CHAPTER 19.2: RESIDENTIAL ZONING DISTRICTS

19.2.1. GENERAL PURPOSES AND INTENT

The residential districts in this chapter are created for the following general purposes:

A. To provide appropriately located areas for residential development that are consistent with the Comprehensive Plan and with standards of public health and safety established by this Code;

B. To ensure adequate light, air, privacy, and open space for each dwelling, and protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other significant adverse environmental effects;

C. To protect residential areas from fires, explosions, landslides, toxic fumes and substances, and other public safety hazards;

D. To provide for residential lands with varying densities and types of housing to provide city residents with a variety of housing options;

E. To increase residential activity and density within downtown Henderson;

F. To allow low-intensity, resident-serving, nonresidential uses within some residential areas to minimize the need for travel and to encourage vibrant neighborhoods; and

G. To ensure the provision of public services and facilities needed to accommodate planned population densities.

19.2.2. CHAPTER ORGANIZATION

A. Section 19.2.3, Establishment of Base Residential Districts, sets out the range of residential base zoning districts used in this Code.

B. Sections 19.2.5 through 19.2.16 describe the residential districts and the downtown public district, including purpose statements, dimensional requirements, photographic examples of typical structures and block patterns, and district-specific standards (where applicable).

C. Section 19.2.17, Summary Dimensional Table for Residential Districts, includes a summary table of dimensional standards for all the districts in this chapter.

19.2.3. ESTABLISHMENT OF BASE RESIDENTIAL ZONING DISTRICTS

Table 19.2.3-1 sets out the base residential zoning districts used in this Code.

TABLE 19.2.3-1: BASE RESIDENTIAL ZONING DISTRICTS ESTABLISHED	
DISTRICT ABBREVIATION	**BASE ZONING DISTRICT NAME**
RS-1	Low-Density Single-Family Residential 1
RS-2	Low-Density Single-Family Residential 2
RS-4	Low-Density Single-Family Residential 4
RS-6	Low-Density Single-Family Residential 6
RS-8	Low-Density Single-Family Residential 8
RM-10	Medium-Density Residential 10
RM-16	Medium-Density Residential 16
RH-24	High-Density Multifamily Residential 24
RH-36	High-Density Multifamily Residential 36
DP	Downtown Public
RMH	Mobile/Manufactured Home Residential
DH	Development Holding

19.2.4. STRUCTURE OF ZONING DISTRICT STANDARDS

A. Each of the following base zoning district sections has a common structure consisting of a purpose and intent statement and a series of district-specific standards presented in a graphic and tabular format. Each table or graphic is numbered for reference purposes.

B. The district-specific standards include one or more of the following graphic illustrations:

1. A photograph representative of typical building forms;

2. A graphic depiction of the district's bulk and dimensional standards; and

3. One or more tables setting out the district's bulk and dimensional requirements.

C. The graphic illustrations in this chapter are intended to illustrate the dimensional standards and the general character of each district, and do not necessarily reflect all the standards that may apply to a particular development. All development is subject to the dimensional standards of this chapter and also any applicable overlay standards in Chapter 19.4, the applicable use-specific standards in Chapter 19.5, and the general development and design standards in Chapter 19.7.

19.2.5. RS-1: LOW-DENSITY SINGLE-FAMILY RESIDENTIAL 1

The RS-1 district is established to accommodate large-lot, single-family, detached residential uses and accessory development compatible with the desert landscape. The district provisions discourage any use that would substantially interfere with the development of single-family detached dwellings or the quiet residential nature of the district. Complementary uses such as parks, open space, minor utilities, accessory dwellings, and certain temporary uses are permitted uses. General and large day care uses, some forms of institutional housing, religious assemblies, and major utilities are allowed with a conditional use permit. Any RS-1-zoned parcel less than 40,000 square feet in area but that is one-fifth or more of the net area of what was originally a government-created five-acre parcel shall be considered to contain 40,000 square feet (regardless of lot size).

