

# **CHAPTER 19.3: NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE ZONING DISTRICTS**

## **19.3.1. GENERAL PURPOSE AND INTENT**

The nonresidential and mixed-use districts in this chapter are created to:

Help implement the Comprehensive Plan by accommodating a full range of office, retail, commercial, service, and mixed-uses needed by Henderson's residents, businesses, visitors, and workers;

Encourage site planning, land use planning, and architectural design that create an interesting, pedestrian-friendly environment;

- A.** Maintain and enhance the City's economic base and provide shopping, entertainment, and employment opportunities close to where people live and work;
- B.** Preserve, protect, and promote employment-generating uses;
- C.** Create suitable environments for various types of commercial and mixed (residential/nonresidential) uses and protect them from the adverse effects of incompatible uses;
- D.** Allow flexibility to encourage redevelopment and positive improvements to existing businesses and residences;
- E.** Minimize potential negative impacts of nonresidential development on adjacent residential areas;
- F.** Help ensure that the appearance and operational impacts of commercial developments do not adversely affect the character of the areas in which they are located; and
- G.** Provide suitable locations for public and semipublic uses needed to complement nonresidential development.

## **19.3.2. CHAPTER ORGANIZATION**

- A.** Section 19.3.3 sets out the range of nonresidential, mixed-use, and special-purpose base zoning districts used in this Code.
- B.** Sections 19.3.5 through 19.3.18 describe the districts, including purpose statements, dimensional requirements, photographic examples of typical structures and block patterns, and district-specific standards.
- C.** Section 19.3.19 includes a summary table of dimensional standards for all the districts in this chapter.

## **19.3.3. ESTABLISHMENT OF BASE NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE ZONING DISTRICTS**

Table 19.3.3-1 sets out the base nonresidential and mixed-use zoning districts used in this Code.

## CHAPTER 19.3: NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE ZONING DISTRICTS

### SECTION 19.3.4 STRUCTURE OF ZONING DISTRICT STANDARDS

**TABLE 19.3.3-1: BASE NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE ZONING DISTRICTS ESTABLISHED**

DISTRICT ABBREVIATION	BASE ZONING DISTRICT NAME
CN	Neighborhood Commercial
CO	Office Commercial
CC	Community Commercial
CH	Highway Commercial
CT	Tourist Commercial
CA	Auto-mall Commercial
IL	Limited Industrial
IG	General Industrial
IP	Industrial Park
MC	Corridor/Community Mixed-Use
MN	Neighborhood Mixed-Use
MR	Regional Mixed-Use
PS	Public and Semipublic
PC	Planned Community

#### 19.3.4. STRUCTURE OF ZONING DISTRICT STANDARDS

- A. Each of the following base zoning district sections has a common structure consisting of a purpose and intent statement and a series of district-specific standards presented in a graphic and tabular format. Each table or graphic is numbered for reference purposes.
- B. The district-specific standards include one or more of the following graphic illustrations:
1. A photograph representative of typical building forms;
  2. A graphic depiction of the district's bulk and dimensional standards; and
  3. One or more tables setting out the district's bulk and dimensional requirements.
- C. The graphic illustrations in this chapter are intended to illustrate the dimensional standards and the general character of each district and do not necessarily reflect all the standards that may apply to a particular development. All development is subject to the dimensional standards of this chapter and any applicable overlay standards in Chapter 19.4, the applicable use-specific standards in Chapter 19.5, and the general development and design standards in Chapter 19.7.

## CHAPTER 19.3: NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE ZONING DISTRICTS

### SECTION 19.3.5 CN: NEIGHBORHOOD COMMERCIAL

#### 19.3.5. CN: NEIGHBORHOOD COMMERCIAL

The CN district is established to provide sites for businesses serving the daily needs of nearby residential areas and for small-scale offices while establishing development standards that prevent significant adverse effects on adjacent residential areas.

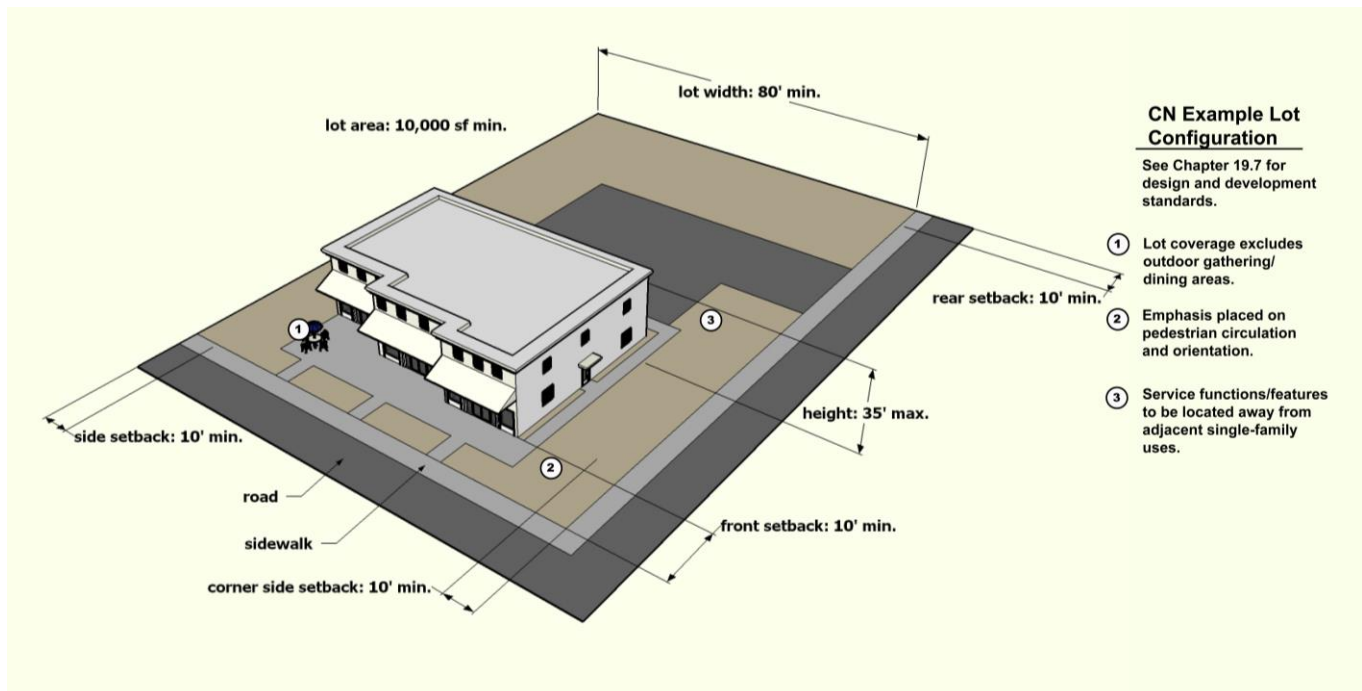


Figure 19.3.5-A: CN Example Building Form

**TABLE 19.3.5-1:  
DIMENSIONAL STDS  
CN DISTRICT**

DISTRICT STANDARDS	
District size, min (acres)	2
District size, max(acres)	5
LOT STANDARDS	
Lot area, min (sq ft)	10,000
Lot width, min (ft)	80
Lot coverage, max (%)	35
SETBACKS, MINIMUM	
Front (ft)	10
Side, interior (ft)	10
Side, corner (ft)	10
Rear (ft)	10
BUILDING STANDARDS	
Height, max (ft)	35
Floor area ratio (FAR)	N/A
* Residential adjacency standards apply and may affect allowable building height and other design features. See Section 19.7.6.D.6, <i>Residential Compatibility Standards</i> .	

Figure 19.3.5-B: CN Example Lot Configuration



## CHAPTER 19.3: NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE ZONING DISTRICTS

### SECTION 19.3.6 CO: OFFICE COMMERCIAL

#### 19.3.6. CO: OFFICE COMMERCIAL

The CO district is established to provide areas primarily for high-quality low-rise office development that will be compatible with nearby residential uses and that will protect these office developments from potential disruption by incompatible commercial and industrial uses. Secondary commercial uses whose primary purpose is to serve the businesses and employees of the district are allowed.

