

REASONS FOR PROJECT

- 1. Zones include too many diverse uses**
- 2. Allowing a zone would mean allowing all uses within the zone**
- 3. Some zones allow uses which don't fulfill the zone's intent**
- 4. No specific prohibitions as to what uses can go next to other zones. The code as written only refers to uses within a zone.**
- 5. Zoning classification descriptions are not intuitive**

October 22, 2007

To: Doug Ballou
From: NACCC Zoning Review Committee:
Subject: Recommendations for NACCC's Consideration

This letter is drafted to be used in reporting the project status to the NACCC membership and may be used to report to the Board of County Commissioners.

For some time, there has been considerable concern as to zoning issues in general and the locating of particular zones next to or near areas which may not be considered compatible. One of the reasons for this is because the uses in zones are very diverse and extensive so that many uses within a zone may be acceptable and other uses in the same zone may not. Theoretically the non-compatible uses would be subject to approval under a conditional use permitting process where conditions would be imposed. While well intentioned, this has not always resulted in acceptable outcomes and is, to a great degree, reliant on the financial resources of those taking issue with the development.

The Neighborhood Associations Council of Clark County (NACCC) has attempted to call this to the attention of the Board of County Commissioners (BOCC) a number of times but due to other demands on their time, the commissioners have not been able to approach the topic. NACCC has taken on a project to offer alternatives for the BOCC to consider and/or use as a basis for a more extensive and inclusive study to make the zoning ordinance more intuitive and understandable by the general public as well as making the compatibility of zones and uses more objective and not subject to negotiations while still attempting to maintain some flexibility. Hopefully this would offer the general public some comfort as to what developments could be built near them and some predictability to developers so that there is less question as to the "permitability" of the various uses.

Attached please find three exhibits illustrating possible alternatives to zoning classifications, uses, and compatibility to already existing or zoned areas. Please note, a new zone called "Warehouse and Distribution" is added for your consideration. This would include, as the name indicates, warehouses and distribution depots. The reasoning is that that these types of facilities have low employment for the amount of land they occupy compared to the desired job density commonly associated with industrial uses.

Exhibit 1 – Alternative Zone Titles is a suggested alternative to the current zoning classification titles to make them more understandable to the lay public and to better distinguish between rural and urban zones. We find that many do not understand the existing zoning classification titles, both within the general public as well as some in the development community.

Exhibit 2 – Basic Compatibility Matrix by Zone – is an elemental and very basic approach toward showing what zones (in the left hand column) can be located next to other zones. Please note there is a new classification (Warehouse and Distribution) which is intended to separate warehousing and distribution from other employment zones since the number of employees per acre and basic operation of these activities are so different from the zones in which they are currently included.

While this basic approach may suffice for the county’s purposes, the matrix is set up assuming the worst case use as a possibility which would prohibit the entire zone from being next to certain other zones. Essentially, the entire zone is prohibited if anything in the zone is unacceptable. While this offers the most “protection” it also eliminates many uses which would be acceptable. The saving grace here is that many acceptable uses occur in many zones so that a use which would be eliminated from consideration because an unacceptable use is allowed in the same zone may be allowed if contained in another zone which does not have an unacceptable use.

Exhibit 3 – Detailed Zoning Compatibility Matrix by Use This is essentially the same as Exhibit 2 but it makes the distinction as to acceptability on a “use” basis rather than a zone basis. The coding “1”, “2”, and refer to the “permitability” of the various uses next to other zones. “1” would be allowed without restriction, “2” would be allowed uses with mitigation. A blank space means either the use would be not allowed under any circumstances or, for purposes of this presentation, a blank space may also mean we don’t have a position on the use. “3” could be used where effects could be mitigated but the quality of life would suffer or because of compatibility issues. We would expect a determination of the format or specifics of this matrix be made when the county assigns a committee, should it so decide, to consider the zoning issue overall.

Please note, there may appear to be inconsistencies in the matrix. As an example, one could not locate a manufacturing use next to an existing residential zone but one could locate a residential use next to an existing manufacturing zone, if one so desires. The distinction comes down to which zone was there first and how the proposed use will impact the existing zone.

