

# City of Las Vegas Industrial Use Regulations Update

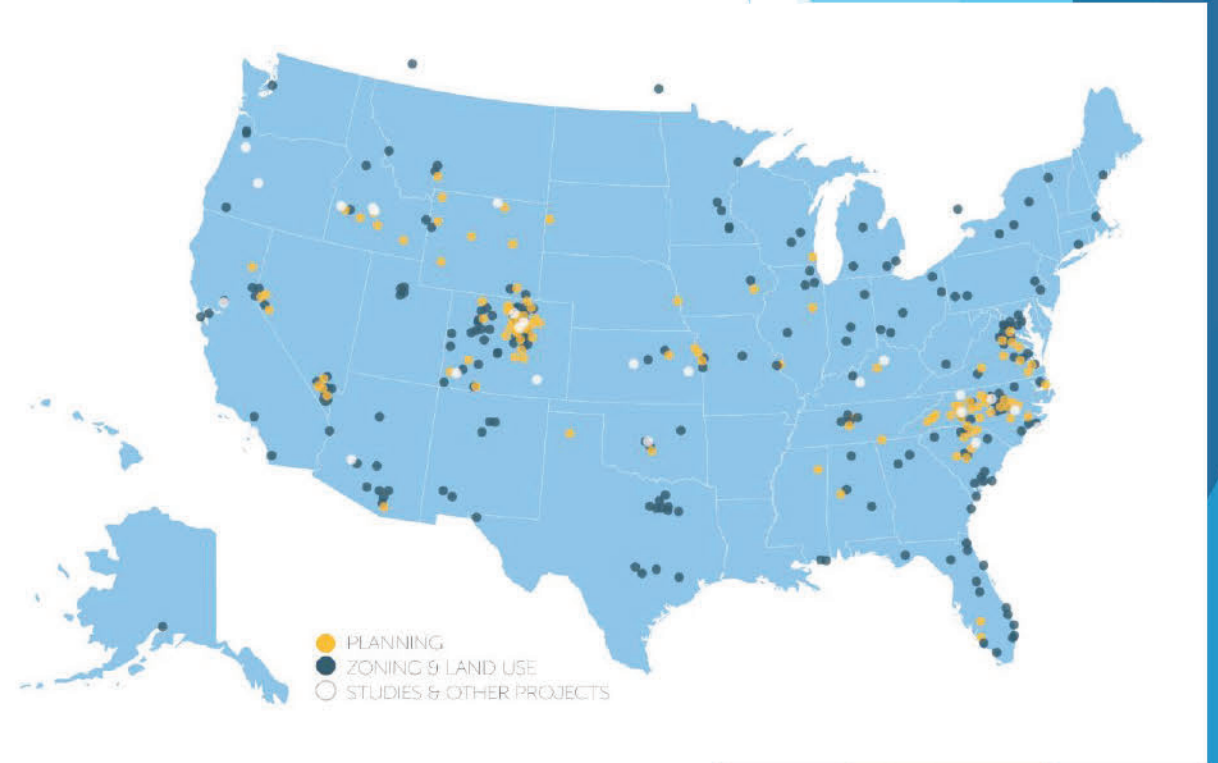
Las Vegas Planning Commission

August 8, 2023

Submitted at Meeting  
Date: 8/8/2023 Item: 36  
By Staff

# Clarion Associates

- ▶ National land use consulting firm since 1992
- ▶ Staff of 18 planners, lawyers, landscape architects, and urban designers
- ▶ Updated zoning codes for 230+ communities in U.S. and Canada
- ▶ Also the lead consultant on recent Clark County development code rewrite



# Work Program

- ▶ Task 1: Kickoff and Identification of Comparison Communities
- ▶ Task 2: Consolidating and Updating Use Definitions
- ▶ Task 3: Updating Use and Development Standards for Specific Uses
- ▶ Task 4: Consolidated Recommendations

## Broad Use Categories of Activities that Commonly Take Place in Industrial Districts

- Commercial-Industrial Services
- Entertainment-Recreation
- Institutional-Community Service
- Manufacturing-Production
- Office-Professional
- Residential-Lodging
- Retail-Personal Services
- Vehicles-Equipment
- Warehousing-Wholesaling-Storage
- Waste-Salvage

**Narrowed to Five Key Categories**



# Comparison Cities

## Criteria

- ▶ Western U.S.
- ▶ Potential competitors
- ▶ (Somewhat) recently updated code

## Final List

- ▶ Albuquerque
- ▶ Fresno
- ▶ Oklahoma City
- ▶ Phoenix
- ▶ Reno
- ▶ And Clark County



# Recommendations

1. Significant consolidation of individual listed uses into fewer, more broadly defined, uses to allow market flexibility
2. Tailoring uses to focus on those that are most consistent with Las Vegas' supply of small-to-medium-sized properties
3. Allowing little-to-no-impact uses in more zoning districts
4. Revising some key development standards to apply to all or almost all industrial uses
  - ▶ E.G. Parking, Screening, Lighting, Operation, Site Maintenance
5. Updating additional development standards for specific newly defined uses with unique impacts to minimize impacts on neighbors
  - ▶ E.G. Day labor, artisanal manufacturing, Outdoor vehicle staging/dispatch