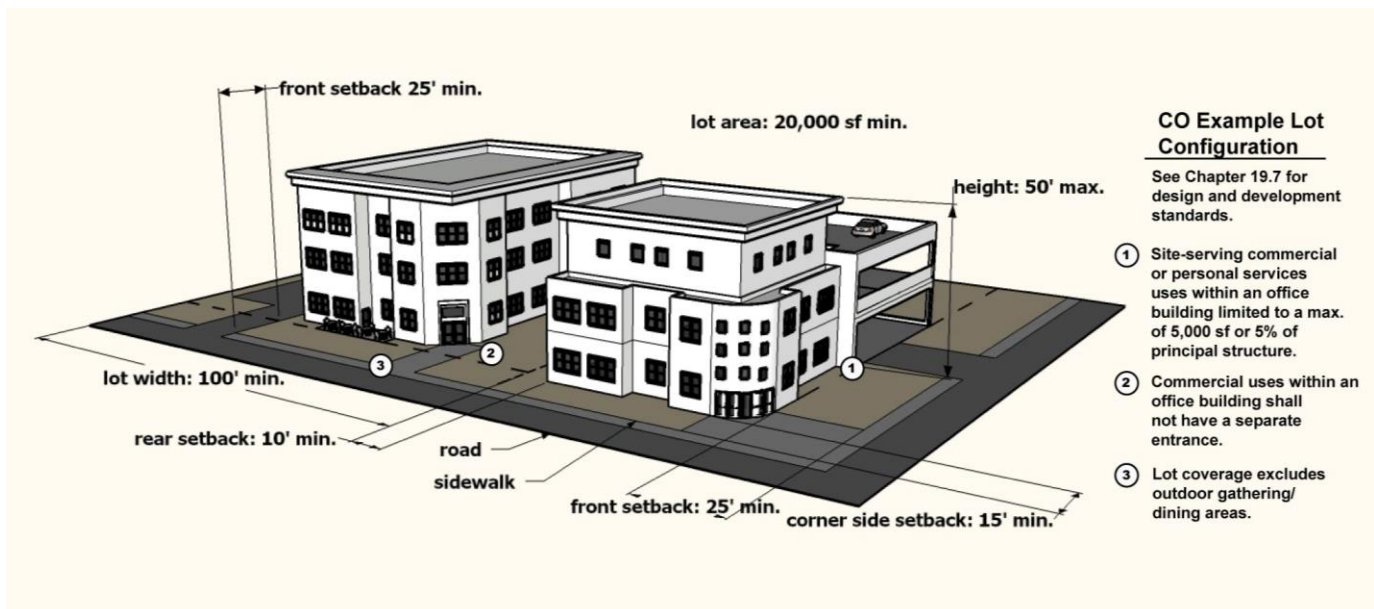


Figure 19.3.6-A: CO Example Building Form

**TABLE 19.3.6-1:  
DIMENSIONAL STDS  
CO DISTRICT**

DISTRICT STANDARDS	
District size, min (acres)	2
LOT STANDARDS	
Lot area, min (sq ft)	20,000
Lot width, min (ft)	100
Lot coverage, max (%)	40
SETBACKS, MINIMUM	
Front (ft)	25
Side, interior (ft)	10
Side, corner (ft)	15
Rear (ft)	10
BUILDING STANDARDS	
Height, max (ft)	50
Floor area ratio (FAR)	N/A
* Residential adjacency standards apply and may affect allowable building height and other design features. See Section 19.7.6.D.6, <i>Residential Compatibility Standards</i> .	

Figure 19.3.6-B: CO Example Lot Configuration



## CHAPTER 19.3: NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE ZONING DISTRICTS

### SECTION 19.3.7 CC: COMMUNITY COMMERCIAL

#### 19.3.7. CC: COMMUNITY COMMERCIAL

The CC district is established to provide sites for community and regional retail shopping centers containing a wide variety of commercial establishments including retail stores and businesses selling home furnishings, apparel, durable goods, and specialty items; restaurants; commercial recreation; service stations; and business, personal, and financial services. The CC district is generally intended for application along Lake Mead Parkway and at the intersection of two arterial streets as identified on the Master Transportation Plan.



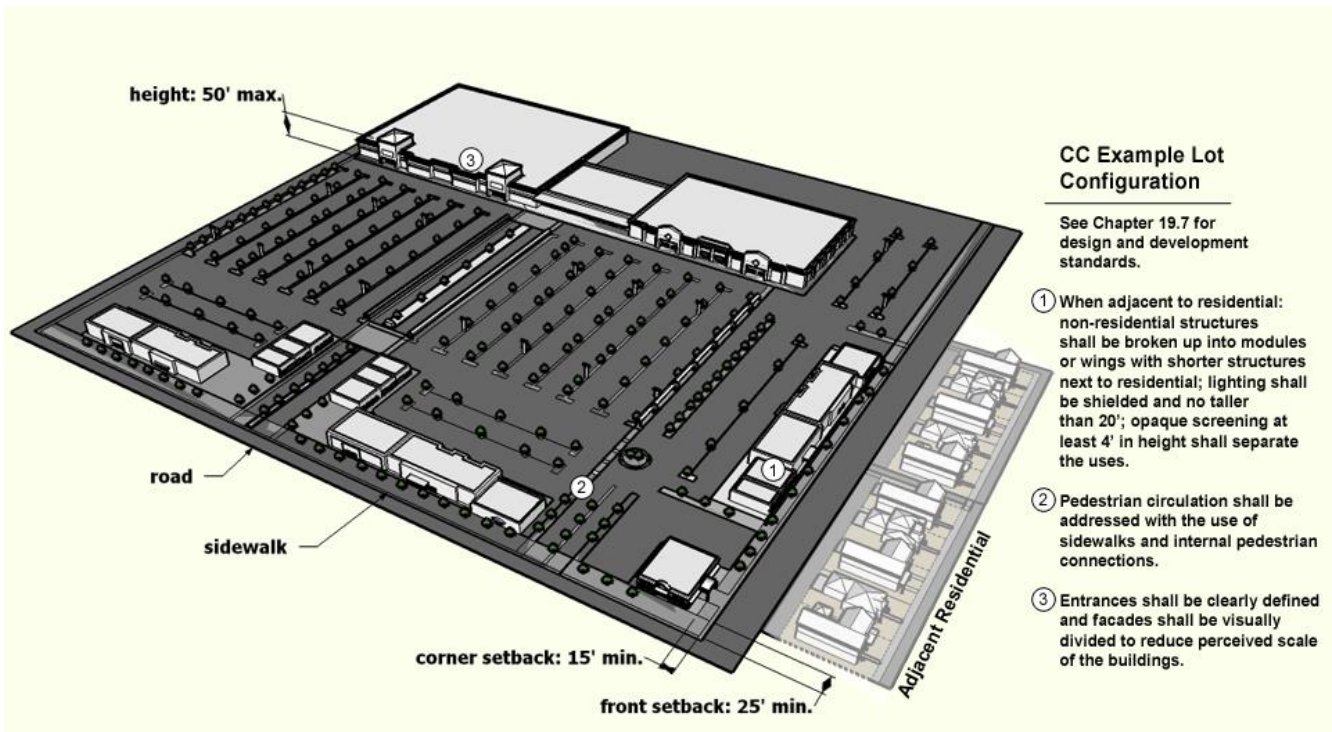
Figure 19.3.7-A: CC Example Building Form

**TABLE 19.3.7-1:  
DIMENSIONAL STDS  
CC DISTRICT**

DISTRICT STANDARDS	
District size, min	10 acres
LOT STANDARDS	
Lot area, min (sq ft)	10,000
Lot width, min (ft)	75
Lot coverage, max (%)	N/A
SETBACKS, MINIMUM	
Front (ft)	*
Side, interior (ft)	
Side, corner (ft)	
Rear (ft)	
BUILDING STANDARDS	
Height, max (ft)	50
Spacing between units (ft)	N/A
Dwelling unit size, min (sq ft)	N/A
Floor area ratio (FAR)	N/A

\* All setbacks shall be equal to the size of the required landscape buffer, except where residential compatibility standards require a larger setback. See Section 19.7.6.D.6, *Residential Compatibility Standards*.

Figure 19.3.7-B: CC Example Lot Configuration





## CHAPTER 19.3: NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE ZONING DISTRICTS

### SECTION 19.3.8 CH: HIGHWAY COMMERCIAL

#### 19.3.8. CH: HIGHWAY COMMERCIAL

The CH district is established to provide sites for auto-oriented commercial uses including hotels, motels, service stations, car washes, automobile sales and services, drive-through and drive-in restaurants, offices, limited warehousing, and commercial services.