Another alternative which has not been extensively considered is a “performance based”, for lack of a better term, approach toward locating developments. Here, rather than identifying uses which may be located next to or near other uses, we would identify requirements to be met regardless of the use. In other words, if a development met the requirements (jobs per acre, noise, traffic, light, smell, compatibility, etc.) it would be permitted. This approach, however, needs considerable study and would be better left to the county or a broader based committee than provided by NACCC alone.

We respectfully request that the BOCC consider examining these proposals in more detail. We would suggest that an advisory committee be formed consisting of community

members and County staff to review and prepare formal recommendations for the BOCC consideration. We are prepared to discuss these recommendations at your convenience. Please contact us and let us know of your decision in this matter.

Sincerely,

NACC Zoning Review Committee

Alternative Zone Titles

Zoning District:

Current Description

Alternative Description

Current Map Symbol

Alternative Map Symbol

Resource and Rural (40.210):

Forest	Rural Forest-80 (acres)	FR-80	RF-80
Forest	Rural Forest-40 (acres)	FR-40	RF-40
Agriculture	Rural Agriculture-20 (acres)	AG-20	RA-20
Agriculture-Wildlife	Do we even need this?	AG-WL	
Rural	Rural Single Family-20 (acres)	R-20	RSF-20
Rural	Rural Single Family-10 (acres)	R-10	RSF-10
Rural	Rural Single Family-5 (acres)	R-5	RSF-5
Rural Center Residential	Rural Center Residential-1 (acres)	RC-1	RCR-1
Rural Center Residential	Rural Center Residential-2.5 (acres)	RC-2.5	RCR-2.5
Urban Reserve	Urban Reserve-40 (acres)	UR-40	UR-40
Urban Reserve	Urban Reserve-20 (acres)	UR-20	UR-20
Urban Reserve	Urban Reserve-10 (acres)	UR-10	UR-10

Urban Area Residential Districts (40.220):

Single-family residential	Urban Single Family-2/acre	R1-20	USF-2
Single-family residential	Urban Single Family-4/acre	R1-10	USF-4
Single-family residential	Urban Single Family-6/acre	R1-7.5	USF-6
Single-family residential	Urban Single Family-7/acre	R1-6	USF-7
Single-family residential	Urban Single Family-9/acre	R1-5	USF-9
Residential	Urban Multifamily-12/acre	R-12	UMF-12
Residential	Urban Multifamily-18/acre	R-18	UMF-18
Residential	Urban Multifamily-22/acre	R-22	UMF-22
Residential	Urban Multifamily-30/acre	R-30	UMF-30

Residential

Urban Multifamily-43/acre

R-43

UMF-43

Current Description

Alternative Description

Current Map Symbol

Alternative Map Symbol

Office Residential
Office Residential
Office Residential
Office Residential
Office Residential

Urban Office Residential-15/acre
Urban Office Residential-18/acre
Urban Office Residential-22/ acre
Urban Office Residential-30/acre
Urban Office Residential-43/acre

OR-15
OR-18
OR-22
OR-30
OR-43

UOR-15
UOR-18
UOR-22
UOR-30
UOR-43

Commercial, Business, Mixed Use and Other industrial Districts (40.230):

Rural Commercial
Rural Commercial
Neighborhood Commercial
Community Commercial
Limited Commercial
Highway Commercial
Mixed Use
Office Campus
Business Park
University
Airport
Urban Holding
Urban Holding
Urban Holding
Urban Holding
Light Industrial
Heavy Industrial

Rural Commercial-1
Rural Commercial-2
Urban Commercial-Neighborhood
Urban Commercial-Community
Urban Commercial-Limited
Urban Commercial-Highway
Urban Mixed Use
Urban Office Campus
Urban Business Park
Urban University
Urban/Airport
Urban Holding-40 acre
Urban Holding-20 acre
Urban Holding-10 acre
Urban Holding-5 acre
Urban Industrial-light
Urban Industrial-heavy

CR-1
CR-2
C-2
C-3
CL
CH
MX
OC
BP
U
A
UH-40
UH-20
UH-10
UH-5
ML
MH

RC-1
RC-2
UCN
UCC
UCL
UCH
UMX
UOC
UBP
UU
U/RA
UH-40
UH-20
UH-10
UH-5
UIL
UIH

Columbia River Gorge National Scenic Area Districts (40.240):

