HENDERSONSTRONG

OUR COMMUNITY

OUR FUTURE

THE CITY OF HENDERSON
A Place To Call Home

COMPREHENSIVE PLAN

Land Use Categories

Summary of Land Use Categories

RESIDENTIAL			
LAND USE CATEGORY	**ZONING DISTRICTST**	**USES & DENSITY**	**CHARACTERISTICS & LOCATION**
Very Low -Density Residential (VLDR)	**DH** (Development Holding) **RS-1** (Single-Family Residential) **RS-2** (Single-Family Residential) **PS** (Public and Semi-public)	**Primary Uses:** Single-family detached residences. **Secondary Uses:** Open space, trails, schools, places of worship, and other public facilities. Appropriate for residents interested in a more open-space lifestyle, custom-built homes, equestrian uses, fewer public street lights and sidewalks, and no mandatory Conditions, Covenants, and Restrictions (CC&Rs) or homeowner's associations. **Density:** Up to 2 units per gross acre (depending on zoning category)	Generally located in areas near trail access and the mountainous regions around the city, these areas will offer the preservation and development of rural neighborhoods. Modified street sections and a reduction in light pollution (by reducing adjacent nighttime activities and street and house lighting) may be offered to allow for a less urban environment conducive to the pastoral setting residents residing here desire.
Low-Density Residential (LDR)	**DH** (Development Holding) **RS-1** (Single-Family Residential) **RS-2** (Single-Family Residential) **RS-4** (Single-Family Residential) **RS-6** (Single-Family Residential) **RS-8** (Single-Family Residential) **RMH** (Mobile Home Residential) **PS** (Public and Semi-public)	**Primary Uses:** Single-family detached residences, single-family attached residences, mobile home estates. **Secondary Uses:** Open space, trails, schools, places of worship, and other public facilities. This is the broadest category in terms of both land area and allowable density, providing for typical suburban development with considerations for adjacent land uses. **Density:** Up to 8 units per gross acre (depending on zoning category)	This designation will be located throughout the city in appropriate areas. Sites adjacent to rural neighborhoods are expected to properly buffer those neighborhoods with lower densities. Projects located around commercial or industrial projects should be properly buffered to protect both the interests of the residents and the business owners.

RESIDENTIAL			
LAND USE CATEGORY	**ZONING DISTRICTST**	**USES & DENSITY**	**CHARACTERISTICS & LOCATION**
Medium-Density Residential (MDR)	**DH** (Development Holding) **RMH** (Mobile Home Residential) **RS-8** (Single-Family Residential) **RM-10** (Medium-Density Residential) **RM-16** (Medium-Density Residential) PS (Public and Semi-public)	**Primary Uses:** Single-family detached homes, single-family attached homes, townhomes, condominiums, patio homes and apartments. **Secondary Uses:** Complimentary uses include parks and recreation amenities. Neighborhood-based commercial activity, places of worship, schools, senior housing facilities and other civic uses could also be located along nearby arterial and collector streets. **Density:** Up to 16 units/gross acre (depending on zoning category)	Appropriate locations for this type of development can be found near more urban areas with activity centers. Landscaped open space should be provided for residents.
High-Density Residential (HDR)	**RH-24** (High-Density Residential) **RH-36** (High-Density Residential) **PS** (Public and Semi-public)	**Primary Uses:** Cluster Housing, duplexes, townhouses, condominiums apartments, and other multi-family residences. **Secondary Uses:** Open space, trails, schools, places of worship, and other public facilities. **Density:** Up to 36 units/gross acre.	High Density Residential should be located in and around urban settings that provide non-residential services to the residents. They are generally found in areas that offer mobility, including along collector or arterial streets or near transit centers. Private recreational facilities should be provided in the project, such as, swimming pools, tot lots, and landscaped open space.
Downtown Low-Density Residential (DRL)	**DRL** (Downtown Low-Density Residential)	**Primary Uses:** Single-family detached residences. **Secondary Uses:** Open space, trails, schools, places of worship, and other public facilities. **Density:** Based on specific criteria – see City of Henderson Development Code.	Located in the downtown area, the purpose of this category is to improve the quality and visual appearance of the area while providing opportunities for low-density residential development on smaller lots. The category is intended to preserve the general character of existing residential development in downtown neighborhoods, while encouraging compatible infill development and redevelopment.
Downtown Medium-Density Residential (DRM)	**DRM** (Downtown Medium-Density Residential) **DR** (Downtown Residential)	**Primary Uses:** Single-family detached residences, townhouses, and condominiums, and other multi-family residences. **Secondary Uses:** Open space, trails, schools, places of worship, and other public facilities. **Density:** Based on specific criteria – see City of Henderson Development Code	Located in the downtown area, the purpose of this category is to encourage a greater mix of housing types by allowing single-family attached homes on individual small lots. A greater number of housing opportunities results in more people to support and invigorate the downtown area at all hours of the day and night.

