

City of Henderson

Development Code Update

Administrative Draft

Zoning District Development Standards

(Presented as part of Module 3 of the Development Code Update)

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Introduction

This report presents draft provisions for Zoning District Development Standards in the Development Code. The Development Code will be organized into five parts, in the following order:

Part I – Introductory Provisions

Part II – District Regulations

Part III – Citywide Standards

Part IV – Administration and Enforcement

Part V – Interpretations and Definitions

This report includes five chapters (Chapter 19.2, Residential Zoning Districts; Chapter 19.4, Commercial Zoning Districts; Chapter 19.5, Industrial Zoning Districts; Chapter 19.6, Public and Special Purpose Zoning Districts; and Chapter 19.7, Planned Community Zoning District) of Part II – District Regulations and one section (Residential Development Design Standards, location TBD) of Part III – Citywide Standards.

Zoning District Development Standards

The Zoning District Development Standards specify the development standards for each of the base zoning districts. The regulations presented in this report are intended to address comments from City staff and code users, as well as implement the vision established in Henderson Strong. Overall, development regulations have been carried forward and reorganized in order to provide a layout that is easy to administer and understand. Relevant zone categories have been grouped and split into individual chapters in order to clarify the intent of the development regulations. Within each chapter, the development standards table consolidates all district regulations in one, streamlined location where a code user can review all applicable standards across all zoning districts within each zone category. Each chapter also includes supplemental regulations, which address any additional unique aspects that need to be considered in certain locations or circumstances. Overall, the development regulations have been refined to implement the vision established in Henderson Strong using the fewest number of requirements possible.

The existing Example Lot Configuration graphics and associated callouts/notes in each zoning district have been reviewed for relevancy. Appropriate and applicable standards and requirements have been

extracted from each graphic and addressed within each zoning district chapter. These graphics are, therefore, unnecessary. However, other graphics and illustrations to complement and aid in application of the development standards will be developed once the standards have been reviewed and the Code has been compiled.

Residential Zoning Districts

Regulations for residential zoning districts have generally been carried forward and refined, maintaining their location in one discrete chapter. Some regulations, such as dwelling unit size and nonresidential building size, have been removed in order to reduce overly restrictive standards and simplify the regulatory framework. Naming conventions have been refined to reflect specific groupings for districts with similar intents. Standards have been simplified and consolidated to aid in administration and understanding. Open space standards, in particular, have been revised to encourage an appropriate amount of designated open space without being prohibitive to specific development types.

Commercial Zoning Districts

Regulations for commercial zoning districts have been relocated to one chapter in order to enhance usability. Most standards and regulations have been carried forward and revised; however, requirements for district size have been removed in order to provide for more flexibility. A minimum ground floor ceiling height requirement has been introduced in the appropriate districts to ensure that commercial developments create space conducive to active ground floor uses. Standards that help effectively shape building placement have also been added, including a required corner build area and parking and loading standards that require parking areas to be setback far from the street and pedestrian walkways in appropriate locations.

Industrial Zoning Districts

Regulations for industrial zoning districts have been relocated to one chapter in order to enhance usability. Overall, most standards have been carried forward with minor refinements for clarity; however, requirements for district size have been removed in order to provide for more flexibility. A minimum parking setback has been added in the Limited Industrial (IL) Zoning District to provide more predictability in site development and building placement. Additionally, a minimum landscape area has been added for all industrial districts to ensure that, in conjunction with other compatibility requirements, industrial areas are sensitive to surrounding uses.

Public and Special Purpose Zoning Districts

Regulations for public and special purpose zoning districts have been relocated to one chapter to enhance usability. The reorganization involves moving the Downtown Public (DP) Zoning District and Development Holding (DH) Zoning District out of the existing chapter for Residential Zoning Districts and moving the Public and Semipublic (PS) Zoning District out of the existing chapter for Nonresidential, Mixed-Use, and Special-Purpose Zoning Districts. Overall, standards have been carried forward and reorganized; however, dwelling unit size requirements have been removed in order to reduce overly restrictive standards. Parking and loading standards have been added to the DP district in order to ensure that parking areas are setback far from the street and loading areas are not located near the primary frontage. Overall, the DP district has been refined to be consistent with other zoning districts.

Planned Community Zoning District

The Planned Community (PC) Zoning District has been moved from its location in the existing chapter for Nonresidential, Mixed-Use, and Special-Purpose Zoning Districts to its own chapter, bringing it to a higher level in the Code and helping with Code navigability. Regulations have been generally carried forward and reorganized to provide a consistent flow and aid in understanding of the requirements. The naming conventions for sections and subsections have been revised and added in certain locations to ensure appropriate cross-referencing and to better introduce code users to the intent of the requirements.