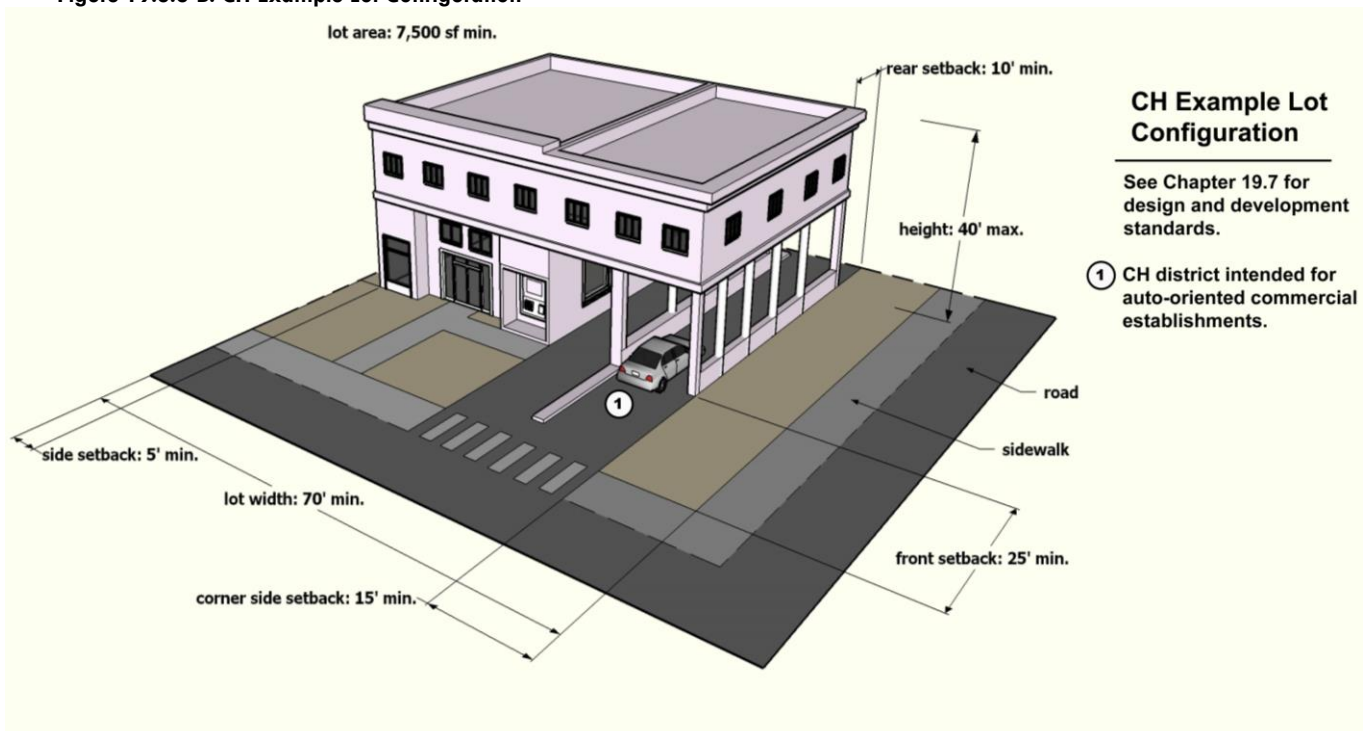


Figure 19.3.8-A: CH Example Building Form

**TABLE 19.3.8-1:  
DIMENSIONAL STANDARDS  
CH DISTRICT**

DISTRICT STANDARDS	
District size, min (acres)	5
Density, max (units/gross acre)	N/A
LOT STANDARDS	
Lot area, min (sq ft)	7,500
Lot width, min (ft)	70
Lot coverage, max (%)	40
SETBACKS, MINIMUM	
Front (ft)	*
Side, interior (ft)	
Side, corner (ft)	
Rear (ft)	
BUILDING STANDARDS	
Height, max (ft)	40
Floor area ratio (FAR)	N/A
* All setbacks shall be equal to the size of the required landscape buffer, except where residential compatibility standards require a larger setback. See Section 19.7.6.D.6, <i>Residential Compatibility Standards</i> .	

Figure 19.3.8-B: CH Example Lot Configuration



## CHAPTER 19.3: NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE ZONING DISTRICTS

### SECTION 19.3.9 CT: TOURIST COMMERCIAL

#### 19.3.9. CT: TOURIST COMMERCIAL

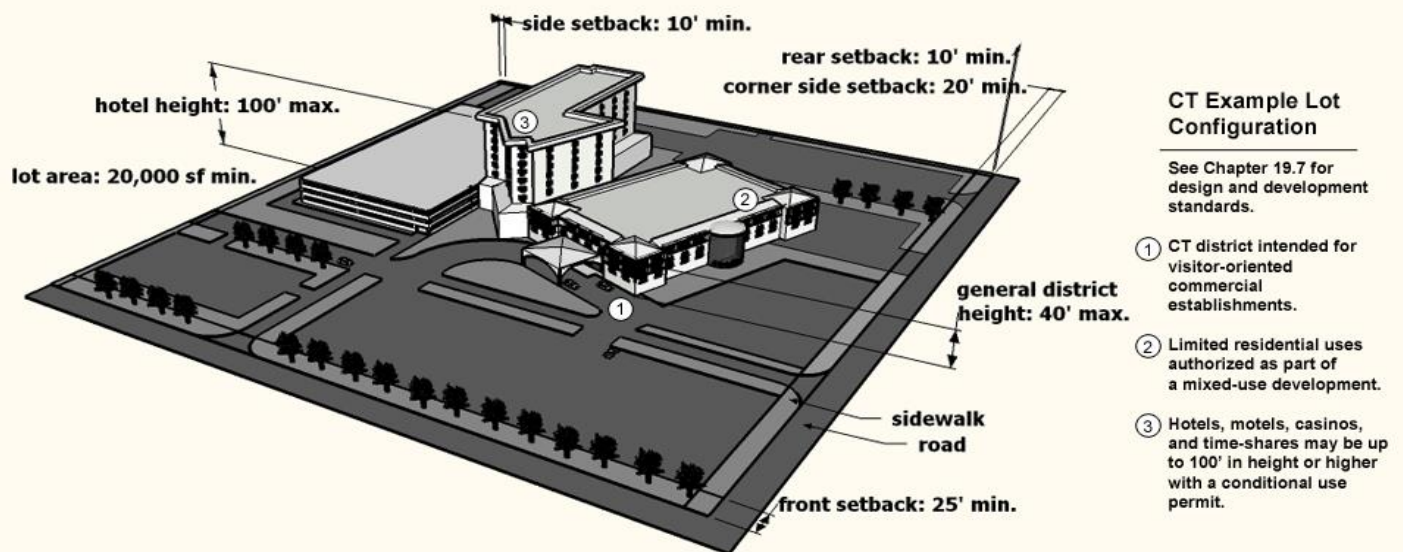
The CT district is established to provide sites for visitor-oriented uses including casinos, hotels, motels, resort complexes, commercial recreation facilities, restaurants, travel trailer and RV facilities, and limited residential development in a mixed-use project.



Figure 19.3.9-A: CT Example Building Form

TABLE 19.3.9-1: DIMENSIONAL STANDARDS CT DISTRICT	
DISTRICT STANDARDS	
District size, min (acres)	5
Density, max (units/gross acre)	N/A
LOT STANDARDS	
Lot area, min (sq ft)	20,000
Lot width, min (ft)	100
Lot coverage, max (%)	30
SETBACKS, MINIMUM	
Front (ft)	25
Side, interior (ft)	10
Side, corner (ft)	20
Rear (ft)	10
BUILDING STANDARDS	
Height, max (ft)	40
Floor area ratio (FAR)	N/A
Hotels, motels, gaming establishments, and time-shares may exceed 40-foot height limit; see respective use-specific standards.	

