale development.
3. **R-PD Residential Planned Development.** The purpose of the R-PD District is to allow maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and a homogeneity of use patterns. Portions of an R-PD development may have a higher or lower density than permitted by the General Plan if the overall density for the entire development is in compliance with the General Plan. The maximum density permitted in an R-PD will be a function of the location and land use designation of a particular R-PD District and a determination of compatibility with surrounding development.
4. **T-D Traditional Development District.** The purpose of the T-D District is to provide for the development of comprehensively-planned mixed-use communities, with a minimum of forty contiguous acres of land under one ownership or control, which can provide a balanced mix of residential, commercial and civic uses. For purposes of the preceding sentence, acreage is “contiguous” if it shares a common boundary with other commonly-owned property, or is acreage that is separated from other commonly-owned property only by a public right-of-way whose dedication or acquisition caused the separation. Developments planned under the T-D zoning regulations will feature pedestrian-oriented neighborhoods, an

interconnected hierarchy of streets, and demonstrate an appropriate relationship between street type, building type, and use. Communities within the T-D District are intended to feature civic amenities, and retain and incorporate existing natural features where feasible as organizational and recreational elements of the community.

{Ord 5811 – 01/18/06}

{Ord 6008 – 10/15/08}

5. **PD Planned Development District.** The PD District is intended to be a flexible district which may be applied to individual properties, larger planning areas or areas with multiple properties for redevelopment, economic development and cultural enrichment. The PD District may be used for office, retail, entertainment or commercial uses or for mixed-use developments where commercial and residential uses are combined. The PD District is further intended to buffer small infill tracts and adjacent uses, encourage the conservation of open space, promote creative siting arrangements, preserve prominent natural features, provide for the efficient development of large tracts for multiple uses, and provide for development which enhances neighborhood areas. The minimum size of tract eligible for PD designation is 5 acres.
6. **DCP-O Downtown Centennial Plan Overlay District.** The DCP-O District is intended to regulate development in the City’s downtown core and to encourage compatible development therein. The DCP-O District is intended to establish special standards for development that will be applicable to any property and zoning category in the downtown core.
{Ord 6080 – 02/17/10}
7. **G-O Gaming Overlay District.** The G-O District is intended to reflect the implementation of LVMC 6.40.160.
8. **A-O Airport Overlay District.** The A-O District is intended to regulate development in proximity to the airport to prevent the encroachment of incompatible structures surrounding the airport.
9. **H Historic Designation.** The Historic designation is intended to safeguard the heritage of the City by preserving buildings, structures, places, sites and districts which reflect elements of the City’s cultural, social, economic, political or architectural history. Designation is further intended to stabilize neighborhoods and improve property values, to foster civic beauty, to strengthen the local economy by promoting tourist interest, and to promote the preservation of historic and architectural resources of the City.

19.02.050 REGULATIONS APPLICABLE TO ALL DISTRICTS

The following regulations shall apply to all zoning districts in this Title.

- A. No land or building shall be used nor intended for any use other than those uses permitted in the district wherein the land or building is located.
- B. No building shall be erected, reconstructed, enlarged, structurally altered, or moved in such manner as to evade conformity with height, bulk, lot area, use and other regulations for the district wherein the building is located.

- C. No yard provided adjacent to a building for the purpose of complying with provisions of this zoning code shall be considered as providing any part of a yard for another building on the same lot or on an adjacent lot.
- D. No street or walkway shall serve as any part of a required yard or minimum lot area, although street rights-of-way and open space may be used in determining the number of allowable units per acre in residential subdivisions.

19.02.060 RELATIONSHIP OF ZONING DISTRICTS TO GENERAL PLAN

The establishment of zoning districts is intended to be one of the means of implementing the City's General Plan and any amendment thereto, as such implementation is permitted and required by State Law. The General Plan serves as a guideline and framework for the districting and regulatory provisions of this Title. With respect to the Land Use Element of the General Plan, there are goals, objectives and provisions for use categories and density ranges, but also for the achievement of other planning objectives such as appropriate mixing and buffering of uses to ensure overall compatibility. Therefore, in considering the rezoning of properties or the approval of site development plans, the Planning Commission and City Council are both authorized and compelled to consider not only whether a particular proposal is consistent with the use and density aspects of the General Plan, but also whether the proposal is consistent with the compatibility and other salutary concerns of the Plan. Where a proposed rezoning or site development plan fits within the upper range of uses or densities permissible under the General Plan, but is inconsistent with the Plan's concerns for buffering and compatibility, the Planning Commission and City Council are authorized to deny a proposal or require a reduction in density or use to achieve consistency with all aspects of the General Plan.