Residential Development Design Standards

This section of the report includes development and design standards applicable to residential development in all applicable zoning districts where residential uses are allowed. Requirements for access, building organization, design, and other elements are established in order to complement the development standards contained in each zoning district.

Standards currently located in Section 19.7.6, Building Design Standards, have been revised with specific focus on consolidating and streamlining redundant requirements, as well as providing clarity on areas that have been subjective and challenging to administer. In general, the intent of the requirements was maintained, but standards were refined to ensure that the fewest rules and regulations as possible are codified to effectively produce the type of development pattern desired. Some of the more substantial proposed edits include:

- Removing requirements for “Architectural Variability” and “Distinct Building Designs” to diminish the subjective nature of the regulations;

- Moving Density Bonus standards to a new location in the Code; and
- Removing “Standards for Manufactured Homes” in order to clarify the applicability of the regulatory framework (i.e., Manufactured Homes are addressed in Use Regulations).

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Zoning District Development Standards

Chapter 19.2 Residential Zoning Districts

19.2.1 Purpose and Applicability

The purposes of the Residential Zoning Districts are to:

- A. Provide appropriately located areas for residential development that are consistent with the Comprehensive Plan and with standards of public health and safety established by this Code;
- B. Ensure adequate light, air, privacy, and open space for each dwelling, and protect residents from the harmful effects of excessive noise, overcrowding, traffic congestion, and other significant adverse environmental effects;
- C. Protect residential areas from fires, explosions, landslides, toxic fumes and substances, and other public safety hazards;
- D. Provide for residential lands with varying densities and types of housing to provide city residents with a variety of housing options;
- E. Allow low-intensity, resident-serving, nonresidential uses within some residential areas to minimize the need for travel and to encourage vibrant neighborhoods; and
- F. Ensure the provision of public services and facilities needed to accommodate planned population densities.

Additional purposes of each Residential Zoning District:

Single-Family Residential (RS-1, RS-2, RS-4, RS-6, and RS-8). The RS-1, RS-2, RS-4, RS-6, and RS-8 districts are established to accommodate a variety of residential use types in a residential neighborhood setting. The districts also allow for a limited number of public and institutional uses, and similar compatible uses that may be appropriate in a residential neighborhood environment.

Medium-Density Residential (RM-10 and RM-16). The RM-10 and RM-16 districts are established to provide opportunities for a wide range of medium density housing types, including attached and detached single-unit dwellings, townhouses, condominiums, and apartment buildings. The districts also allow for a limited number of public and institutional uses, and similar compatible uses that may be appropriate in a medium-density residential environment.

High-Density Multifamily Residential (RH-24 and RH-36). The RH-24 and RH-36 districts are established to provide opportunities for a variety of medium- to high-density residential development designed to be compatible with their sites and surroundings. Housing types include single-unit attached, townhouses, condominiums, and apartment buildings. The districts also allow for a limited number of public and institutional uses, and similar compatible uses that may be appropriate in a high-density residential environment.

Manufactured Home Residential (RMH). The RMH district is established to provide appropriate locations for mobile/manufactured home park sites, parks for permanent residents, parks with rental spaces, and parks where spaces are individually owned in a mobile/manufactured home estate subdivision.

19.2.2 Allowed Land Uses and Permit Requirements

(Reviewed as part of the Use Regulations (Module 1))

19.2.3 Development Standards

Table TBD, Development Standards – Residential Districts, establishes the development standards for Residential Districts. Additional regulations are noted in the right column.

TABLE TBD, DEVELOPMENT STANDARDS – RESIDENTIAL DISTRICTS

Standard	RS	RM	RH	RMH	Additional Regulations
Lot Standards					
Lot Area (min.) (sq. ft.)	RS-1: 40,000 RS-2: 20,000	RS-4: 10,000 RS-6: 6,000 RS-8: 4,000 ¹	3,000	NA	2,800
Lot Width (min.) (ft.)	100	60	45 ²	NA	40
Density (max.) (dwelling unit/ac.)	RS-1: 1 RS-2: 2	RS-4: 4 RS-6: 6 RS-8: 8	RM-10: 10 RM-16: 16	RH-24: 24 RH-36: 36	8
Height Standards					
Primary Building (max.) (ft.)	35	45	60	15	
Accessory Structure (max.) (ft.)	24; 20 flat roof	24; 20 flat roof	24; 20 flat roof	NA	
Building Placement Standards					
Required Min. Setbacks (A)					
<i>Front (ft.)</i>	20	10	10	10	10
<i>Interior Side (ft.)</i>	10	5	5	10	0
<i>Corner Side (ft.)</i>	15	10	10	5	5
<i>Rear (ft.)</i>	25	15	10	15	0
<i>Accessory Structure (ft.)</i>	6 from principal structure; 5 from property line		NA	NA	NA
Spacing between primary buildings (min.) (ft.)	NA	15	10	20	15
Parking Standards					