Figure 19.3.9-B: CT Example Lot Configuration



## CHAPTER 19.3: NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE ZONING DISTRICTS

### SECTION 19.3.10 CA: AUTO-MALL COMMERCIAL

#### 19.3.10. CA: AUTO-MALL COMMERCIAL

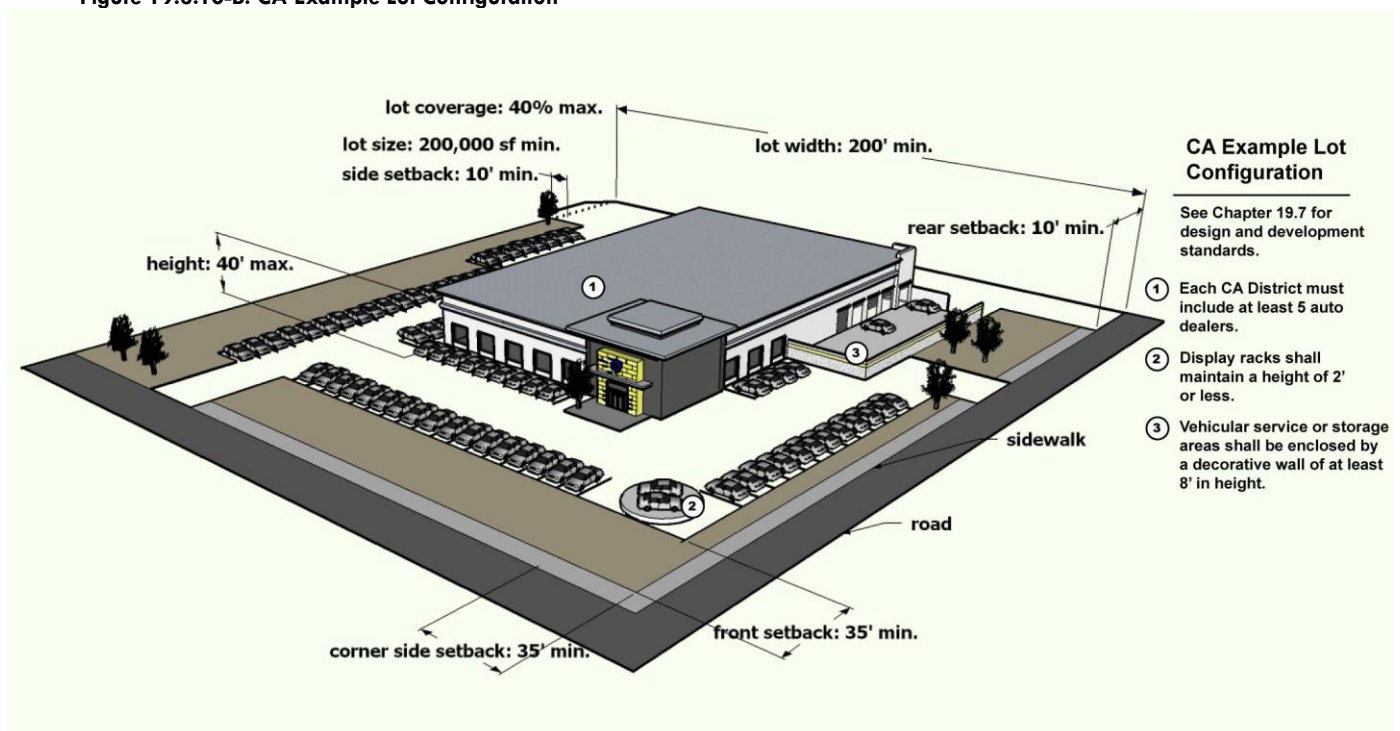
The CA district is established to provide sites for new automobile dealerships and related uses. All development in the CA district shall comply with the district-specific development standards in Section 19.7.7.F.



Figure 19.3.10-A: CA Example Building Form

TABLE 19.3.10-1: DIMENSIONAL STANDARDS CA DISTRICT	
DISTRICT STANDARDS	
District size, min (acres)	50
Density, max (units/gross acre)	N/A
LOT STANDARDS	
Lot area, min (sq ft)	200,000
Lot width, min (ft)	200
Lot coverage, max (%)	40
SETBACKS, MINIMUM	
Front (ft)	35
Side, interior (ft)	10
Side, corner (ft)	35
Rear (ft)	10
BUILDING STANDARDS	
Height, max (ft)	40
Floor area ratio (FAR)	N/A
DISTRICT-SPECIFIC DEVELOPMENT STANDARDS	
See Section 19.7.7.F	

Figure 19.3.10-B: CA Example Lot Configuration





## CHAPTER 19.3: NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE ZONING DISTRICTS

### SECTION 19.3.11 IL: LIMITED INDUSTRIAL

#### 19.3.11. IL: LIMITED INDUSTRIAL

The IL district is established to provide areas appropriate for low-intensity industrial uses including light manufacturing, warehousing and distribution, research and development, and commercial services, and to protect these areas, to the extent feasible, from the disruption and competition for space from unrelated retail uses, primary office uses, and general industrial uses. Conversion of buildings and sites to general office use is permitted only as expressly stated in this Development Code. Secondary accessory office uses on the site are allowed.



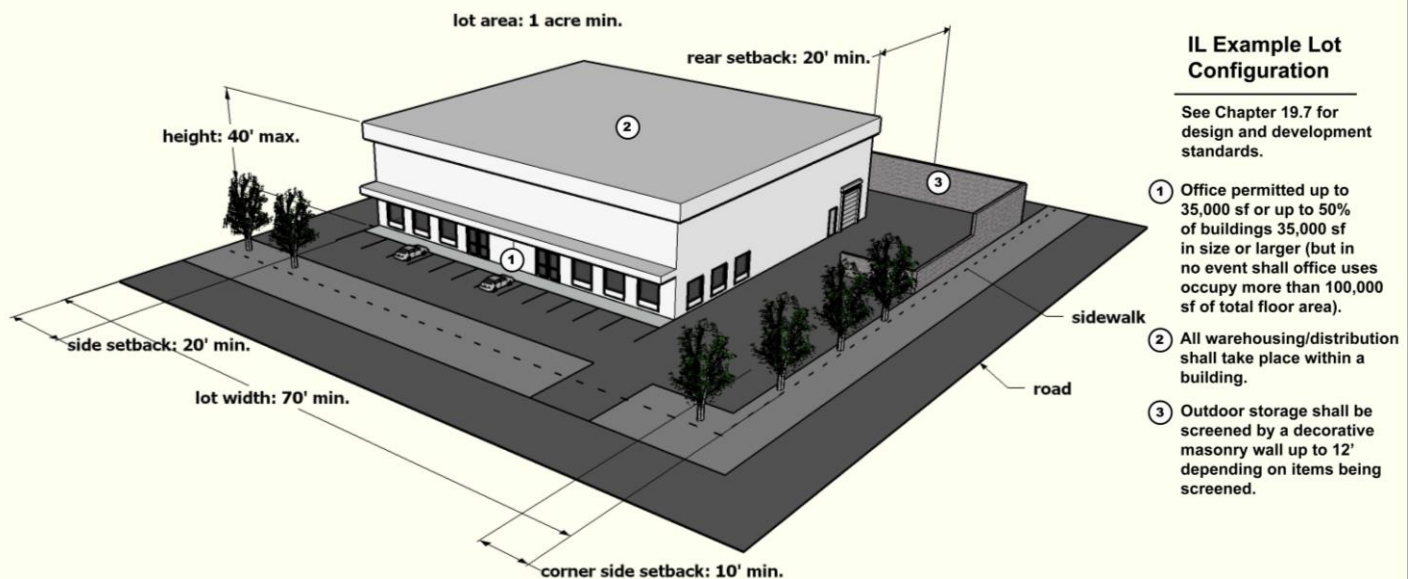
Figure 19.3.11-A: IL Example Building Form

**TABLE 19.3.11-1:  
DIMENSIONAL STDS  
IL DISTRICT**

DISTRICT STANDARDS	
District size, min	N/A
Density, max (units/gross acre)	N/A
LOT STANDARDS	
Lot area, min (acres)	1
Lot width, min (ft)	70
Lot coverage, max (%)	50
SETBACKS, MINIMUM	
Front (ft)	25*
Side, interior (ft)	20
Side, corner (ft)	10*
Rear (ft)	20*
BUILDING STANDARDS	
Height, max (ft)	40
Floor area ratio (FAR)	N/A

\* Thirty-five foot setbacks are required from Sunset Road, Gibson Road, and Warm Springs Road in areas where the right-of-way width is less than 120 feet.

Figure 19.3.11-B: IL Example Lot Configuration



## CHAPTER 19.3: NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE ZONING DISTRICTS

### SECTION 19.3.12 IG: GENERAL INDUSTRIAL

#### 19.3.12. IG: GENERAL INDUSTRIAL

The IG district is established to provide and protect existing industrial sites and allow for continued operation of existing general industry, manufacturing, extraction, salvage, and related activities, subject to performance standards and buffering requirements to minimize potential environmental impacts.