RESIDENTIAL			
LAND USE CATEGORY	**ZONING DISTRICTST**	**USES & DENSITY**	**CHARACTERISTICS & LOCATION**
Downtown High- Density Residential (DRH)	**DRH** (Downtown High-Density Residential)	**Primary Uses:** Single-family detached residences, townhouses, condominiums, apartments, and other multi-family residences. **Secondary Uses:** Open space, trails, schools, places of worship, and other public facilities. **Density:** Based on specific criteria – see City of Henderson Development Code.	Located in the downtown area, the purpose of this category is to encourage a greater mix of housing types and to increase the number of residents by providing opportunities for high-density residential uses.
Rural Neighbor-hood Preservation 1 (RNP-1)	**DH** (Development Holding) **RS-1** (Single-Family Residential) **PS** (Public and Semi-public)	**Primary Uses:** Single-family detached residences. **Secondary Uses:** Open space, trails, schools, places of worship, and other public facilities. Appropriate for residents interested in a more open-space lifestyle, custom-built homes, equestrian uses, fewer public street lights and sidewalks, and no mandatory Conditions, Covenants, and Restrictions (CC&Rs) or homeowner's associations.	Generally located in areas populated with residents that have a common interest in more open-space lifestyles than experienced in urban neighborhoods. The intent of this district is to preserve the rural character of the neighborhood by identifying and maintaining the density unique to each of these rural neighborhoods. This is accomplished by adhering to the criteria set forth in the City of Henderson's Rural Neighborhood Overlay District found in the Development Code.
Rural Neighbor-hood Preservation 2 (RNP-2)	**DH** (Development Holding) **RS-1** (Single-Family Residential) **RS-2** (Single-Family Residential) **PS** (Public and Semi-public)	**Primary Uses:** Single-family detached residences. **Secondary Uses:** Open space, trails, schools, places of worship, and other public facilities. Appropriate for residents interested in a more open-space lifestyle, custom-built homes, equestrian uses, fewer public street lights and sidewalks, and no mandatory Conditions, Covenants, and Restrictions (CC&Rs) or homeowner's associations.	Generally located in areas populated with residents that have a common interest in more open-space lifestyles than experienced in urban neighborhoods. The intent of this district is to preserve the rural character of the neighborhood by identifying and maintaining the density unique to each of these rural neighborhoods. This is accomplished by adhering to the criteria set forth in the City of Henderson's Rural Neighborhood Overlay District found in the Development Code.