Required Min. Setbacks						
<i>Front-loaded garage from street facing lot line (ft.)</i>		20	20	20	NA	
<i>Rear-loaded garage from alley (ft.)</i>	NA	Min: 0 Max: 6; Min: 18 if surface parking provided	Min: 0 Max: 6; Min: 18 if surface parking provided	Min: 0 Max: 6; Min: 18 if surface parking provided	NA	
<i>Surface Parking from Street Facing Lot Line (ft.)</i>		NA	40(B)	40(B)	NA	
Building Size Standards						
Accessory Structure (max.) (GFA)	10% of the lot or 50% of the principal structure, whichever is smaller					
Accessory Dwelling Unit (max.) (GFA)	1,000 sq. ft. or 25% of the principal structure, whichever is smaller					
Open Space Standards						
Open Space (min.) (sq. ft./ dwelling unit)	NA	150	100	NA	Min. 50% required as common open space	

Table End Notes:

- 1 The required lot area may be reduced to 2,000 if a single-family use is alley loaded or detached.
- 2 Corner lots for residential uses less than 10,000 square feet in area shall have a minimum width of 5 feet more than the minimum lot width otherwise required by the underlying zoning district.

A. Setbacks.

- 1. Attached residential housing products may abut lot lines along common walls. If adjacent to a lower density residential zoning district, attached residential housing products must be setback a distance equal to the building height from the lower density residential districts.

2. Average front setbacks may apply in some areas (see Section TBD, Single-Family Residential Design Standards).
- B. **Parking Placement.** Buildings shall be placed as close to the street and/or pedestrian walkways as possible, with parking behind a building or on the interior side or rear of the site. Above ground surface parking may be located within 40 feet of a street facing property line when the Community Development and Services Director makes the following findings.
1. Buildings are built close to the public sidewalk to the maximum extent feasible; and
 2. The site is small and constrained such that underground parking or surface parking located more than 40 feet from the street frontage is not feasible.

19.2.4 Supplemental Regulations

- A. **RS-8 District.** The following standards apply to mixed-use and nonresidential development in the RS-8 District.
1. On all development on corner lots, an applicant shall designate the location of the development at the time of entitlement application.
 2. All development is subject to concept plan review requirements in Section TBD, TBD, and planned unit development overlay requirements in Section TBD, TBD, and may be subject to the residential compatibility standards in Section TBD, TBD.
- B. **RM-10 District.**
1. **Garages.** Two-car garages are required for each detached single-family residential dwelling unit. Single-car garages may be permitted through the waiver process (Section TBD). Garages must comply with the minimum garage dimensions outlines in Section TBD, TBD.
 2. **Porches.**
 - a. Porches must be setback eight feet from the property line.
 - b. Porches must be at least 36 square feet in area with a depth of at least six feet.
 3. **Paseos.** Buildings must be setback from paseos as follows:
 - a. 10 feet from a 20-foot-wide paseo.
 - b. 5 feet from a 30-foot or wider paseo.
- C. **RMH District.**

1. All structures must be consistent with the following additional setback requirements:
 - a. 15 feet from a street/common driveway, and/or
 - b. 20 feet from the district perimeter.
2. Recreational facilities may have a maximum height of 30 feet.
3. Manufactured homes are subject to additional use standards.

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Chapter 19.3 Mixed-Use Zoning Districts

(Reviewed as part of the Boulder Highway Corridor Development Standards (Module 2))

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Chapter 19.4 Commercial Zoning Districts

19.4.1 Purpose and Applicability

The purposes of the Commercial Zoning Districts are to:

- A. Designate adequate land for a full range of residential- and business-serving commercial uses and services to implement the Comprehensive Plan, be responsive to economic changes, and maintain and strengthen the City's economic resources;
- B. Establish development and design standards that improve the visual quality of commercial development to ensure appropriate buffers and transitions to adjacent neighborhoods; and
- C. Ensure that new development is designed appropriately to the physical characteristics of the area.

Additional purposes of each Commercial Zoning District:

Neighborhood Commercial (CN). The CN district is established to provide sites for local serving commercial areas while establishing development standards that prevent significant adverse effects on adjacent residential areas.

Office Commercial (CO). The CO district is established to provide areas primarily for 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. Other uses that are supportive of the businesses and employees of the district are allowed.

Community Commercial (CC). 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, restaurants, commercial recreation, and other services.

Highway Commercial (CH). 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.

Tourist Commercial (CT). 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.

Auto-mall Commercial (CA). The CA district is established to provide sites for new automobile dealerships and related uses.

19.4.2 Allowed Land Uses and Permit Requirements

(Reviewed as part of the Use Regulations (Module 1))

19.4.3 Development Standards

Table TBD, Development Standards – Commercial Districts, establishes the development standards for Commercial Districts. Additional regulations are noted as cross-references in the right column.

