

Development Code

Table of Contents

Henderson, NV Title 19: Development

Part I – General Provisions

Part II – District Regulations

Chapter 19.2 Residential Zoning

Chapter 19.3 Mixed-Use Zoning

Chapter 19.4 Commercial Zoning

19.4.1 Purpose and App

19.4.2 Development Sta

19.4.3 Supplemental Re

Chapter 19.5 Industrial Zoning Dis

Chapter 19.6 Public and Special P

Chapter 19.7 Planned Community

Chapter 19.8 Overlay Districts

Part III – Citywide Standards

Part IV – Administration and Enforce

Part V – Interpretations and Definitio

Appendices

Ordinance History Table

I
C
O
M
M
E
N
T
S
I
I



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:

- Designate adequate land for a full range of residential- and business-serving commercial services to implement the Comprehensive Plan, be responsive to economic changes, expand and strengthen the City's economic resources;
- Create an adequate balance between residential and commercial uses allowing for growth and job opportunities.
- Establish development and design standards that improve the visual quality and provide development a sense of place;
- Ensure appropriate buffers and transitions to adjacent neighborhoods, provide pedestrian and bicycle connections to transit; and
- 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 commercial areas while establishing development standards that prevent significant adverse effects on surrounding areas.

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

Community Commercial (CC). The CC district is established to provide sites for commercial 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 commercial uses.