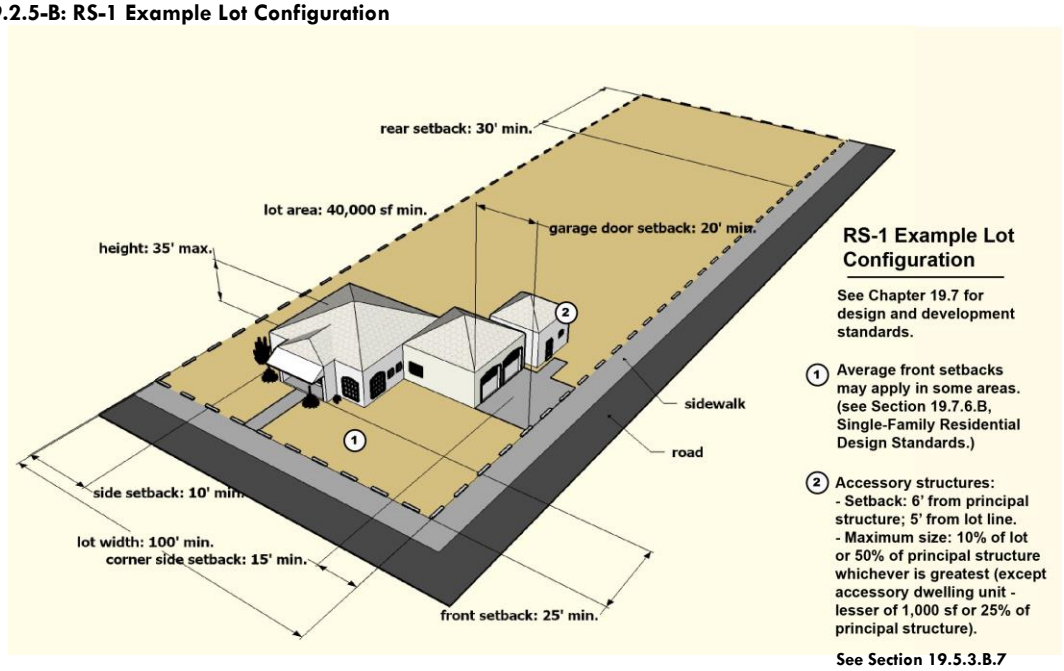
Figure 19.2.5-A: RS-1 Example Building Form

.

TABLE 19.2.5-1: DIMENSIONAL STANDARDS RS-1 DISTRICT

DISTRICT STANDARDS	
Density, max (units/gross acre)	1
LOT STANDARDS	
Lot area, min (sq ft)	40,000
Lot width, min (ft)	100
Lot coverage, max (%)	N/A
SETBACKS, MINIMUM	
Front (ft)	25
Side, interior (ft)	10
Side, corner (ft)	15
Rear (ft)	30
Accessory structures (ft)	6 from principal structure; 5 from lot line (See 19.5.7.C)
Front-loaded garage (ft)	20 from property line or minimum building setback, whichever is greater.
BUILDING STANDARDS	
Principal bldg height, max (ft)	35
Dwelling unit size, min (sq ft)	1,200
Floor area ratio (FAR)	N/A
Accessory structure height, max (ft)	24; 20 flat roof
Accessory structure size, max: 10% of lot or 50% of dwelling unit size, whichever is greater (except accessory dwelling unit. See Section 19.5.3.B.7)	

