



FREQUENTLY ASKED QUESTIONS: JULY 2021

These Frequently Asked Questions are intended to help address some of the key issues raised during the latest round of public meetings and online input opportunities. A full draft of the Master Plan will be released to the public on July 12. Before diving in on your review of the Draft Master Plan, consider familiarizing yourself with this information to help clarify what’s being proposed and to hopefully answer some of the questions you may have.

What changes have been made to the land use categories?

You might notice some changes since you last reviewed the land use categories. The project team has made a number of adjustments in response to community concerns that are reflected in the Draft Master Plan, while still ensuring that land use categories are easier to implement. Key changes since the initial draft are highlighted below:

Existing Land Use Category	Proposed Land Use Category (Initial Draft – April 2021)	Proposed Land Use Category (Draft Master Plan – July 2021)
Residential Rural (RR) (0-0.5 DU/acre)	Outlying Neighborhood (ON) (up to 2 DU/acre)	Outlying Neighborhood (ON) (up to 0.5 DU/acre)
Residential Agricultural (RA) (0-1 DU/acre)		Edge Neighborhood (EN) (up to 1 DU/acre)
Rural Neighborhood Preservation (RNP) (0-2 DU/acre)	Estate Neighborhood (EN) (up to 2.5 DU/acre)	Ranch Estate Neighborhood (RN) (up to 2 DU/acre)
Rural Neighborhood (RN) (0-2.5 DU/acre)		
Residential Low (RL)	Low-Suburban Neighborhood (LN)	Low-Intensity Suburban Neighborhood (LN)
Residential Suburban (RS)	Mid-Suburban Neighborhood (MN)	Mid-Intensity Suburban Neighborhood (MN)
Residential Medium (RM)		
Public Facilities (PF)	Public Facilities (PF)	Public Use (PU)
Institutional (IL)		

In future drafts of the Development Code (Title 30) you will also see that the Rural Open Land (R-U) District is carried forward (with a new name) under the residential districts to implement the Outlying Neighborhood (ON) land use category and consistently apply residential density at 0.5 dwelling units per acre (or 80,000 square feet per lot).

Why are some existing land use categories being consolidated?

Part of creating an easier to use and understand Master Plan and Title 30 is reducing the number of land use categories and zoning districts. Certainly, there are differences between every part of the County, every planning area, and even many neighborhoods, but the Master Plan and Code become unusable (especially in a county as large and populated as Clark County) if there are too many different sets of regulations and expectations. Instead, areas with similar character are grouped together and treated similarly. For example, the Ranch Estate Neighborhood (RN) category consolidates the existing Rural Neighborhood Preservation (RNP) and Rural Neighborhood (RN) categories because the overall character of these areas is very similar—they are generally located in Las Vegas Valley. Concerns about impacts to the character of an area by consolidating similar categories can be mitigated by standards and regulations in Title 30 that ensure new development is compatible.

Why are land use categories being renamed when they are being carried forward?

Over time, land use categories have been added and removed—sometimes using very different formats and abbreviations. As part the Master Plan update, it is proposed to establish consistency between land use categories and to make it clear how they are related and different. For example, the term “rural” is used in the name of three current land use categories and two zoning districts, but in each case there is a different meaning and intended character (large lot, agricultural, far from an urban area, etc.). Renaming land use categories allows all land use categories and zoning districts to “start fresh” with consistency and more clarity about the type of development expected.

What does the updated Master Plan mean for the Land Use Map (and the land use category of my property)?

Planned land use maps are maintained for each of Clark County’s 11 planning areas (Enterprise, Laughlin, Lone Mountain, Northeast County, Northwest County, South County, Summerlin South, Spring Valley, Sunrise Manor, Whitney, and Winchester/Paradise). In the past, each planning area went through an update process every five years that allowed changes to the future land use map on

What is the Master Plan?

The Master Plan is the leading policy document that Clark County uses to guide future growth and day-to-day decision-making. The Master Plan establishes a cohesive, countywide vision for the future of Clark County and a defined strategy to achieve that vision.

What are land use categories?

Master Plan land use categories describe the character and different types of preferred development in the area they are applied. These categories are ultimately used to determine the zoning district for each parcel of land.

What are zoning districts?

Zoning districts regulate how a parcel of land can legally be utilized. Existing zoning districts in Clark County can be found in Title 30 of the County’s Code of Ordinances.

individual parcels (e.g., from residential to commercial or from industrial to public facility). Requests for such changes will not be accepted as part of the Transform Clark County process. Such changes will be considered in conjunction with future planning area-specific updates following the adoption of the updated Master Plan.