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TABLE TBD, DEVELOPMENT STANDARDS – COMMERCIAL DISTRICTS

Standard	CN	CO	CC	CH	CT	CA	Additional Regulations
Lot Standards							
Lot Area (min.) (sq. ft.)	10,000	20,000	10,000	7,500	20,000	200,000	
Lot Width (min.) (ft.)	80	100	75	70	100	200	
Lot Coverage (max.) (% of lot)	50	60	NA	50	50	40	
Height Standards							
Height (max.) (ft.)	35	50	50	40	40	40	
Ground Floor Ceiling Height (min.)	12	12	12	NA	12	NA	
Building Placement Standards							
Required Min. Setbacks							
<i>Front (ft.)</i>	10	15	15	20	20	35	
<i>Interior Side (ft.)</i>	10	10	10	10	10	10	
<i>Corner Side (ft.)</i>	10	15	15	20	20	35	
<i>Rear (ft.)</i>	10	10	10	10	10	10	
Required Building Area							
<i>Corner Build Area (ft.)</i>	30(A)	30(A)	30(A)	NA	30(A)	NA	
Parking, Loading, and Landscape Standards							
Parking Setback from Street Facing Lot Line (min.) (ft.)	40(B)	40(B)	40(B)	NA	40(B)	NA	
Loading/Service Areas	Shall be located to the side or rear of a structure or integrated within a building's architecture to minimize appearance						
Landscape Area (min.) (% of site)	15	15	15	15	15	15	Section TBD, Landscaping and Screening

- A. **Required Building Location.**
1. **Corner Build Area.** Buildings shall be located within 10 feet of the required setback line within 30 feet of the street corner.
 2. **Alternatives.** Alternatives to the building location requirement may be approved if the Director finds that:
 - a. Entry courtyards, plazas, entries, or outdoor eating areas are located adjacent to the property line and buildings are built to the edge of the open space, courtyard, plaza, or dining area; or
 - b. The nature of the site or development make it impractical.
- B. **Parking Placement.** Buildings shall be placed as close to the street and/or pedestrian walkways as possible, with parking behind a building or on the interior side or rear of the site. Parking may be located within the required setback, subject to the following requirements.
1. **Garages Serving a Dwelling Unit.** Garages serving a dwelling unit shall be set back from street facing lot lines a minimum of 20 feet for front loaded garages and a minimum of 10 feet for side loaded garages.
 2. **Surface Parking.** Above ground surface parking may be located within 40 feet of a street facing property line when the Community Development and Services Director makes the following findings.
 - a. Buildings are built close to the public sidewalk to the maximum extent feasible; and
 - b. The site is small and constrained such that underground parking or surface parking located more than 40 feet from the street frontage is not feasible.

19.4.4 Supplemental Regulations

- A. **CO District.**
1. Commercial or personal service uses within a principal structure with primarily office uses shall be limited to a maximum of 5,000 square feet in area or five percent of the principal structure, whichever is more restrictive.
 2. Commercial uses within an office building shall not have a separate entrance.
- B. **CA District.**

1. ***Intent.*** These standards are intended to guide dealerships and non-automotive uses in establishing an integrity of design for the auto-mall and consistency of quality for the entire development.
2. ***Nevada-Licensed Architect Required.*** All dealerships and other non-automobile entities shall contribute to a visibly prestigious mall and the creation of a pleasant shopping environment. Every dealership shall retain one or more architects registered in Nevada. The customers' environment must be an upgrade beyond that frequently found in automobile dealerships.
3. ***Dealerships.*** Each CA District must include at least five auto dealerships prior to any other use being permitted.
4. ***Auto Display.***
 - a. Display racks shall maintain a height of two feet or less. Display racks shall not tilt cars in any way to show the underside, unless they are used inside a showroom or setback 60 feet from the property line.
 - b. Display areas shall use an enhanced paving material such as exposed aggregate, brick, stamped concrete, or a similar surface material approved by the Community Development and Services Director. Asphalt is not allowed.
 - c. Display areas are not allowed on top of any building.
5. ***Encroachments.*** The following are allowed to encroach in setback areas.
 - a. Steps and walks.
 - b. Driveways and associated curbs.
 - c. Customer parking areas not less than 10 feet from any lot lines occupying not more than 50 percent of the required landscaping area.
 - d. Signs approved in a Master Sign Plan.
 - e. Exterior lighting.
6. ***Walls and Fences.***
 - a. All mechanical equipment, service, storage, and trash areas shall be screened from view from any street by a wall. Landscape screening along is not sufficient.
 - b. Perimeter wall height shall be a minimum of eight feet and a maximum of 10 feet.