Figure 19.2.5-B: RS-1 Example Lot Configuration



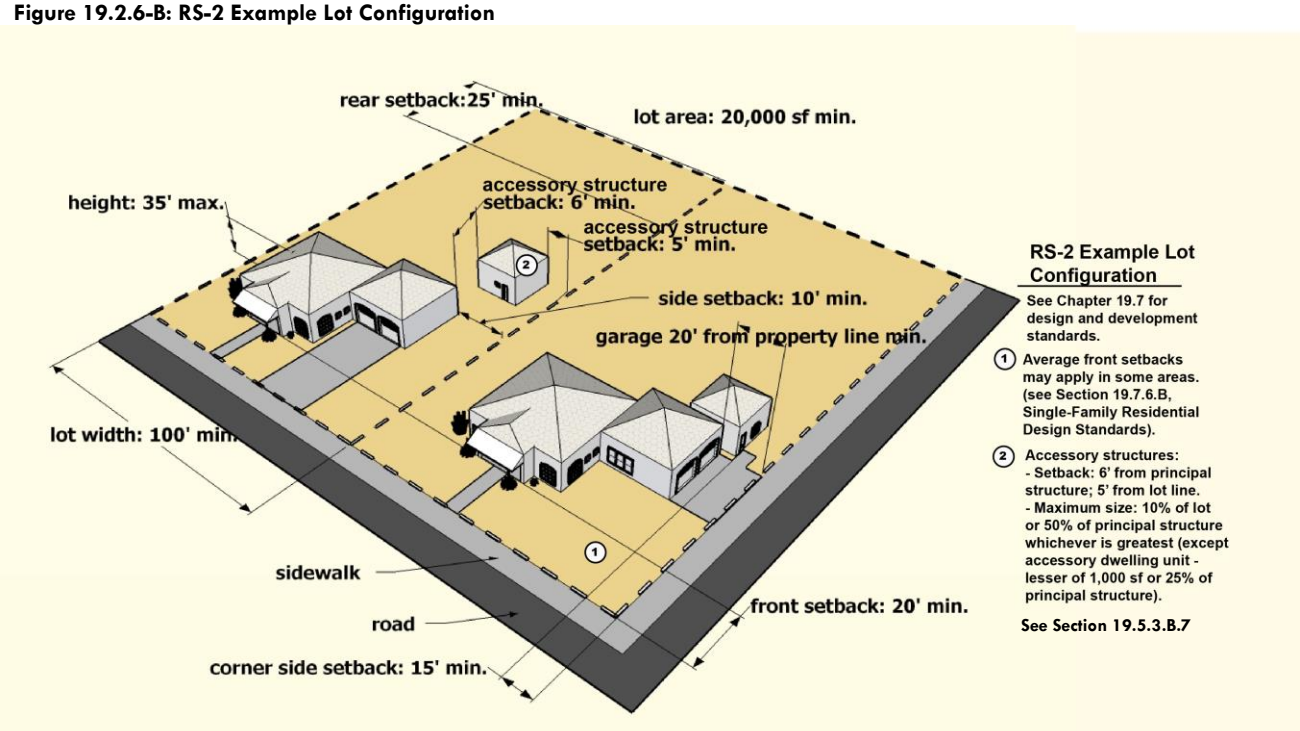
19.2.6. RS-2: LOW-DENSITY SINGLE-FAMILY RESIDENTIAL 2

The RS-2 district is established to accommodate large-lot, single-family, detached dwellings and accessory development compatible with the desert landscape. Single-family attached units existing on the effective date of this Code may remain as conforming uses. The district provisions discourage any use that would substantially interfere with the development of single-family detached dwellings or the quiet residential nature of the district. Complementary uses such as parks, open space, minor utilities, accessory dwellings, and certain temporary uses are permitted uses. General and large day care uses, some forms of institutional housing, religious assemblies, and major utilities are allowed with a conditional use permit. Any RS-2-zoned parcel that is less than 20,000 square feet in area, but that is one-tenth or more of the net area of what was originally a government-created five-acre parcel shall be considered to contain 20,000 square feet (regardless of lot size).

