

I.B LAND USE PLACE TYPES

COMPATIBLE ZONING CATEGORIES: LVMC TITLE 19

		Applicable Special Areas	TITLE 19.06														TITLE 19.08				TITLE 19.10				TITLE 19.09 / 19.07													
General Plan Categories	Character and Density - See Chapter 5 for complete land use descriptions		U	R-E	R-D	R-1	R-SL	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-D	C-1	C-2	C-PB	C-M	M	C-V	P-C	PD	R-PD	T-C	T-D	T6-UC	T6-UG	T5-C	T5-M	T5-MS	T5-N	T4-C	T4-MS	T4-N	T3-N	TO-x-x
Regional Center	See Page 2-22 - 2-23																																					
FBC - Form-Based Code	Diverse, human-scale, walkable mixed use built environment throughout Downtown (Variable - 5.5-50 du/acre)	DTLV																									X	X	X	X	X	X	X	X	X	X		
TC - Town Center	Mixed-use suburban regional center (includes L, M, ML, MLA, SC, GC, MS, SX, UC, EC, PF - < 25 du/acre)	TC, (MTC)																							X													
Mixed Use Center	See Page 2-24 - 2-25																																					
TOD-1 - Transit-Oriented Development High	Higher intensity, mixed-use TOD, suitable for LRT (< 40 du/acre)		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	X		T			T											X
TOD-2 - Transit-Oriented Development Low	Moderate intensity, mixed-use TOD, suitable for BRT (< 30 du/acre)		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	X		T			T											X
Corridor Mixed Use	See Page 2-26 - 2-27																																					
TOC-1 - Transit-Oriented Corridor - High	Higher intensity, linear corridor oriented mixed-use, suitable for LRT (< 40 du/acre)		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	X		T			T											X
TOC-2 - Transit-Oriented Corridor - Low	Moderate intensity, linear corridor oriented mixed-use, suitable for BRT (< 30 du/acre)		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	X		T			T											X
Neighborhood Mixed-Use Center	See Page 2-28 - 2-29																																					
NMXU - Neighborhood Mixed-Use Center	Moderate intensity neighborhood-oriented mixed use and town centers (Variable density)		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	X		T			T											X
Low Density Residential																																						
L - Low	Single family housing, detached homes, manufactured housing (< 5.5 du/acre)	CE, GTV, IMR, LM	X	X	X	X	X							X										S	S													
ML - Medium Low	Single family housing, detached homes, compact lots and zero lot lines (< 8.5 du/acre)	CE, GCV, GTV, LM	X	X		X	X	X		X				X										S	S													
MLA- Medium Low Attached	Single and multi-family housing, typically attached, townhomes, condos, and x-plexes (< 12.5 du/acre)	GTV, LM							X	X				X										S														
SF1- Single Family Detached 1	Low density single family detached housing within Summerlin (< 3.5 du/acre)	SUM																					X															
SF2- Single Family Detached 2	Low density single family detached housing within Summerlin (< 6 du/acre)	SUM																					X															
SF3- Single Family Detached 3	Medium low density single family housing within Summerlin (< 10 du/acre)	SUM																					X															
SFZL- Single Family Zero Lot Line	Attached or detached single family housing with a zero lot line (< 12 du/acre)	SUM																					X															
PCD - Planned Community Development	Mixed residential development, subject to condutions and adjacency standards (< 8 du/acre)																							X														
TND - Traditional Neighborhood Dev.	Balanced mix of residential, commercial, and civic uses with multi-modal complete streets (Variable density)			X		X				X	X	X			X		X	X																				
Medium Density Residential																																						
M- Medium	Multi-family housing, townhomes, and plexes (< 25.5 du/acre)	CE							X	X	X													S														
MF1- Multi-Family Low Density	Multi-family housing, townhomes, and plexes (< 14 du/acre)	SUM																					X															
MF2- Multi-Family Medium Density	Multi-family housing, townhomes, and plexes (< 21 du/acre)	SUM																					X															
SFA- Single Family Attached	Attached single family housing (< 18 du/acre)	SUM																					X															
SFSD- Single Family Special Lot	Single family housing (< 18 du/acre)	SUM																					X															
RSL- Residential Small Lot	Attached or detached single family housing (< 15 du/acre)	CE																						S														
MFM- Multi-Family Medium	Multi-family housing, townhomes, and plexes (15-25 du/acre)	GCV, GTV, LM																						S														
High Density Residential																																						
H- High Density	Multi-family housing, apartments, condominiums, townhomes, and high-rise residential (> 25.5 du/acre)								X	X	X	X																										
MF3- High Density Multi-Family	Large apartments, condominiums, and other multi-family dwellings (No maximum density)	SUM																																				
Commercial																																						
GC - General Commercial	All types of commercial offices, businesses or retail														X	X		X	X																			
SC - Service Commercial	Low intensity commercial offices, businesses, or retail														X	X		X																				
O - Office	Low intensity, small lot commercial office buildings														X	X																						
CC - Community Commercial	Medium intensity offices, businesses, or retail	GCV																						X														
VC - Village Commercial	Medium intensity mix of neighborhood-oriented offices, businesses, and retail	CE, LM, SUM																						X	S													
TC- Town Center*	Large commercial, community complexes that become a primary business center for Summerlin	SUM																						X														
EC - Employment Center	Office, light industry, business and support commercial services and higher density multi-family residential	SUM																						X														
NF - Neighborhood Focus	Low intensity, neighborhood-oriented retail, offices, services, and recreational amenities	SUM																						X														
NC - Neighborhood Commercial	Low intensity, neighborhood-oriented retail and services	LM																						X														
Industrial																																						
LI-R - Light Industrial and Research	Medium to low intensity industrial activities, light assembly, commercial, business parks														X	X		X	X		X	X																
Parks and Open Space																																						
PR-OS - Parks, Recreation, Open Space	Parks, recreational facilities, golf courses, open spaces, trails																						X															
COS - Community Open Space	Public and semi-public parks, recreational facilities, golf courses, open spaces, trails, and civic spaces	SUM																						X														