7. **Vehicle Storage.** No materials, supplies, or equipment, including firm-owned or firm-operated trucks, shall be stored in any area on a site except inside a closed building or behind a visual barrier or service area that screens the equipment from view of all public streets, excluding any vehicles that are part of the dealer's customer display.
8. **Flagpoles.** A flagpole that is 1.5 times the height of the nearest building is allowed. A flagpole flying a flag must be located at a main vehicular or pedestrian access to a building or site.

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Chapter 19.5 Industrial Zoning Districts

19.5.1 Purpose and Applicability

The purposes of the Industrial Zoning Districts are to:

- A. Designate adequate land for businesses, professional offices, and industrial growth consistent with the Comprehensive Plan to maintain and strengthen the City's economic resources.
- B. Provide a range of employment opportunities to meet the needs of current and future residents.
- C. Provide areas for a wide range of manufacturing, industrial processing, and service commercial uses and protect areas where such uses now exist.

Additional purposes of each Industrial Zoning District:

Limited Industrial (IL). The IL district is established to provide areas for a diverse range of light industrial and workplace uses, including general service, office, research and development, biotechnology, warehousing, service commercial, and other related uses.

General Industrial (IG). The IG district is established to provide areas for the operation of general industry, manufacturing, extraction, salvage, and related activities, subject to performance standards and buffering requirements to minimize potential environmental impacts.

Industrial Park (IP). The IP district is established to provide areas for research and development facilities, professional offices, and other large-scale professional uses in large or campus-like business park settings.

19.5.2 Allowed Land Uses and Permit Requirements

(Reviewed as part of the Use Regulations (Module 1))

19.5.3 Development Standards

Table TBD, Development Standards – Industrial Districts, establishes the development standards for Industrial Districts. Additional regulations are noted as cross-references in the right column.

TABLE TBD, DEVELOPMENT STANDARDS – INDUSTRIAL DISTRICTS

Standard	IL	IG	IP	Additional Regulations
Lot Standards				
Lot Area (min.) (ac.)	1	2	2	
Lot Width (min.) (ft.)	70	150	NA	
Lot Coverage (max.) (% of lot)	50	50	50	
Height Standards				
Height (max.) (ft.)	40	NA	50	
Required Min. Setbacks				
Front (ft.)	25	25	25	
Interior Side (ft.)	20	0; 20 when abutting a non-industrial district	20	
Corner Side (ft.)	10	10	20	
Rear (ft.)	20	0; 20 when abutting a street or non-industrial district	20	
Parking and Landscape Standards				
Parking Setback from Street Facing Lot Line (min.) (ft.)	20(A)	NA	NA	
Landscape Area (min.) (% of site)	10	10	10	Section TBD, Landscaping and Screening

- A. **Parking Placement.** Buildings shall be placed as close to the street and/or pedestrian walkways as possible, with parking behind a building or on the interior side or rear of the site. Parking may be located within the required setback, subject to the following requirements.
1. **Garages Serving a Dwelling Unit.** Garages serving a dwelling unit shall be set back from street facing lot lines a minimum of 20 feet for front loaded garages and a minimum of 10 feet for side loaded garages.

- 2. **Surface Parking.** Above ground surface parking may be located within 40 feet of a street facing property line when the Community Development and Services Director makes the following findings.
 - a. Buildings are built close to the public sidewalk to the maximum extent feasible; and
 - b. The site is small and constrained such that underground parking or surface parking located more than 40 feet from the street frontage is not feasible.

19.5.4 Supplemental Regulations

- A. **IL District.**
 - 1. Office uses are allowed up to 35,000 square feet in area or 50% of buildings 35,000 square feet in area or larger (but in no event shall office uses occupy more than 100,000 square feet of floor area).
 - 2. All warehousing and/or distribution shall take place within a building.
 - 3. Outdoor storage shall be screened by a decorative masonry wall up to 12 feet depending on items being screened.
- B. **IG District.**
 - 1. Retail sales may occupy up to 15 percent of the gross floor area without a conditional use permit.
 - 2. Office uses are allowed as an accessory use only.
 - 3. Stockpiled raw material shall be screened from view and may not exceed 8 feet above grade without a conditional use permit.

Chapter 19.6 Public and Special Purpose Zoning Districts

19.6.1 Purpose and Applicability

Development Holding (DH). The DH district is established to provide a suitable classification for limited service areas (as designated in the Comprehensive Plan), avoid premature development that cannot be provided with utility service, and permit only low-density development until utility and community services can be provided and/or the property is rezoned.

Downtown Public (DP). The DP district is established to provide an attractive, functional arts and entertainment hub, government services, recreational opportunities, and medical services for downtown Henderson.

Public and Semipublic (PS). The PS district is established to provide areas for various types of public and semipublic facilities needed to serve residents, businesses, and visitors and ensure that the development and operation of public and semipublic uses protects and enhances the character and quality of life of surrounding residential areas and that their uses are compatible with adjoining uses.