Figure 19.2.6-A: RS-2 Example Building Form

TABLE 19.2.6-1: DIMENSIONAL STANDARDS RS-2 DISTRICT	
DISTRICT STANDARDS	
Density, max (units/gross acre)	2
LOT STANDARDS	
Lot area, min (sq ft)	20,000
Lot width, min (ft)	100
Lot coverage, max (ft)	N/A
SETBACKS, MINIMUM	
Front (ft)	20
Side, interior (ft)	10
Side, corner (ft)	15
Rear (ft)	25
Accessory structures (ft)	6 from principal structure; 5 from lot line (See 19.5.7.C)
Front-loaded garage (ft)	20 from property line
BUILDING STANDARDS	
Principal bldg height, max (ft)	35
Accessory bldg height, max (ft)	24; 20 flat roof
Spacing between units (ft)	N/A
Dwelling unit size, min (sq ft)	1,200
Floor area ratio (FAR)	N/A
Accessory structure size, max: 10% of lot or 50% of dwelling unit size, whichever is greater (except accessory dwelling unit. See Section 19.5.3.B.7)	

Figure 19.2.6-B: RS-2 Example Lot Configuration



19.2.7. RS-4: LOW-DENSITY SINGLE-FAMILY RESIDENTIAL 4

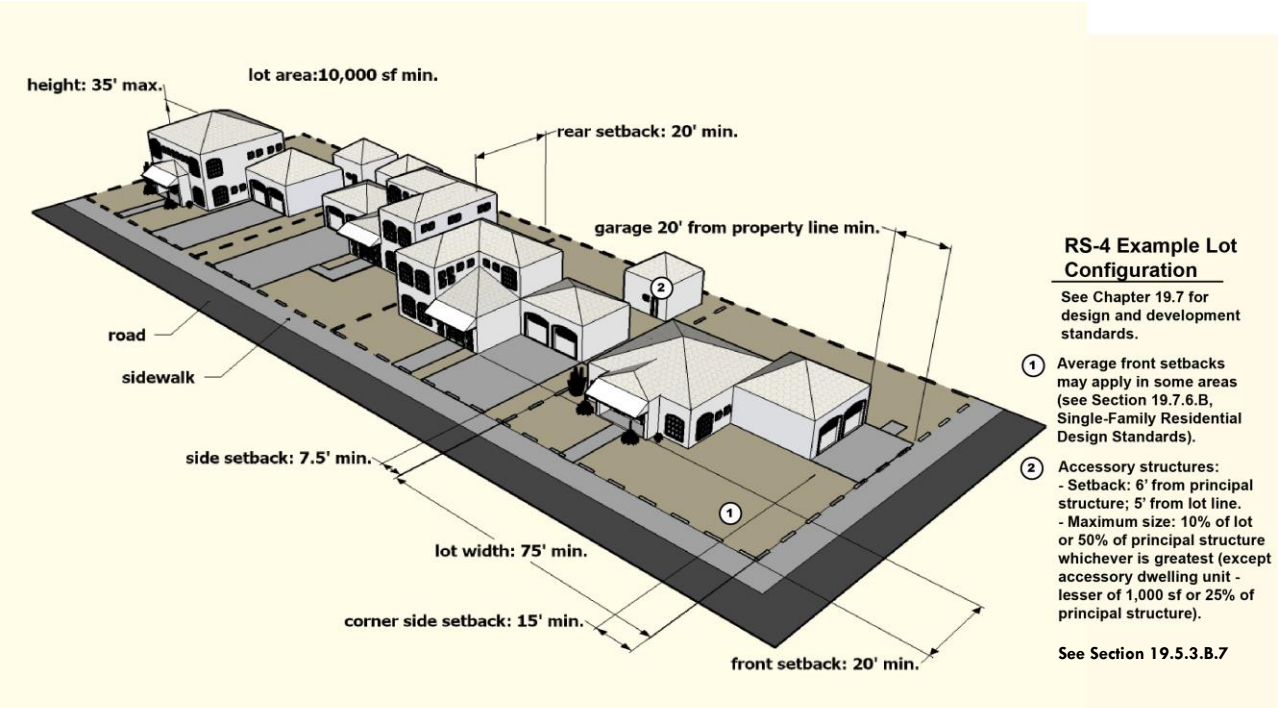
The RS-4 district is established to accommodate a variety of residential use types at low densities. The district allows single-family detached homes as well as typical accessory development. Complementary uses such as parks, open space, minor utilities, accessory dwellings, and certain temporary uses are permitted uses. General and large day care uses, some forms of institutional housing, religious assemblies, and major utilities are allowed with a conditional use permit.