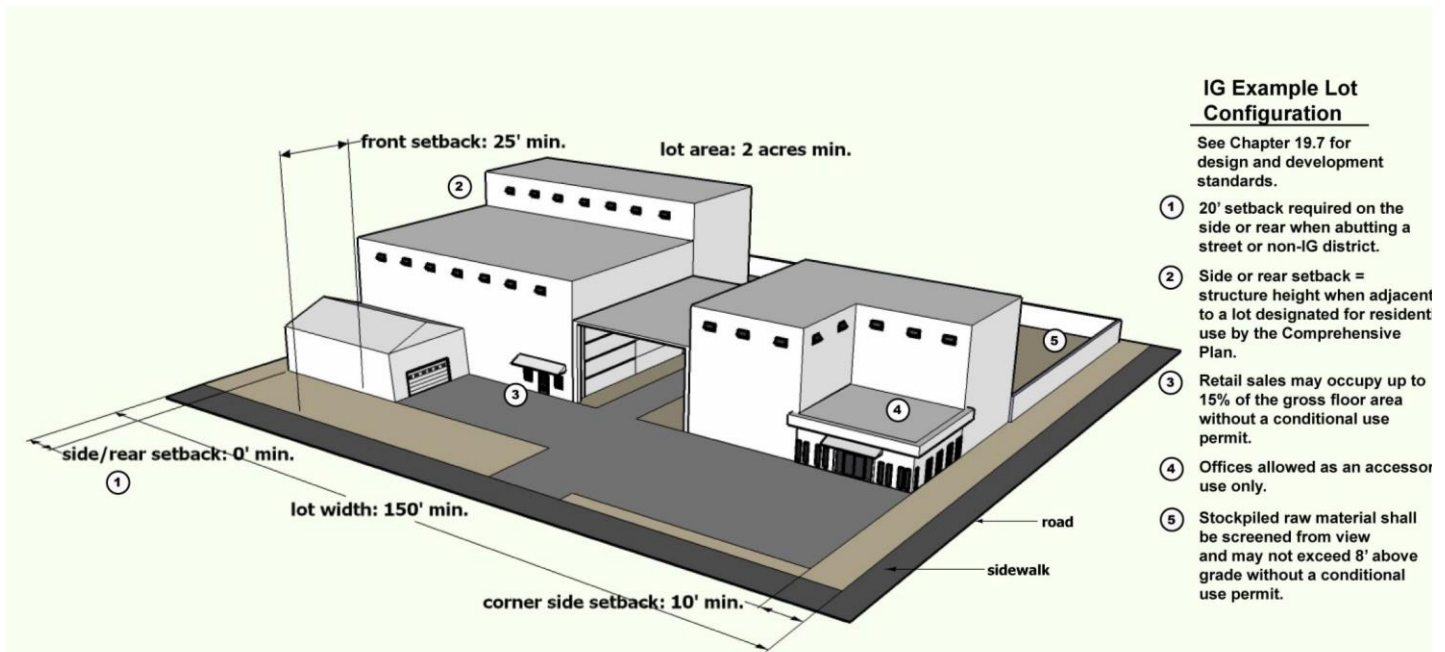


Figure 19.3.12-A: IG Example Building Form

**TABLE 19.3.12-1:  
DIMENSIONAL STANDARDS  
IG DISTRICT**

DISTRICT STANDARDS	
District size, min	N/A
Density, max (units/gross acre)	N/A
LOT STANDARDS	
Lot area, min (acres)	2
Lot width, min (ft)	150
Lot coverage, max (%)	50
SETBACKS, MINIMUM	
Front (ft)	25*
Side, interior (ft)	0
Side, corner (ft)	10*
Rear (ft)	0*
BUILDING STANDARDS	
Height, max (ft)	N/A
Floor area ratio (FAR)	N/A
ADDITIONAL STANDARDS	
Side or rear— 20' setback required when abutting a non-IG district	
Rear – 20' setback required when abutting a street	
Side or rear setback = structure height when adjacent to a lot designated for residential use by the Comprehensive Plan	
* 35 foot setbacks are required from Sunset Road, Gibson Road, and Warm Springs Road in areas where the right-of-way width is less than 120 feet.	

Figure 19.3.12-B: IG Example Lot Configuration



## CHAPTER 19.3: NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE ZONING DISTRICTS

### SECTION 19.3.13 IP: INDUSTRIAL PARK

#### 19.3.13. IP: INDUSTRIAL PARK

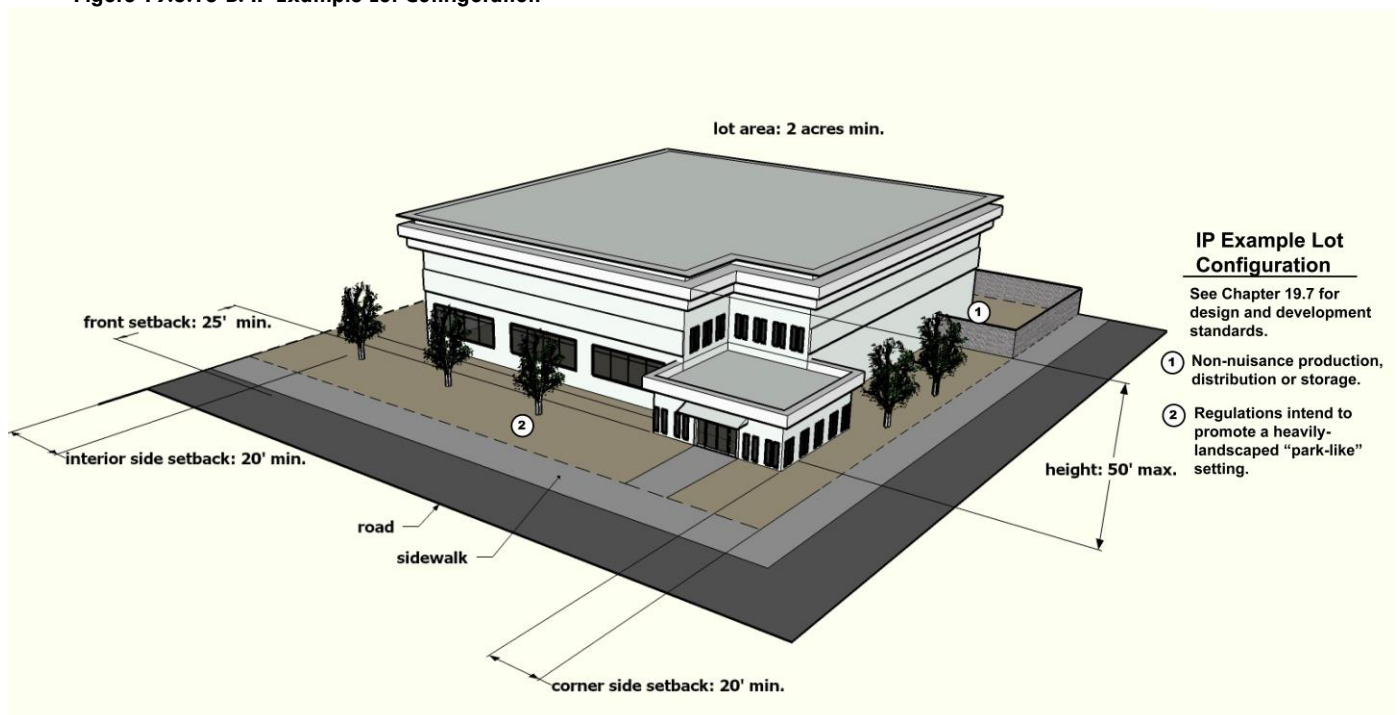
The IP district is established to provide and protect sites for research and development facilities and limited industrial activities including non-nuisance production, distribution, and storage of goods, but no raw materials processing or bulk handling in a landscaped setting. Offices and support commercial services are permitted in mixed-use projects.