19.6.2 Allowed Land Uses and Permit Requirements

(Reviewed as part of the Use Regulations (Module 1))

19.6.3 Development Standards

Table TBD, Development Standards – Public and Special Purpose Districts, establishes the development standards for Public and Special Purpose Districts. Additional regulations are noted as cross-references in the right column.

Development standards in the PS district shall be determined by a 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 TBD, Use Regulations, the most restrictive regulations of the nearest base district apply to each portion of a PS district.

TABLE TBD, DEVELOPMENT STANDARDS – PUBLIC AND SPECIAL PURPOSE DISTRICTS

Standard	DH	DP	PS	Additional Regulations
Lot Standards				
Lot Area (min.) (sq. ft.)	Res: 40,000 NonRes: 200,000	NA	NA	
Lot Width (min.) (ft.)	100	NA	NA	
Lot Coverage (max.) (% of lot)	NA	80	NA	
Height Standards				
Height (ft.)	Max: 35	Min: 25 Max: 55	NA	
Building Placement Standards				
Required Setbacks				
<i>Front (ft.)</i>	Min: 25	Min: 15 Max: 25	NA	
<i>Interior Side (min.) (ft.)</i>	10	0	NA	
<i>Corner Side (ft.)</i>	Min: 15	Min: 15 Max: 25	NA	
<i>Rear (min.) (ft.)</i>	35	0	NA	
<i>Accessory Structure (ft.)</i>	NA	6 from principal structure; 5 from property line	NA	
Required Building Area				
<i>Building Frontage within Setback Area (min.) (% of linear street frontage)</i>	NA	25(A)	NA	
Building Size Standards				
Accessory Structure (max.) (GFA)	10% of the lot or 50% of the principal structure, whichever is smaller			
Accessory Dwelling Unit (max.) (GFA)	1,000 sq. ft. or 25% of the principal structure, whichever is smaller			

Parking and Loading Standards			
Parking Setback from Street Facing Lot Line (min.) (ft.)	NA	40(B)	NA
Loading/Service Areas	Shall be located to the side or rear of a structure or integrated within a building's architecture		

A. **Required Building Location.**

1. **Build-to Line.** Buildings shall be located within the setback range for at least the percentage of the linear street frontage identified in Table TBD, Development Standards-Mixed-Use Districts.
2. **Alternatives.** Alternatives to the building location requirements may be approved if the Director finds that:
 - a. Entry courtyards, plazas, entries, or outdoor eating areas are located adjacent to the property line and buildings are built to the edge of the open space, courtyard, plaza, or dining area; or
 - b. The nature of the site or development make it impractical.

B. **Parking Placement.** Buildings shall be placed as close to the street and/or pedestrian walkways as possible, with parking behind a building or on the interior side or rear of the site. Parking may be located within the required setback, subject to the following requirements.

1. **Garages Serving a Dwelling Unit.** Garages serving a dwelling unit shall be set back from street facing lot lines a minimum of 20 feet for front loaded garages and a minimum of 10 feet for side loaded garages.
2. **Surface Parking.** Above ground surface parking may be located within 40 feet of a street facing property line when the Community Development and Services Director makes the following findings.
 - a. Buildings are built close to the public sidewalk to the maximum extent feasible; and
 - b. The site is small and constrained such that underground parking or surface parking located more than 40 feet from the street frontage is not feasible.
3. **Access.** Single-unit buildings on lots with alley access shall not include driveway access from the street.

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Chapter 19.7 Planned Community Zoning District

19.7.1 Purpose and Applicability

The purpose of the Planned Community (PC) district is to implement any Master Plan (MP) Overlay or development agreement that the Council has determined is the appropriate tool for development of the property. 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.

19.7.2 Developer Requirements and Procedures

- A. **Requirements.** The developer or applicant shall:
1. Ensure adequate provision of public facilities and services;
 2. Provide for a creative arrangement of land uses with respect to each other, the entire planned community, and all adjacent land;
 3. 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;
 4. 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;
 5. Provide sensitive site planning and design with enhanced landscaping and other site amenities; and
 6. Provide high-quality structures that are consistent with community design standards, materials, and layout.
- B. **Development Agreements and MP Overlay.** No land division in an area subject to the PC district standards shall be permitted without an approved development agreement or MP Overlay.
1. If it is determined that a development agreement is necessary to accommodate a project in the PC district prior to, or concurrent with, the processing of an application

for project approval, the developer shall enter into a development agreement with the City in accordance with Section TBD, TBD.

2. If the PC zoning designation is accompanied by the MP Overlay District, the developer must comply with all requirements of Section TBD, TBD.
3. Except as otherwise provided in an approved development agreement, subsequent development applications shall be initiated and processed in accordance with Chapter TBD, Administration, Section TBD, Land Division Applications, Section TBD, Rezoning, or Section Design Review, TBD.