RESIDENTIAL			
LAND USE CATEGORY	**ZONING DISTRICTST**	**USES & DENSITY**	**CHARACTERISTICS & LOCATION**
Neighborhood Type 1	**RS-1** (Single-Family Residential) **RS-2** (Single-Family Residential **RS-4** (Single-Family Residential) **PS** (Public & Semipublic)	**Primary Uses:** Single-family detached residences. **Secondary Uses:** Open space, trails, schools, places of worship, and other public facilities. Appropriate for residents interested in a more open-space lifestyle, custom-built homes, equestrian uses, fewer public street lights and sidewalks, and no mandatory Conditions, Covenants, and Restrictions (CC&Rs) or homeowner's associations. **Density:** Up to 4 units per gross acre depending on zoning category	Generally located in areas near trail access and the mountainous regions around the city, these areas will offer the preservation and development of rural neighborhoods. Modified street sections and a reduction in light pollution (by reducing adjacent nighttime activities and street and house lighting) may be offered to allow for a less urban environment conducive to the pastoral setting residents residing here desire.
Neighborhood Type 2	**RS-2** (Single-Family Residential) **RS-4** (Single-Family Residential **RS-6** (Single-Family Residential) **RS-8** (Single-Family Residential) **RMH** (Mobile Home Residential) **PS** (Public & Semipublic)	**Primary Uses:** Single-family detached residences, single-family attached residences, mobile home estates. **Secondary Uses:** Open space, trails, schools, places of worship, and other public facilities. This is the broadest category in terms of both land area and allowable density, providing for typical suburban development with considerations for adjacent land uses. **Density:** Between 2 and 8 units per gross acre depending on zoning category	This designation will be located throughout the city in appropriate areas. Sites adjacent to rural neighborhoods are expected to properly buffer those neighborhoods with lower densities. Projects located around commercial or industrial projects should be properly buffered to protect both the interests of the residents and the business owners.
Neighborhood Type 3	**RS-8** (Single-Family Residential) **RM-10** (Medium-Density Residential **RM-16** (Medium-Density Residential) **RMH** (Mobile Home Residential) **PS** (Public & Semipublic) **CN** (Neighborhood Commercial) **MC** (Corridor/Com-munity Mixed-Use)	**Primary Uses:** Single-family detached residences, single-family attached residences, mobile home estates. **Secondary Uses:** Open space, trails, schools, places of worship, and other public facilities. This is the broadest category in terms of both land area and allowable density, providing for typical suburban development with considerations for adjacent land uses. **Density:** Between 2 and 8 units per gross acre depending on zoning category.	Appropriate locations for this type of development can be found near more urban areas with activity centers. Landscaped open space should be provided for residents. Neighborhood serving commercial may be permitted as part of a master plan that includes a larger, connected mixed-use development plan.

RESIDENTIAL			
LAND USE CATEGORY	**ZONING DISTRICTST**	**USES & DENSITY**	**CHARACTERISTICS & LOCATION**
Neighborhood Type 4	**RM-16** (Medium-Density Residential) **RH-24** (High-Density Residential **RH-36** (High-Density Residential) **RMH** (Mobile Home Residential) **PS** (Public & Semipublic) **MC** (Corridor/Com-munity Mixed-Use) **MN** (Neighborhood Mixed-Use	**Primary Uses:** Cluster Housing, duplexes, townhouses, condominiums apartments, and other multifamily residences. **Secondary Uses:** Open space, trails, schools, places of worship, and other public facilities. **Density:** 16-36 units per gross acre depending on zoning category.	High Density Residential should be located in and around urban settings that provide non-residential services to the residents. They are generally found in areas that offer mobility, including along collector or arterial streets or near transit centers. Private recreational facilities should be provided in the project, such as, swimming pools, tot lots, and landscaped open space. Neighborhood serving commercial may be permitted as part of a master plan that includes a larger, connected mixed-use development plan.

COMMERCIAL			
LAND USE CATEGORY	**ZONING DISTRICTS**	**USES & DENSITY**	**CHARACTERISTICS & LOCATION**
Commercial (COM)	**CC** (Community Commercial) **CO** (Commercial Office) **CN** (Neighborhood Commercial) **CH** (Highway Commercial) **CA** (Auto Mall Commercial) **MN** (Neighborhood Mixed-Use) **MC** (Corridor/Community Mixed-Use) MR (Regional Mixed-Use)	**Primary Uses:** Commercial services such as banks, restaurants, grocery stores, office complexes, theaters, and repair services. The General Commercial designation is intended to provide a location for more intense commercial uses that will serve a broader population than the immediate neighborhood area. **Secondary Uses:** Open space, recreational amenities, trails, and other public facilities.	The General Commercial designation should be located at major intersections such as a highway and an arterial street or two arterial streets. They may also be located along major arterial streets.
Urban Center	**CT** (Tourist Commercial) **CC** (Community Commercial) **MC** (Corridor/Community Mixed-Use) **MR** (Regional Mixed-Use) **RH-36** (High-Density Residential) **PS** (Public & Semipublic)	**Primary Uses:** Regionally-oriented commercial and entertainment uses; multi-family residential and mixed-use developments. **Secondary Uses:** Trails, parks, and other public facilities.	Major urban-scale commercial and employment cores oriented around transit service that contain a diverse mix of commercial, office, residential, and civic uses. Future convention, conference, cultural, entertainment, and resort facilities should be located within the Urban Centers.

