



TITLE 40 STAFF REPORT



**STAFF REPORT**

TO Clark County Planning Commission  
FROM Oliver Orjiako  
DATE March 11, 2016  
SUBJECT Title 40 Revisions to Implement Comprehensive Plan Preferred Alternative

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**BACKGROUND:**

On February 23, 2016, the Board of County Councilors selected a Comprehensive Plan Preferred Alternative. The summation of the Board's preferred selection and the associated Unified Development Code (UDC) Title 40 changes are found in Exhibit 1 of this staff report

Clark County's existing UDC Title 40 must be updated, as applicable, to implement and be consistent with proposed changes to the County's Comprehensive Growth Management Plan

Staff made edits only to those UDC Title 40 sections that were directly related to implementing the Preferred Alternative. These sections include

- **40.210.010 Forest, Agriculture and Agricultural-Wildlife Districts:** Reduce minimum lot size in the Agriculture district from 20 acres to 10 acres, and reduce minimum lot size in the Forest district from 40 acres to 20 acres, the Forest 80 for minimum lot size of 80 acres will be retained
- **40.230.010 Commercial Districts:** Combine the three commercial zones into a single Comp Plan (C) designation. Change the zoning code for Neighborhood Commercial from C-1 to NC and for Community Commercial from C-2 to CC. Include each zone's locational criteria from the Comp Plan to the Unified Development Code
- **40.230.040 Resort Overlay:** Add language regarding new resorts from the comprehensive plan
- **40.230.090 Equestrian Overlay:** Add previously approved language to the development code

- **40.230.100 Urban Reserve Overlay:** Make it a true overlay and move to overlay section of the development code and also the Industrial Urban Reserve overlay will be removed
- **40.230.110 Urban Holding Overlay:** Make it a true overlay and move to overlay section of the development code Urban Holding 40 (UH-40) will be removed because there is no land designated urban holding that has a minimum lot size of 40 acres Finally all references to Railroad Industrial Overlay will be removed because there is no place on the comprehensive plan map to implement this district
- **40.230.090 Public Facilities:** Create a development code section for already developed public facilities as approved by the Parks Advisory Board at their February 12 meeting
- **40.260.157 Parks:** Expand the existing neighborhood parks code section to include development standards for community and regional parks as approved by the Parks Advisory Board at their February 12 meeting

The above development code section revisions can be found in Exhibits 2-10

Changes to these sections impacted other sections of Title 40 when there were cross-references These changes can be found in Exhibit 11

Attachments	Exhibit 1	Matrix of BOCC Preferred Alternative
	Exhibit 2	40 210 010 Forest, Agriculture and Agricultural-Wildlife Districts
	Exhibit 3	40 230 010 Commercial, Business, Mixed Use and Industrial Districts
	Exhibit 4	40 250 040 Resort Overlay
	Exhibit 5	40 250 090 Equestrian Overlay
	Exhibit 6	40 210 040 Urban Reserve Overlay (REPEALED) 40 250 100 Urban Reserve Overlay (PROPOSED)
	Exhibit 7	40 230 070 Urban Holding Overlay (REPEALED) 40 250 110 Urban Holding Overlay (PROPOSED)
	Exhibit 8	40 230 090 Public Facilities
	Exhibit 9	40 260 157 Parks
	Exhibit 10	40 560 010 Plan and Code Amendments
	Exhibit 11	Cross Reference Edits in Title 40