19.7.3 Allowed Land Uses

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

19.7.4 Development Standards

- A. **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 MP Overlay or in a development agreement.
- B. **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.

19.7.5 Conflicting Provisions

- A. **Development Agreements.** If an approved development agreement fails to regulate any element of a Planned Community Development Plan, the 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 the City.
- B. **MP Overlay.** Conflicting provisions shall be addressed as part of the master development plan or in compliance with Section TBD, Conflicting Provisions.

19.7.6 Amendments

The development of property within the PC district may proceed only if consistent with the approved master development plan as part of an approved development agreement or MP Overlay.

- A. **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.*
1. Upon receipt of an application for a minor modification, the Community Development and Services Director 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 Community Development and Services Director 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 TBD, Appeals.
- B. **MP Overlay.** Amendments to the MP Overlay and/or the related master development plan shall be in accordance with Section TBD, Master Plan Development Overlay.

Residential Development Design Standards

A. **Single-Family Residential Design Standards.**

1. **Applicability.** This Section applies to the development of any detached single-family residential dwelling and any building that contains up to six attached single-family units.
2. **Site Design and Building Orientation.**
 - a. **Primary Entrance Orientation.**
 - i. Attached residential development on corner lots shall include primary entrances that face primary and secondary streets and common open spaces.
 - ii. Applicants for attached residential development may request that the front building setback requirements be reduced or eliminated through the Administrative Adjustment process if the primary entrances for the units will open directly onto a major collector or minor arterial as shown on the Master Transportation Plan.
 - b. **Driveways and Curb Cuts.** Driveway access from the street shall not be allowed when a lot has access to a rear alley. Driveways are allowed on lots with rear alleys for multi-unit buildings that provide common access to off-street parking areas.
 - c. **Pedestrian Access.**
 - i. Pedestrian access must be provided on at least two sides of the development unless physical barriers or other site constraints make secondary access impractical, as determined by the Community Development and Services Director.
 - ii. Interim pathways must be provided within the public right-of-way if adjacent vacant or undeveloped land impedes pedestrian and bicycle access to a school site.
3. **Façade Articulation.** All building elevations that face a street or a cluster driveway shall provide varied articulation of wall surfaces (see Figure TBD, Façade Articulation). To the greatest extent feasible, façade wall surfaces shall be articulated through the use of the following techniques:

- a. A change in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the unit;
 - b. Use of offsets or insets, bays, or other similar architectural features to add a variety of depths to the wall planes;
 - c. Use of balconies, overhangs, or covered patios;
 - d. Variations in roof lines, such as a gable or dormer;
 - e. Door and/or window placement, provided windows are similar in size and orientation as those found on most of the dwellings on the same block;
 - f. Change from adjacent properties in the width of the front façade by two feet or more;
 - g. Variation in the location and/or proportion of garages and garage doors; or
 - h. Other techniques determined as appropriate by the Community Development and Services Director.
4. ***Four-Sided Architecture.*** These standards are intended to prevent large expanses of blank walls.
- a. *Applicability.* Facades fewer than 10 feet from the parallel façade of adjacent houses are exempt except for second and third story facades adjacent to single-story façades.
 - b. *Techniques.* To the greatest extent feasible, side and rear elevations shall incorporate the following techniques on all floors:
 - i. A change in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the unit;
 - ii. Use of offsets or insets, bays, or other similar architectural features to add a variety of depths to the wall planes;
 - iii. Window trim as required by Subsection TBD;
 - iv. Shutter accents on upper story windows;
 - v. Wainscoting along first six feet of unit sides;
 - vi. Potting ledges;
 - vii. Recessed windows a minimum of 12 inches;
 - viii. Bay windows;

- ix. Window grids (between the glass) as appropriate with a minimum of two grids per pane in each direction; or
- x. Other techniques as determined appropriate by the Community Development and Services Director.

B. Multi-Family Residential Design Standards.

- 1. ***Purpose and Intent.*** This Subsection is intended to promote attractive and well-designed multi-family residential development while encouraging creativity and flexibility in the site layout and building design. For each proposal, applicants must demonstrate in writing and through architectural exhibits how the intent statements of each design aspect are met. The Community Development and Services Director, Commission, or Council may deny the project and/or require conditions of approval if they determine that the intent is not met.
- 2. ***Applicability.*** This Subsection applies to the development of any multi-family residential building and any building containing seven or more single-family attached units.
- 3. ***Site Design and Building Organization.***
 - a. ***Intent.***
 - i. Provide landscape, open space, and amenity areas that are usable to residents of the development;
 - ii. Provide convenient pedestrian circulation throughout the development and connections to surrounding developments;
 - iii. Provide appropriate buffering to/from adjacent uses;
 - iv. Provide convenient and adequate resident and guest parking and access to household-related services;
 - v. Activate street frontages with effective building design and orientation, landscaping, and pedestrian amenities; and
 - vi. Create an active ground floor environment through deliberate placement and arrangement of buildings on the site and along frontages.
 - b. ***Pedestrian Access.***