Figure 19.2.7-A: RS-4 Example Building Form

TABLE 19.2.7-1: DIMENSIONAL STANDARDS RS-4 DISTRICT

DISTRICT STANDARDS	
Density, max (units/gross acre)	4
LOT STANDARDS	
Lot area, min (sq ft)	10,000
Lot width, min (ft)	75
Lot coverage, max (%)	N/A
SETBACKS, MINIMUM	
Front (ft)	20
Side, interior (ft)	7.5
(Reduction to 5-ft interior side yard setback allowed, provided the aggregate of the two adjacent interior side yards is 15 ft.)	
Side, corner (ft)	15
Rear (ft)	20
Accessory structures (ft)	6 from principal structure; 5 from lot line (See 19.5.7.C)
Front-loaded garage (ft)	20 from property line
BUILDING STANDARDS	
Principal bldg height, max (ft)	35
Accessory bldg height, max (ft)	24; 20 flat roof
Building spacing, min (ft)	15 (principal to principal)
Floor area ratio (FAR)	N/A
Accessory structure size, max: 10% of lot or 50% of dwelling unit size, whichever is greater (except accessory dwelling unit. See Section 19.5.3.B.7)	

Figure 19.2.7-B: RS-4 Example Lot Configuration



19.2.8. RS-6: LOW-DENSITY SINGLE-FAMILY RESIDENTIAL 6

The RS-6 district is established to accommodate a variety of residential use types at low densities on moderately-sized lots. The district allows single-family detached homes as well as typical accessory development. Complementary uses such as parks, open space, minor utilities, accessory dwellings, and certain temporary uses are permitted uses. General and large day care uses, some forms of institutional housing, religious assemblies, and major utilities are allowed with a conditional use permit.

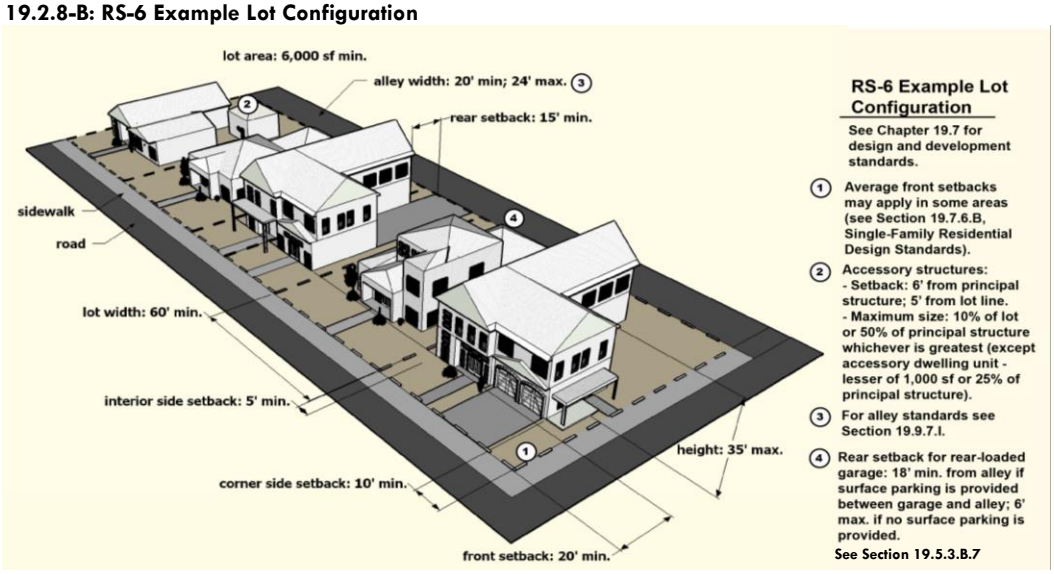
Figure 19.2.8-A: RS-6 Example Building Form