COMMERCIAL			
LAND USE CATEGORY	**ZONING DISTRICTS**	**USES & DENSITY**	**CHARACTERISTICS & LOCATION**
Employment Center	**IP** (Industrial Park) **IL** (Light Industrial) **IG** (General Industrial) **CC** (Community Commercial) **CO** (Commercial Office) **CN** (Neighborhood Commercial) **PS** (Public and Semipublic)	**Primary Uses:** Office, flex space, light industrial, light warehousing, manufacturing, and business parks. **Secondary Uses:** Supporting retail, open space, trails, and other public facilities.	This designation serves as the city's future job base, and should be located to capitalize on transportation and transit infrastructure. The Employment Centers are primarily intended as job generators, including office, commercial, industrial, flex space, and supporting uses.
Tourist Commercial (TC)	**CT** (Tourist Commercial) **CC** (Community Commercial) **MC** (Corridor/Community Mixed-Use) **MR** (Regional Mixed-Use)	**Primary Uses:** Hotels, resorts, and mixed-use residential/ commercial developments. **Secondary Uses:** Open space, trails, recreational amenities, places of worship, and other public facilities.	Located in areas that will serve the local community as well as tourists, convention attendees, and other visitors to Henderson. This district should be found in the regions of the city that foster tourist activities, including gateways and major attractions.
Transit Oriented Development (TOD)	**MN** (Neighborhood Mixed-Use) **MC** (Corridor/Community Mixed-Use) **MR** (Regional Mixed-Use) **RH-3**6 (High Density Residential)	**Primary Uses:** Multi-family residential and mixed-use residential/commercial developments **Secondary Uses:** Trails, parks, and other public facilities	Generally located between ¼ and ½ mile of major transit corridors and stops, these areas are intended to accommodate a compact pattern of mixed-use development with medium to high-densities. Densities will vary by the location and size of the development, as well as the surrounding neighborhood context. Most intense development should generally be concentrated within ¼ mile of transit stops to promote transit ridership and encourage pedestrian activity. Minimum densities are required for residential and non-residential/mixed-use development. Reduced parking requirements and other incentives may be provided to promote transit-supportive development intensities and a broader mix of uses.
Gateway Mixed-Use	**MC** (Corridor/Community Mixed-Use) **RH-36** (High Density Residential)	**Primary Uses:** Multi-family residential and mixed-use residential/commercial developments **Secondary Uses:** Trails, parks, and other public facilities	Generally located along the two arterials that will lead into the college campus, the intent of this district is to provide a mixed-use environment along the "gateways" into the campus area. This district allows for commercial and high-density residential when combined with first floor retail. A campus union and many core classroom buildings would be located within a ¾ -mile radius of the transit station on campus lands to maximize transit ridership and reduce impacts of vehicular traffic to and from the site.