Figure 19.3.13-A: IP Example Building Form

TABLE 19.3.13-1: DIMENSIONAL STANDARDS IP DISTRICT	
DISTRICT STANDARDS	
District size, min (acres)	N/A
LOT STANDARDS	
Lot area, min (acres)	2
Lot width, min (ft)	N/A
Lot coverage, max (%)	50
SETBACKS, MINIMUM	
Front (ft)	25*
Side, interior (ft)	20
Side, corner (ft)	20*
Rear (ft)	20*
BUILDING STANDARD	
Height, max (ft)	50
Floor area ratio (FAR)	N/A
* Thirty-five foot setbacks are required from Sunset Road, Gibson Road, and Warm Springs Road in areas where the right-of-way width is less than 120 feet.	

Figure 19.3.13-B: IP Example Lot Configuration





## CHAPTER 19.3: NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE ZONING DISTRICTS

### SECTION 19.3.14 MC: CORRIDOR/COMMUNITY MIXED-USE

#### 19.3.14. MC: CORRIDOR/COMMUNITY MIXED-USE

The MC district is intended to allow the vertical and horizontal mixing of uses at a higher scale than is appropriate for neighborhood locations. The district is intended to apply along the Boulder Highway and other transit-supportive development corridors, where it includes the mixed-use activity centers immediately surrounding designated transit stops, and also corridor areas located between stations. The district also is intended to apply to nodal mixed-use centers away from transit corridors. The MC district is intended to include commercial, institutional, residential, recreational, and service facilities needed to support surrounding neighborhoods and the community at-large. Commercial uses may include retail, offices, hotels, and tourism-related businesses. Medium- to higher-density housing should be incorporated both within and around the district, and development should facilitate pedestrian connections between residential and nonresidential uses. Development should provide facilities that create a safe, accessible, and pleasing environment for pedestrians. The district is intended to promote gradual development and redevelopment of the corridor and to transition away from the predominantly auto-oriented commercial development pattern found today.

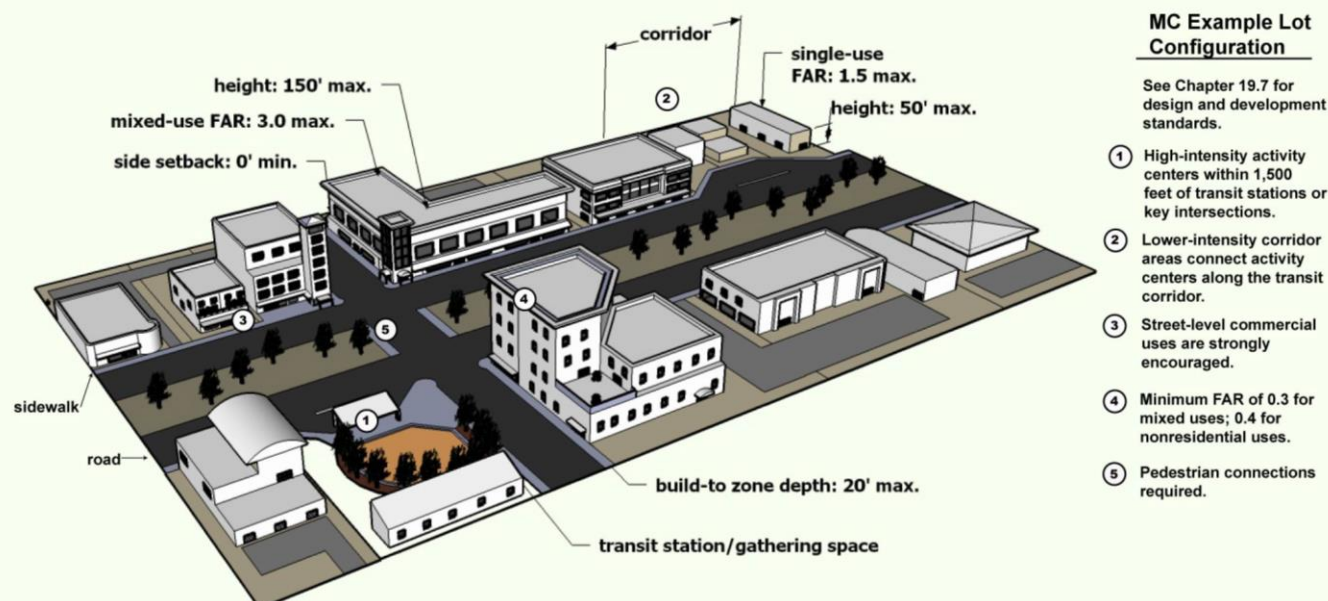


Figure 19.3.14-A: MC Example Building Form

**TABLE 19.3.14-1:  
DIMENSIONAL STANDARDS  
MC DISTRICT**

MINIMUM RESIDENTIAL DENSITY (SINGLE USE)	
Corridor Areas(units/gross acre)	15
Mixed-Use Activity Centers (units/gross acre)	30
FAR (SINGLE USE)	
Corridor Areas (min/max)	0.4/ 0.75
Mixed-Use Activity Centers(min/max)	0.4/ 1.5
Single-use developments are not allowed in the MC district on parcels outside a transit corridor.	
FAR (MIXED-USE)	
Corridor Areas(FAR) (min/max)	0.3/ 1.5
Mixed-Use Activity Centers (FAR) (min/max)	0.3/ 3.0
SETBACKS	
Build-to zone width (ft)	0; 20 max.
Side, min (ft)	0
Rear, min (ft)	0
HEIGHT (FT)	
Corridor Areas, max (single-use)	50
Corridor Areas, max (mixed-use)	90
Mixed-Use Activity Centers, max (single-use)	90
Mixed-Use Activity Centers, max (mixed-use)	150
DISTRICT-SPECIFIC DEVELOPMENT STANDARD	
See Section 19.7.7.C	

Figure 19.3.14-B: MC Example Lot Configuration





## CHAPTER 19.3: NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE ZONING DISTRICTS

### SECTION 19.3.15 MN: NEIGHBORHOOD MIXED-USE

#### 19.3.15. MN: NEIGHBORHOOD MIXED-USE

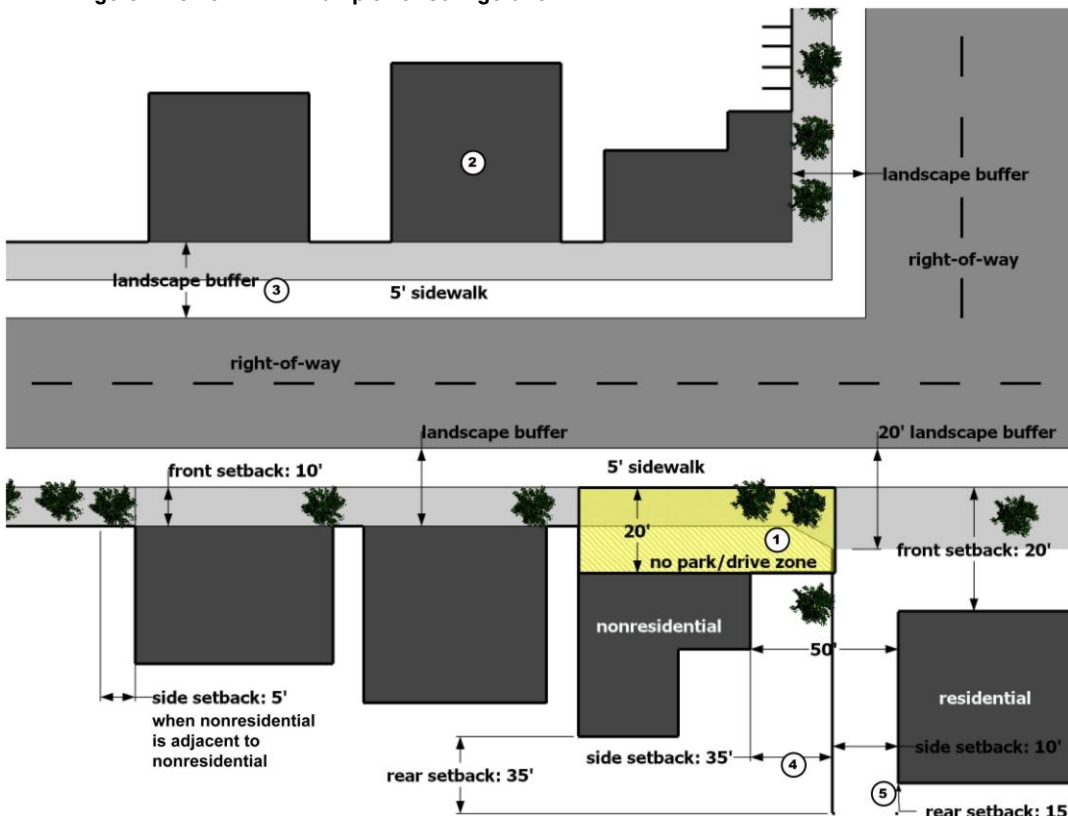
The MN district is established for horizontal and vertical mixed-use development and/or buildings. Development shall include pedestrian-scaled, neighborhood-serving nonresidential uses and high-density residential uses in the same structure or in close proximity. Nonresidential uses may include small-scale retail, service, and professional offices that provide goods and services to the residents of the surrounding neighborhood. Nonresidential uses should typically have frontage along a minor collector or wider street. Residential uses are encouraged on the upper floors of nonresidential establishments. There are no minimum lot sizes, but residential densities are limited to a maximum of 16 units per gross acre.