Areas zoned RS-6 prior to March 1, 2010, are subject to the requirements of the prior Development Code and not the requirements of this section. RS-6 PUDs established prior to the effective date of this Code are subject to their individual adoption ordinances and not the requirements of this section.

TABLE 19.2.8-1 DIMENSIONAL STANDARDS RS-6 DISTRICT

DISTRICT STANDARDS	
Density, max (units/gross acre)	6
LOT STANDARDS	
Lot area, min (sq ft)	6,000
Lot width, min (ft)	60
Lot coverage, max (%)	N/A
Corner lots for residential uses that are less than 10,000 square feet shall have a minimum width of 5 feet more than the minimum lot width otherwise required by the underlying zoning district.	
SETBACKS, MINIMUM	
Front, measured from back of the sidewalk or lot line, whichever is greater (ft)	10 to house 20 to a street-facing garage 10 to a side-entry garage
Side, interior (ft)	5
Side, corner (ft)	10
Rear (ft)	15 (except for alleys; see note below)
Accessory structure (ft)	6 from principal structure; 5 from lot line (See 19.5.7.C)
Regardless of front setback utilized, minimum front yard landscape plant requirements must be met.	
BUILDING STANDARDS	
Principal bldg height, max (ft)	35
Accessory bldg height, max (ft)	24; 20 flat roof
Building spacing, min (ft)	10 (principal to principal)
Floor area ratio (FAR)	N/A
Accessory structure size, max: 10% of lot or 50% of dwelling unit size, whichever is greater (except accessory dwelling unit. See Section 19.5.3.B.7)	
GUEST PARKING STANDARDS	
A total of 1.5 spaces of guest parking per dwelling unit are required when utilizing nonstandard driveway lengths (less than 18 feet). Guest parking may be provided in mid-block bays of up to 12 spaces, in designated lots, or as on-street spaces. For developments with private street, half of the required guest parking shall be off-street. The parking spaces shall be distributed throughout the development.	

Figure 19.2.8-B: RS-6 Example Lot Configuration



19.2.9. RS-8: LOW-DENSITY SINGLE-FAMILY RESIDENTIAL 8

The RS-8 district is established to accommodate a variety of residential use types with flexible setbacks and lot sizes in high-quality developments. Setbacks and lot sizes are provided as ranges to encourage, but not require, variable lot and dwelling unit sizes within a single development. The district allows all forms of single-family residential development as well as lower-density forms of multifamily uses (e.g., mansion apartments) and live/work units. In addition, the district allows small-scale, very-low-intensity neighborhood-serving retail and personal services uses of 2,500 square feet or less on a limited number of corner lots, subject to the standards in Section 19.7.6.D.6, *Residential Compatibility Standards* and Section 19.4.5, *Planned Unit Development Overlay (PUD)*. Complementary uses such as parks, open space, religious assemblies, minor utilities, and certain temporary uses are permitted. The minimum lot area varies based on use type and the maximum density is eight units per gross acre. Additional district form standards are in Table 19.2.9-2.