- i. Pedestrian access points must be provided that connect the interior walkways of the development to adjacent neighborhoods, services (e.g., storage, laundry, trash), parks, open space or trail networks, and/or to the adjacent street. One access point shall be provided for every two buildings that are located along the frontage, or every 500 feet, whichever is greater. Where site constraints exist, the Community Development and Services Director may approve alternative spacing.
 - ii. Shared front entries or stairways are permitted for groupings of two to four units per floor. Long, exterior balconies served by two or fewer stairways in a single, continuous path are prohibited.
 - iii. Interim pathways must be provided within the public right-of-way if adjacent vacant or undeveloped land impedes pedestrian and bicycle access to a school site.
 - c. *Vehicular Access.* Sites shall have a minimum of one secondary point of vehicular ingress/egress into a development in compliance with City specifications.
 - d. *Relationship to the Street.* Varied setbacks, building orientations, building heights, and other site layout techniques shall be incorporated into the design of the development along primary street frontages to create varied streetscapes, provide views into or out of the development, and avoid monotonous appearance created by uniform rows of buildings.
 - e. *CPTED Requirements.* To meet the City's adopted Crime Prevention Through Environmental Design (CPTED) standards, developments shall be consistent with the following standards:
 - i. Mailboxes shall be located in high-visibility and/or well-lit areas;
 - ii. Community laundry rooms shall be visible from common, walking, and driving areas. All laundry rooms shall have vision panels to view into the room prior to entering.
 - iii. The community laundry room shall have minimum of five minimum maintainable foot candle (MMFC) at all times; and
 - iv. Any wall or fence serving as a barrier for an existing or future swimming pool or spa must comply with HMC Section 15.44, Swimming Pool Code, and CPTED requirements at time of construction, regardless of

when the swimming pool or spa may have been constructed. Pool areas shall provide a minimum of 10 MMFC from dusk to dawn.

- f. *Open Space, Perimeter Landscaping, and Fences and Walls.* Open space shall be provided consistent with Section TBD, Open Space Requirements. Perimeter landscaping and buffers shall be provided consistent with Chapter TBD, Landscaping and Screening Standards. Perimeter fencing and walls shall be provided consistent with Section TBD, Fences and Walls.

4. ***Building Design and Variety.***

- a. *Intent.*
 - i. Enhance the character and visual interest of a multi-family development through the use of varied architectural elements, building heights, colors and materials, and other features.
 - ii. Prevent blank building facades and repetitive building forms while promoting creativity and flexibility in the design of multi-family buildings.
 - iii. Maximize variety in design where there are multiple buildings within a development, avoiding a predominance of any one building type.
 - iv. Vary the development type and pattern between neighboring multi-family developments to avoid repetitive architectural designs or forms.
- b. *Four-Sided Architecture.* All sides of a building shall feature a similar level of architectural detail as reflected on the front façade. Each façade shall be articulated through variations in the following elements:
 - i. Color and use of materials (consistent with the native desert environment);
 - ii. Rooflines, through the use of sloping roofs, modulated building heights, gables, dormers, and other roofing details;
 - iii. Wall planes that are offset from the main building façade to provide additional articulation to the building mass; and
 - iv. Centralized ground-floor entrances that are proportionate to the overall scale of the building and/or ground floor entrances to individual units.

- c. *Articulation.* Any building over 125 feet wide shall be designed to read as a series of buildings no wider than 50 feet each.
- d. *Vertical Relationship.*
 - i. Height. Buildings located within 100 feet of a single-family residential zoning district shall not exceed 35 feet. The multi-story structure must step-down adjacent to lower-intensity districts to a height comparable to the surrounding context, as illustrated in Figure TBD, Building Step-Down.
 - ii. Massing. Buildings that exceed three stories shall have a distinct base and cap.
- e. *Roof Modulation.*
 - i. Parapet walls fronting a street shall include three-dimensional cornice treatments of a belt course with a minimum width of six inches to provide visual relief.
 - ii. Roof forms shall be designed to correspond and denote building elements and functions (e.g., entrances, arcades).
 - iii. All roof equipment and attachments (except chimneys) shall be configured to have a minimal visual impact as seen from the street. Roof equipment shall not extend above the ridgeline and shall be painted or architectural integrated with the roof design and color to the maximum practical extent.
 - iv. Wood roofs are prohibited. Asphalt shingles may be proposed if sufficient aesthetic justification is given.