Figure 19.3.15-A: MN Example Building

TABLE 19.3.15-1: DIMENSIONAL STANDARDS MN DISTRICT	
DISTRICT STANDARDS	
District size, max (acres)	10
Density, max (units/gross acre)	16
LOT STANDARDS	
Lot area, min (sq ft)	N/A
Lot width, min (ft)	N/A
Lot coverage, max (%)	75
SETBACKS, MINIMUM	
Front (ft)	Varies; see Table 19.3.15-2
Side, interior (ft)	
Side, corner (ft)	
Rear (ft)	
BUILDING STANDARDS	
Height, max (ft)	35
Spacing between units (ft)	N/A
Dwelling unit size, min (sq ft)	N/A
Floor area ratio (FAR)	N/A
DISTRICT-SPECIFIC DEVELOPMENT STANDARDS	
See Section 19.7.7.G	

Figure 19.3.15-B: MN Example Lot Configuration



#### MN Example Lot Configuration

See Chapter 19.7 for design and development standards.

- 20' (10' landscape zone measured from back of the sidewalk and 10' transition zone) if within 50' of an adjacent residential land use designation.
- 5,000+ sf single tenant and 15,000+ sf multi-tenant uses require a conditional use permit.
- Landscape buffers may include street furniture, hardscape and trees protected by structures located 5' from the back of the sidewalk if building is built to the back of the landscape buffer.
- Side and rear setbacks for nonresidential shall be 20', or the height of the structure when adjacent to property with residential land use designation.
- Rear setback for residential uses shall be 15 feet.

**CHAPTER 19.3: NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE ZONING DISTRICTS****SECTION 19.3.15 MN: NEIGHBORHOOD MIXED-USE****TABLE 19.3.15-2: FORM REQUIREMENTS IN THE MN DISTRICT**

<b>STANDARD</b>	<b>DISTRICT REQUIREMENTS</b>
Front and corner side setback	10 feet, if proposed development is not within 50 feet of residential land use designation {1} 20 feet for residential, and for nonresidential , if within 50 feet of an adjacent residential land use designation {2}
Side and rear setback: nonresidential/mixed-use building abutting residential land use designation	20 feet or the height of a structure, whichever is greater, when adjoining a property with a residential land use designation
Side setback: residential building abutting residential land use designation	Equal to the adjoining residential zoning district side yard setback when single-family residences (attached or detached) are proposed adjacent to a residential land use designation 20 feet or the height of a structure, whichever is greater, when multifamily is proposed adjacent to residential land use designation
Side setback: nonresidential building abutting nonresidential/mixed-use land use designation	5 feet
Side setback: residential building abutting Nonresidential/mixed-use land use designation	10 feet
Rear setback: residential	15 feet
Nonresidential buildings	Establishment of single-tenant nonresidential buildings exceeding 5,000 square feet and multiple-tenant nonresidential buildings exceeding 15,000 square feet shall require a conditional use permit.
NOTES: {1} See front/corner landscape buffer requirements for the MN district in Section 19.7.5.C.4. {2} No Park/Drive Zone: Parking, drive aisles, and/or drive-throughs shall not be permitted between the building and front/corner yard landscape buffer on the site.	

## CHAPTER 19.3: NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE ZONING DISTRICTS

### SECTION 19.3.16 MR: REGIONAL MIXED-USE

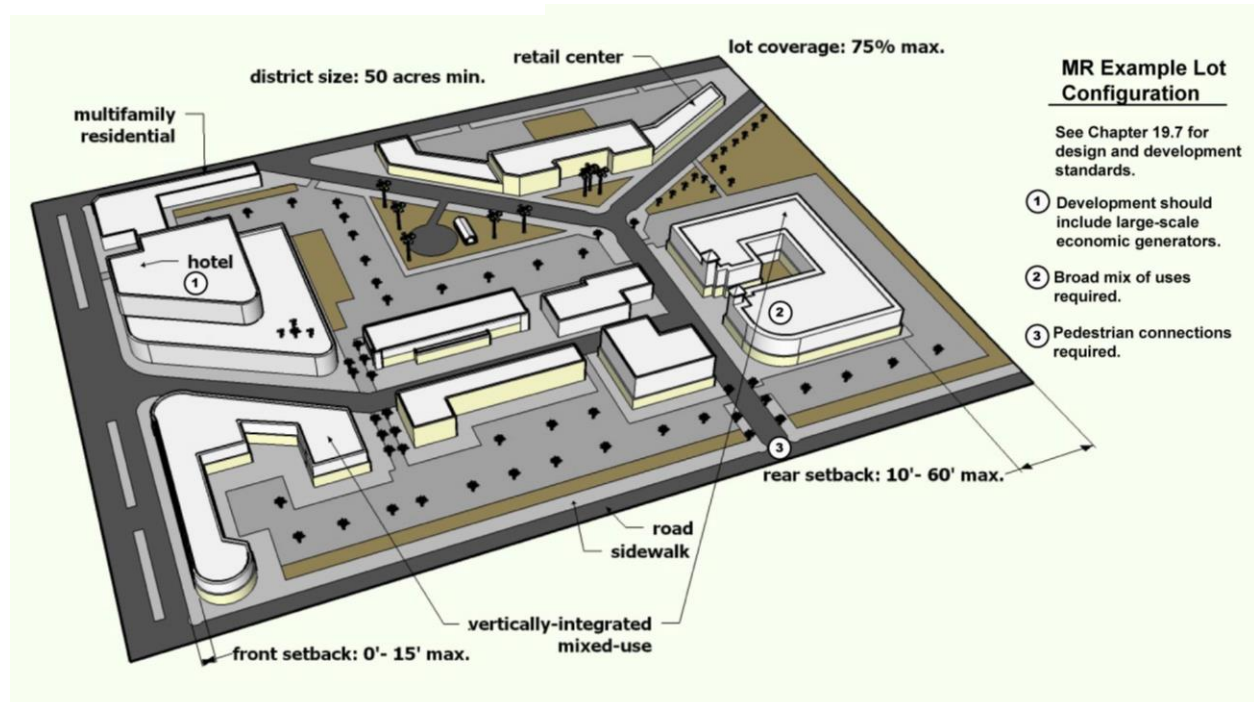
#### 19.3.16. MR: REGIONAL MIXED-USE

The MR district is intended to encourage and facilitate the development of large-scale, distinctive, attractive regional centers containing a mix of concentrated land uses. These high-quality and highly visible regional activity centers are intended to serve as Henderson's "image-makers." The centers should include major economic generators, most with a regional market draw, such as a regional shopping mall, major employer, community college, restaurants, theaters, hotels, and relatively dense office development. The area should contain a broad mix of complementary uses, including high-density multifamily housing, major civic and public facilities, parks, and open space. Mass transit facilities and pedestrian-friendly elements are important components of development in these centers in order to reduce demand for auto travel as well as increase visual interest. There are no minimum lot sizes and density limitations, but all development in the district is subject to an approved master plan and shall be approved through a rezoning to the MP overlay district. The MR development standards are approved through the master plan process and shall incorporate the applicable district-specific standards in Section 19.7.7.G and the dimensional standards in Table 19.3.16-1. A development standards document is required for all proposals in the MR district. While waivers are not necessary, if a project does not meet the applicable district-specific or dimensional standards, the applicant shall provide a written explanation of how the project meets the intent of the standards, as well as a list of standards to be modified. See also Section 19.4.4, Master-Planned Development Overlay, and Section 19.6.4.D, Rezoning to MP or PUD Overlay.