TABLE 19.2.9-1 DIMENSIONAL STANDARDS RS-8 DISTRICT

DISTRICT STANDARDS	
Density, max (units/gross acre)	8
Common open space, min (sq ft)	700 per unit
LOT STANDARDS	
Lot area, min (sq ft)	Varies (see Table 19.2.9-2)
Lot width, min (ft)	None
Lot coverage, max (%)	N/A
SETBACKS, MINIMUM	
Front and corner side (ft)	Varies (see Table 19.2.9-2)
Side, interior (ft)	
Rear (ft)	
Accessory structure (ft)	6 from principal structure; 5 from lot line (See 19.5.7.C)
Front-loaded garage (ft)	20 from front property line
Side-loaded garage (ft)	10
BUILDING STANDARDS	
Building height, max (ft)	35
Building spacing	Varies (see Table 19.2.9-2)
Accessory structure size, max: 10% of lot or 50% of dwelling unit size, whichever is greater	
Floor area ratio (FAR)	N/A
GUEST PARKING STANDARDS	
A total of 1.5 spaces of guest parking per dwelling unit are required when utilizing nonstandard driveway lengths (less than 18 feet). Guest parking may be provided in mid-block bays of up to 12 spaces, in designated lots, or as on-street spaces. For developments with private streets, half of the required guest parking shall be off-street. The parking spaces shall be distributed throughout the development.	