The new Master Plan will include a conversion map that translates current land use categories into the new land use categories. For example, the Commercial Neighborhood (CN) and Office Professional (OP) categories are proposed to be consolidated into a new Neighborhood Commercial (NC) category and the conversion map will show all former CN and OP areas as NC. Similarly, the Residential Low (RL) category is being carried forward as Low-Intensity Suburban Neighborhood (LN) and so the map will show all RL areas as LN.

What does “density” mean for each land use category, and how will it be measured?

Density is one way of describing the character and intensity of a land use category—along with the types of land uses commonly seen, infrastructure and services available, and other factors. Density can be described as the number of dwelling units over an area of land (e.g., maximum: 2 units per acre) or by the size of lots or parcels per dwelling unit (e.g., minimum lot size: 20,000 square feet). Measuring density can be based on the total area of the site (gross lot area), or the total area of the site—except for roads and other public rights-of-way (net lot area). The densities described for the land use categories are based on dwelling units per acre and are measured by gross lot area; however, the net density for a given development may be lower based on street ROW, environmental constraints, the surrounding development context, and other factors.

Does the allowed density mean that all development will be that dense?

No. The allowed density is generally listed as “up to” a certain number of dwelling units per acre. That means that any development with less than that density could also occur in that land use category. Even where the maximum density is desired, it isn’t always realistic. Constraints like steep slopes, sensitive habitat, public rights-of-way, and access to necessary services (like water and sewer) limit the actual capacity of the land.

Other standards and regulations also limit the actual density that can occur. For example, although the land use categories provide general direction on the character of an area, Title 30 establishes the minimum lot size standards for each zoning district, which determines the maximum allowable density (even if the density described by the land use category is higher). Title 30 currently limits subdivision of lots to the minimum required lot area if there is no public water or sewer service. In that case, the Southern Nevada Health District (SNHD) is authorized to establish the minimum lot size to protect public health and safety ([§30.56.030.b.](#)).

Similarly, the draft Master Plan addresses the importance of using graduated lot sizes and other techniques to promote compatible infill within and adjacent to established neighborhoods. These

concepts will ultimately be incorporated as part of Title 30 and may limit the ultimate density of development in some locations.

Does changing the RNP land use category name mean that these areas are no longer protected?

No. Clark County has used the term “Rural Neighborhood Preservation (RNP)” in the Master Plan and Title 30, but the Nevada Revised Statutes (NRS) §278.0177 uses the term “rural preservation neighborhood.” Regardless of the name, NRS §278.0177 applies to “subdivided or developed areas” that meet the following standards:

1. Which consists of 10 or more residential dwelling units;
2. Where the outer boundary of each lot that is used for residential purposes is not more than 330 feet from the outer boundary of any other lot that is used for residential purposes;
3. Which has no more than two residential dwelling units per acre; and
4. Which allows residents to raise or keep animals noncommercially.

Does removing the RNP overlay eliminate protections for RNP areas?

No. The [Code Assessment](#) proposes to replace the current RNP overlay with a Neighborhood Preservation Overlay (NPO) that would protect the character of the underlying areas, which could include existing RNP areas, places with historic character, and areas with unique environmental constraints. However, the proposed changes to the Rural Estates, Residential (R-E) District—proposed to be Residential Single-Family, Estate (RS20)—will provide many of the standards necessary to protect current RNP areas without necessarily relying on an additional overlay district. Organizing all the relevant standards (like minimum lot size, maximum building height, etc.) in one place makes it easier to understand and administer Title 30. An important part of updating Title 30 is to make it easier for residents, developers, County staff, and elected and appointed officials to understand.

The effort to update Title 30 will result in all current zoning designations (e.g., R-A, R-U, R-E, R-D, R-1, etc.) and overlay districts (e.g., Residential Neighborhood Preservation, Asian Design Overlay, Moapa Valley, Spring Mountain, etc.) remaining in-place on the zoning map until future stakeholder conversations can inform changes to the map and possible rezoning of land.

How do the land use categories relate to zoning districts?

Although Clark County has historically relied on the Master Plan to dictate the type of development that occurs on any parcel, the Development Code is where regulations should be kept (because the Development Code is regulatory while the Master Plan is visionary). Most communities use Master Plan use land use categories to describe the general character of an area and the range of possible developments that could occur there and then ensure the range of zoning districts (and list of allowed land uses) fall within that category. That means that there is rarely a one-to-one relationship between land use categories and zoning districts. The example, below, shows how the proposed Mid-Intensity Suburban Neighborhood (MN) category accommodates many of the zoning districts of equal or lesser

density and intensity, plus one district that accommodates existing and future public facilities (like utilities, parks, schools, and governmental uses).

Existing Land Use Category	Proposed Land Use Category	Proposed Zoning Districts
Residential Suburban (RS)	Mid-Intensity Suburban Neighborhood (MN)	RS80
		RS40
		RS20
		RS10
Residential Medium (RM)		RS5.2
		RS3.3
		PF