

## Comprehensive Plan Text Changes

Clark County 20-Year Comprehensive Growth Management Plan, 2004-2024  
Land Use Chapter 1: Pg. 1-17

### OVERLAY DISTRICTS

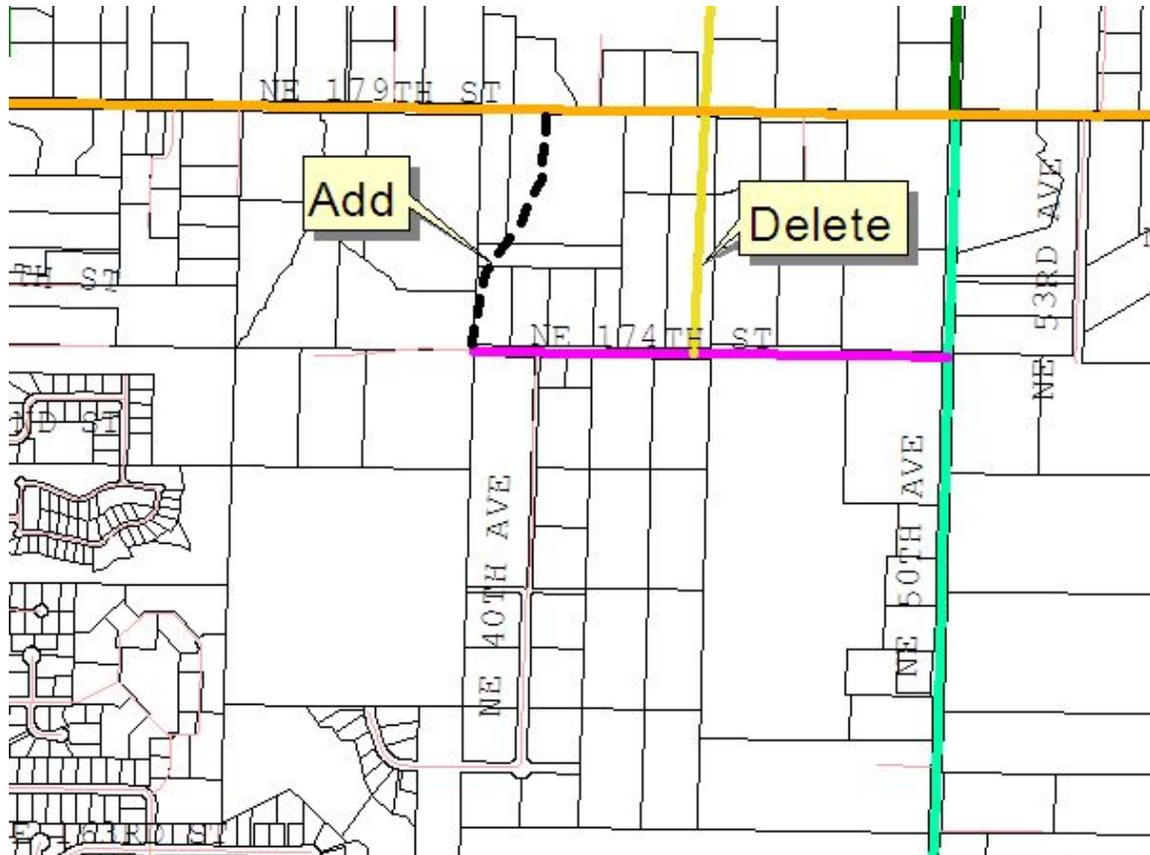
Additional 20-Year Plan Map designations or symbols are used to identify certain land use policies that are implemented in several different ways.

#### **Mill Creek Overlay District**

This overlay district implements the Mill Creek Sub-Area Plan. The overlay district provides for special provisions and modifies other regulations for the underlying zoning districts within the sub-area.

## Arterial Plan Map Changes

The location of a future north/south street connection between NE 174<sup>th</sup> and NE 179<sup>th</sup> Streets is proposed to shift to the west from the alignment currently shown on the Arterial Plan Map. The proposed street classification is neighborhood circulator.





## UDC Title 40 Changes

Clark County Unified Development Code Title 40  
Amend Table 40.200.020-1

### 40.200.020 Zoning Classifications

- A. Classification of Zoning Districts.  
For the purposes of this title, the county is divided into zoning districts designated as shown in Table 40.200.020-1.

<b>Table 40.200.020-1. Zoning Districts</b>				
<b>Zoning District</b>	<b>Map Symbol</b>	<b>Urban</b>	<b>Rural</b>	<b>Code Section</b>
OVERLAY DISTRICTS (40.250, 40.420 and 40.460)				
Airport Environs	AE-1, AE-2	X	X	40.250.010
Surface Mining	S	X	X	40.250.020
Historic Preservation		X	X	40.250.030
Floodplain	FP	X	X	40.420
Shoreline	SL	X	X	40.460
Highway 99	TC-1	X		40.250.050
<u>Mill Creek</u>	<u>MC</u>	<u>X</u>		<u>40.250.060</u>

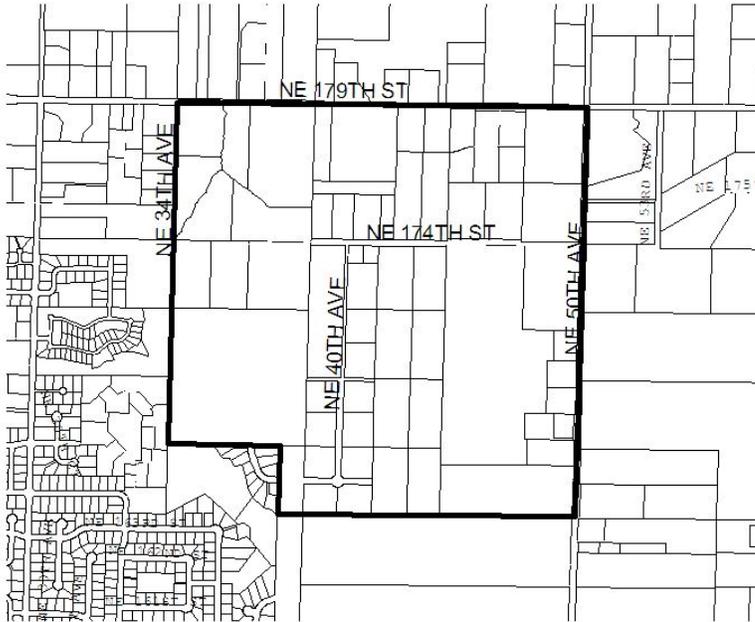
Clark County Unified Development Code Title 40  
New Title 40.250.060

### 40.250 OVERLAY DISTRICTS

#### 40.250.060 MILL CREEK OVERLAY DISTRICT

- A. Purpose.  
The Mill Creek overlay district (MC) is intended to implement the Mill Creek Sub-Area Plan. It provides for special provisions to be applied to developments within the overlay district boundary.
- B. Applicability.  
The provisions of this section shall be applied to parcels or groups of parcels located within the geographic area of the Mill Creek Sub-Area Plan shown in Figure 40.250.060-1.

Figure 40.250.060-1



C. Standards.

The following additional standards apply in the overlay district:

1. New lots created adjacent to urban lots existing at the time of the adoption of the Mill Creek Overlay District shall meet or exceed the average lot size of the abutting parcels unless there is at least 200 feet of open space between the existing and proposed lots.
2. A new public road connection to NE 40<sup>th</sup> Avenue or NE 174<sup>th</sup> Street must be assured prior to approval of any development that would add traffic to NE 37<sup>th</sup> Avenue.