**TABLE 19.3.16-1:  
DIMENSIONAL STANDARDS  
MR DISTRICT**

DISTRICT STANDARDS	
District size, min (acres)	50
Density, min (units/gross acre)	30
LOT STANDARDS	
Lot area, min (sq ft)	N/A
Lot width, min (ft)	N/A
Lot coverage, max (%)	75
SETBACKS, MINIMUM	
Front (ft) (min/max)	0/15
Side, interior (ft) (min/max)	0/15
Side, corner (ft) (min/max)	0/15
Rear (ft) (min/max)	10/60
BUILDING STANDARDS	
Height, max (ft)	250
Spacing between units (ft)	N/A
Dwelling unit size, min(sq ft)	N/A
Floor area ratio (FAR)	N/A
DISTRICT-SPECIFIC DEVELOPMENT STANDARDS	
See Section 19.7.7.G	

**Figure 19.3.16-A: MR Example Lot Configuration**



## CHAPTER 19.3: NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE ZONING DISTRICTS

### SECTION 19.3.18 PC: PLANNED COMMUNITY

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#### 19.3.17. PS: PUBLIC AND SEMIPUBLIC

##### A. PURPOSE AND INTENT

The PS district is established to:

1. Allow consideration of public or semipublic use separately from regulations for an underlying base zoning that may or may not be appropriate in combination with the public or semipublic use;
2. Permit consideration of establishment or expansion of a large public or semipublic use at rezoning hearings rather than at conditional use permit hearings only and give notice to all of the extent of a site approved for a large public or semipublic use by delineating it on the zoning map; and
3. Allow the Planning Commission and City Council to consider the most appropriate use of a site following discontinuance of a large park or recreation facility without the encumbrance of a base zoning district that may or may not provide appropriate regulations for reuse of the site.

##### B. DISTRICT STANDARDS

Intensity and dimensional standards shall be as specified by the conditional use permit, provided that if the conditional use permit fails to regulate an element regulated by an abutting base district, or no conditional use approval is required for the use listed in Chapter 19.5: *Use Regulations*, the most restrictive regulations of the nearest base district shall apply to each portion of a PS district.

#### 19.3.18. PC: PLANNED COMMUNITY

##### A. PURPOSE

1. The purpose of the Planned Community (PC) district is to implement any Master Plan (MP) Overlay or development agreement that the City Council, in its sole discretion, has determined is the appropriate vehicle for development of the property.
2. Upon determination of the appropriateness of a development agreement, the PC district may be utilized to ensure Comprehensive Planning of large areas of land and to create efficient and stable developments offering a combination of planned land uses. This district is designed to provide for maximum flexibility in the development of planned communities.
3. In order to effectuate the purposes of the development agreement, the developer or applicant shall:
  - (a) Ensure adequate provision of public facilities and services;
  - (b) Provide for a creative arrangement of land uses with respect to each other to the entire planned community and to all adjacent land;
  - (c) Provide for a variety of housing types, employment opportunities, and commercial services to achieve a balanced community for families of a wide variety of ages, sizes, and levels of income;



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- (d) Provide for a planned and integrated transportation system for pedestrian and vehicular traffic, which includes provisions for transportation and roadways, bicycle and/or equestrian paths, pedestrian walkways, and other similar transportation facilities;
  - (e) Provide sensitive site planning and design with enhanced landscaping and other site amenities; and
  - (f) Provide high-quality structures in terms of community design standards, materials, and layout.
4. If the Planned Community (PC) zoning designation is accompanied by the Master Plan (MP) Overlay District, the developer must comply with all requirements of Section 19.4.4.

#### B. ALLOWED USES

The permitted uses for any development in the PC district shall be in accordance with the approved development agreement or project development standards.

#### C. ADDITIONAL USE STANDARDS

##### 1. General

- (a) If it is determined that a development agreement is necessary to accommodate the Planned Community District prior to, or concurrent with, the processing of an application for a Planned Community district approval, the developer shall enter into a development agreement with the City in accordance with Section 19.6.10.A.
- (b) No land division in an area subject to a PC district shall be permitted without an approved Master Plan (MP) Overlay or an approved development agreement.
- (c) Except as otherwise provided in an approved development agreement, subsequent development applications shall be initiated and processed in accordance with Chapter 19.6: *Administration*, Sections 19.6.5, *Land Division Applications*, 19.6.4.D *Rezoning to MP or PUD Overlay District*, or 19.6.6.B, *Design Review*.

##### 2. Amendments

The development of the property within the PC district may proceed only in strict accordance with the approved master development plan as part of the Master Plan (MP) Overlay or an approved development agreement.

##### (a) Master Plan Overlay

Amendments to the Master Plan Overlay and/or the related master development plan shall be in accordance with 19.4.4.

##### (b) Development Agreements

Minor or major modifications to the approved development within the PC district shall be in accordance with the amendment provisions as defined in the approved development agreement and subject to NRS 278.0201 *et seq.*

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- (1) Upon receipt of an application for a minor modification, the Director of Community Development and Services shall forward a copy of the application to the Development Agreement Advisory Committee. The Development Agreement Advisory Committee may determine that the application be treated as a major modification, in which case the modification shall proceed as a major modification in accordance with the development agreement. Otherwise, the Director of Community Development and Services shall process and make an administrative decision regarding the minor modification.
- (2) In the event that an individual is aggrieved by a decision of the Community Development and Services Director as it relates to an administrative decision concerning a minor modification, such an individual may appeal in accordance with Section 19.6.9.E, *Appeals*.

#### D. INTENSITY AND DIMENSIONAL STANDARDS

##### 1. General

Intensity and dimensional standards for any development in the PC district shall be in accordance with the approved master development plan as part of a Master Plan (MP) Overlay or in a development agreement.

##### 2. Minimum District Size

The PC district shall only be applied to an area of contiguous property of at least 500 gross acres in size, or as defined in either the approved master plan or the approved development agreement.

##### 3. Conflicting Provisions

###### (a) Development Agreements

Should a City Council approved development agreement fail to regulate any element of a Planned Community Development Plan, the Henderson Municipal Code (HMC) in effect at the time the development agreement is approved shall govern. Any entitlement granted under the terms of a development agreement shall be subject to such amendments, changes, or additions required to protect the health, safety, or welfare of the citizens of Henderson.

###### (b) Master Plan Overlay

Conflicting provisions shall be addressed as part of the master development plan or in compliance with 19.1.5.

**CHAPTER 19.3: NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE ZONING DISTRICTS**  
 SECTION 19.3.19 SUMMARY DIMENSIONAL TABLE FOR THE NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE DISTRICTS

**19.3.19. SUMMARY DIMENSIONAL TABLE FOR THE NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE DISTRICTS**

Table 19.3.19-1 includes the dimensional standards from Sections 19.3.5 through 19.3.18.

TABLE 19.3.19-1: SUMMARY DIMENSIONAL TABLE FOR THE NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE DISTRICTS											
DISTRICT	DISTRICT STANDARDS		LOT STANDARDS				SETBACKS				HEIGHT
	Min District Size (acres)	Max Density (units/ gross acre)	Min Lot Area (square feet)	Min Lot Width (feet)	Max Lot Coverage (%)	Floor Area Ratio (FAR)	Min Front	Min Interior Side	Min Corner Side	Min Rear	Max Building Height (feet)
CN	2	N/A	10,000	80	35	N/A	10	10	10	10	35
CO	2	N/A	20,000	100	40	N/A	25	10	15	10	50
CC	10	N/A	10,000	75	N/A	N/A	25	*	*	*	50
CH	5	N/A	7,500	70	40	N/A	25	*	*	*	40
CT	5	N/A	20,000	100	30	N/A	25	10	20	10	40
CA	50	N/A	200,000	200	40	N/A	35	10	35	10	40
IL	N/A	N/A	43,560	70	50	N/A	25	20	10	20	40
IG	N/A	N/A	87,120	150	50	N/A	25	0	10	0	None
IP	N/A	N/A	87,120	N/A	50	N/A	25	20	20	20	50
MC	See Table 19.3.14-1, Dimensional Standards MC District										
MN	See Table 19.3.15-1, Dimensional Standards MN District										
MR	See Table 19.3.16-1, Dimensional Standards MR District										
PS	See Section 19.3.17, PS: Public and Semipublic										
PC	See Section 19.3.18, PC: Planned Community										
* All setbacks shall be equal to the size of the required landscape buffer, except where residential compatibility standards require a larger setback. See Section 19.7.6.D.6, <i>Residential Compatibility Standards</i> .											