COMMERCIAL			
LAND USE CATEGORY	**ZONING DISTRICTS**	**USES & DENSITY**	**CHARACTERISTICS & LOCATION**
Highway Oriented Retail	**CH** (Highway Commercial)	**Primary Uses:** Commercial, retail, and visitor accommodations	Located adjacent to the prominent entry into the college campus area, intent of this category would be to provide an appropriate transition between land uses and provide sites for auto-oriented commercial uses.
Neighborhood Commercial (NC)	**CN** (Neighborhood Commercial) **CO** (Commercial Office) MN (Neighborhood Mixed-Use)	**Primary Uses:** High quality office (low rise), neighborhood retail, and neighborhood services. **Secondary Uses:** Open space, trails, recreational amenities, places of worship, and other public facilities.	Generally located at the intersection of two arterial streets or an arterial street and a collector street, the Neighborhood Commercial category includes retail centers that provide shopping and services to the surrounding neighborhoods and areas.
Downtown Highway Commercial (DHC)	**DHC** (Downtown Highway Commercial) **DX** (Downtown Mixed-Use	**Primary Uses:** Commercial, retail, government and private offices, and visitor accommodations. **Secondary Uses:** Places of worship, schools, parks, trails, and other public facilities.	Located in the downtown area, the purpose of this category is to create an inviting gateway to the downtown that transitions from auto-oriented uses on Lake Mead Parkway and Boulder Highway to the more pedestrian-oriented Downtown Core Commercial District by consolidating smaller lots and providing access from arterial streets.
Downtown Core Commercial (DCC)	**DCC** (Downtown Core Commercial) **DX** (Downtown Mixed-Use	**Primary Uses:** Commercial, retail, government and private offices, and visitor accommodations. **Secondary Uses:** Places of worship, schools, parks, trails, and other public facilities.	Located in the downtown area, the purpose of this district is to create an attractive, pedestrian-oriented environment that functions as the shopping, office, arts and entertainment center of downtown.

BUSINESS/INDUSTRIAL			
LAND USE CATEGORY	**ZONING DISTRICTS**	**USES & DENSITY**	**CHARACTERISTICS & LOCATION**
Business Industrial (BI)	**IP** (Industrial Park) **IL** (Light Industrial) **IG** (General Industrial)	**Primary Uses:** Industrial, warehousing, manufacturing, and business parks. **Secondary Uses:** Supporting retail and office, open space, trails, and other public facilities.	The Industrial category is meant to be in less-invasive areas of the city, typically where regulations are less restrictive to allow typical industrial uses to take place. Surrounding residential should be limited and appropriately buffered from the effects of the industrial use.
Light Business Industrial (LBI)	**IP** (Industrial Park) **IL** (Light Industrial)	**Primary Uses:** Light industrial, light warehousing, manufacturing, and business parks. **Secondary Uses:** Associated retail, office, open space, trails, and other public facilities.	Similar to the Business Industrial category, this designation should be located in less invasive areas of the city, but with less intense uses, can be situated closer to residential and other commercial uses. Light industrial is meant to encourage development that will minimally impact the surrounding area.

OTHER			
LAND USE CATEGORY	**ZONING DISTRICTS**	**USES & DENSITY**	**CHARACTERISTICS & LOCATION**
Public and Semi-Public (PS)	**PS** (Public and Semipublic)	**Primary Uses:** Parks, libraries, community centers, fire stations, utilities, open space, trails, and other public uses. **Secondary Uses:** Hospitals, government offices, schools, places of worship, and cultural institutions.	The purpose of this category is to provide community services to the surrounding areas. The location of such facilities is reliant on the character of the neighborhood, community, or region that the particular facility will serve.
Downtown Public (DP)	**DP** (Downtown Public)	**Primary Uses:** Cultural institutions, government offices, hospitals, parks, community services, schools, and conventions. **Secondary Uses:** Places of worship, open space, trails, and other public facilities.	Located in the downtown area, the purpose of this category is to provide an attractive, functional arts and entertainment hub, government services, recreational opportunities, and medical services for downtown Henderson.
Planned Community (PC)	**PC** (Planned Community)	**Primary Uses:** Dependent on the final development agreement. This area should develop with ideas and projects that are modern and innovative, following the best planning practices available as the venture moves forward.	Typically found on large tracts of vacant land, the purpose of this category is to ensure comprehensive planning of the area to create efficient and stable developments offering a combination of planned uses. This designation gives maximum flexibility to the City Council and the developer in implementing a development agreement that is in the best interests of the community and provides all the necessary facilities and amenities for the subsequent development of the land.