

## Development Code



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## DEVELOPMENT CODE

Henderson, NV Title 19: Development Code > Part II – District Regulations > Chapter 19.4 Commercial Zoning

### 19.4.3 Supplemental Regulations

#### 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 services to implement the Comprehensive Plan, be responsive to economic changes, and expand and strengthen the City's economic resources;
- B.** Create an adequate balance between residential and commercial uses allowing for growth and job opportunities.
- C.** Establish development and design standards that improve the visual quality and character of the area, and create a sense of place;
- D.** Ensure appropriate buffers and transitions to adjacent neighborhoods, particularly between neighborhoods, with pedestrian and bicycle connections to transit; and
- E.** Ensure that new development is designed appropriately to the physical characteristics of the area, encouraging resource efficient buildings that incorporate sustainable materials, incorporate xeriscaping and conserve energy and water.

Additional purposes of each Commercial Zoning District:

**Neighborhood Commercial (CN).** The CN district is established to provide sites for local businesses and services 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 uses. The CO district will be compatible with nearby residential uses and that will protect these office developments from disruption by incompatible commercial and industrial uses. Other uses that are supportive of the office uses and employees of the district are allowed.

**Community Commercial (CC).** The CC district is established to provide sites for commercial uses, such as retail shopping centers containing a wide variety of commercial establishments including restaurants, commercial recreation, and other services.

**Highway Commercial (CH).** The CH district is established to provide sites for auto-oriented uses, such as gas stations, restaurants, and other services.