Gorge Large-Scale Agriculture
Gorge Small-Scale Agriculture

Rural Gorge Large-Scale Agricultural-80 acre
Rural Gorge Small-Scale Agricultural-40 acre

GLSA-80
GSSA-40

RGLSA-80
RGSSA-40

RGSW-40

Alternative Map Symbol

RGSW-20
 RGOS
 RGR-5
 RGPR
 RGSAG
 RGSFF
 RGSNFF
 RGSOS

GSW-40

Current Map Symbol

GSW-20
 GOS
 GR-5
 GPR
 GSAG
 GSFF
 GSNFF
 GSOS

Rural Small Woodland-40 acres

Alternative Description

Rural Small Woodland-20 acres
 Rural Gorge Open Space
 Rural Gorge Residential-5 acres
 Rural Gorge Public Recreation
 Rural Gorge SMA Agriculture
 Rural Gorge SMA Federal Forest
 Rural Gorge SMA Non-Federal Forest
 Rural Gorge SMA Open Space

Gorge Small Woodland

Current Description

Gorge Small Woodland
 Gorge Open Space
 Gorge Residential
 Gorge Public Recreation
 Gorge SME Agriculture
 Gorge SMA Federal Forest
 Gorge SMA Non-Federal Forest
 Gorge SMA Open Space

Overlay Districts (40.250, 40.420, 40.460):

Airport Environs
 Airport Environs
 Surface Mining
 Historic Preservation
 Flood Plain
 Shoreline

Urban/Rural Airport Environs-1
 Urban/Rural Airport Environs-2
 Urban/Rural Surface Mining
 Urban/Rural Historic Preservation
 Urban/Rural Flood Plain
 Urban/Rural Shoreline

AE-1
 AE-2
 S
 FP
 SL

U/RAE-1
 U/RAE-2
 U/RS
 U/RHP
 U/RFP
 U/RSL

Exhibit 2

Basic Zoning Compatibility Matrix by Zone

What They Can Go Next To

Zone	Heavy Industry	Light Industry	Office Campus	Business Park	Highway Comm'l	Commun Comm'l	Limited Comm'l	Neighb Comm'l	Wareh & Dist	Mixed Use	Single Family	Multi Family
Heavy Industry	x	x										
Light Industry	x	x	x	x	x				x			
Office Campus		x	x	x	x	x			x	x		x
Business Park		x	x	x	x	x			x	x		x
Highway Comm'l		x	x	x	x	x	x		x			
Community Comm'l			x	x	x	x			x	x		x
Limited Comm'l			x	x	x	x	x					
Neighborhood Comm'l			x	x				x		x		x
Warehousing and Dist		x	x	x	x		x					
Mixed Use			x	x						x		x
Single Family Res			x	x				x		x		x
Multi Family Res			x	x				x		x		x



NEIGHBORHOOD ASSOCIATIONS COUNCIL OF CLARK COUNTY

SPECIAL MEETING

October 22, 2007

7 p.m. – 8:30 p.m.

Public Works Conference Room

4700 NE 78 Street

- **7:00 to 8:30 PM**

- NACCC Zoning Review Committee Presentation**

- Members of the NACCC subcommittee formed a little over a year ago are making their first presentation to neighborhood leaders on their progress at the review of county zoning

- **8:30 PM – Adjourn**

NACCC provides a forum for neighborhood association leaders and members from across the county to share issues of common interest and gain from each other's experiences. Come benefit from this valuable source of knowledge and experience for the benefit of your neighborhood association.

NEXT REGULAR MEETING:

November 12, 2007 at 7:00 p.m. at 4700 NE 78 Street

Public Works Conference Room at the Operations Center

**IF YOU CAN'T PERSONALLY ATTEND, PLEASE APPOINT AND SEND A REPRESENTATIVE
FROM YOUR NEIGHBORHOOD ASSOCIATION.**

If you have questions, contact Doug Ballou, 573-3314 dballou@pacifier.com