Figure 19.2.9-A: RS-8 Example Lot Configuration

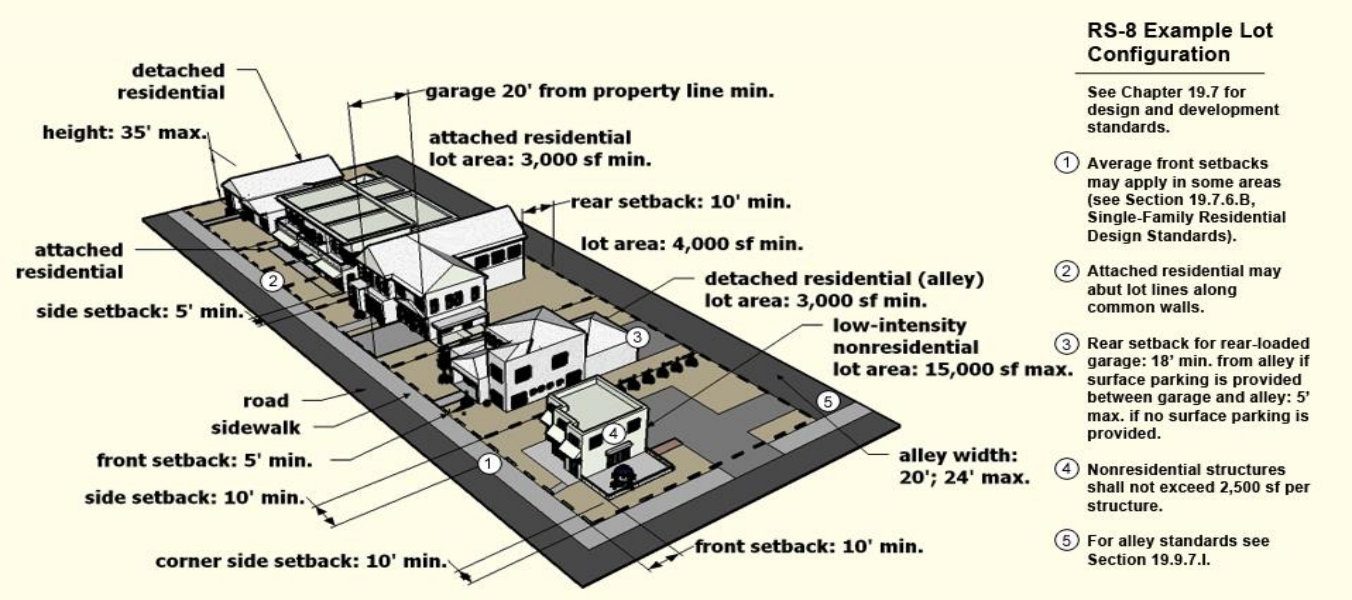


TABLE 19.2.9-2: FORM REQUIREMENTS IN THE RS-8 DISTRICT

STANDARD	USE TYPE			
	SINGLE-FAMILY DETACHED (STREET-LOADED)	SINGLE-FAMILY DETACHED (ALLEY-LOADED) {1}	SINGLE-FAMILY ATTACHED	MIXED-USE AND NONRESIDENTIAL {2}
Maximum density (units/gross acre)	8	8	8	8
Lot area (sq ft)	4,000 min.	3,000 min.	2,000 per lot min., plus additional 1,000 per unit	15,000 max.
Lot width, min (ft)	None			
Front setbacks, min (ft) {3}	10	10	10	10
Corner side setbacks, min/max (ft)	10 / 30	10 / 30	10 / 25	10 / 25
Interior side setbacks, min (ft)	5	5	0 (5 between end units of buildings)	3; 10 from residential
Rear setbacks, min (ft)	10	5	10 (5 from alley)	3; 10 from residential
Garage setback from alley, max/min (ft) {4}	N/A	5/ 18	5 / 18	5/ N/A
Lot coverage, max (%)	None			35 (excludes outdoor seating/gathering spaces)
Building spacing (residential-nonres), min (ft)	20			
Locational standards	None			Limited to corner lots; applicant shall designate location at time of entitlement application
Building square footage (max sq ft)	None			2,500
Maximum percentage of single-family attached per block	60%			

NOTES:

{1} Cluster homes are subject to the single-family detached (alley-loaded) standards for purposes of this table.

{2} Nonresidential and mixed-uses are subject to concept plan review requirements in Section 19.6.3.A.3, and planned unit development overlay requirements in Section 19.4.5, and may be subject to the residential compatibility standards in Section 19.7.6.D.6.

{3} Also see Section 19.7.6.B, *Single-Family Residential Design Standards*.

{4} Alley loaded garages may not have less than a three-foot rear yard setback.

19.2.10. RM-10: MEDIUM-DENSITY RESIDENTIAL 10

The RM-10 district is established as a medium-density residential district designed to promote high-quality, well-designed, single-family detached, and moderate-density attached residential development on smaller parcels. The district promotes single-family development as a viable alternative in areas where public facilities are not likely to accommodate demands from multifamily development. The district allows most single-family development types as well as complementary uses such as parks, open space, schools, religious assemblies, minor utilities, accessory uses, and certain temporary uses. In addition, the district allows small-scale, very-low-intensity neighborhood-serving retail and personal services uses of 2,500 square feet or less on a limited number of corner lots, subject to the standards in Section 19.7.6.D.6, *Residential Compatibility Standards* and Section 19.4.5, *Planned Unit Development Overlay (PUD)*. The minimum average lot size may be reduced to 2,500 square feet through the waiver process (Section 19.6.9.D). Additional district form standards are included in Table 19.2.10-2.

Figure 19.2.10-A: RM-10 Example Building Form

TABLE 19.2.10-1: DIMENSIONAL STANDARDS RM-10 DISTRICT

DISTRICT STANDARDS	
District size, min (acres)	10
Density, max (units/gross acre)	10
Common open space, min (sq ft)	700 per unit
LOT STANDARDS	
Lot area, min (sq ft)	3,000
Lot width, min (ft)	N/A
Corner lots for residential uses that are less than 10,000 square feet shall have a minimum width of 5 feet more than the minimum lot width otherwise required by the underlying zoning district.	
SETBACKS, MINIMUM	
Front (ft)	Varies (see Table 19.2.10-2)
Side, interior and corner (ft)	
Rear (ft)	
Paseo (ft)	
Accessory structure (ft)	See note below; applies to single-family lots
Front-loaded garage (ft)	20 from front property line
BUILDING STANDARDS	
Building height, max (ft)	35
Spacing between principal buildings, min (ft)	10
Dwelling unit size, min (sq ft)	N/A
Nonresidential building size, max (sq ft)	2,500
Accessory structure height, max (ft)	24; 20 flat roof
Accessory structure size, max: 10% of lot or 50% of dwelling unit size, whichever is greater	

Figure 19.2.10-B: RM-10 Example Lot Configuration

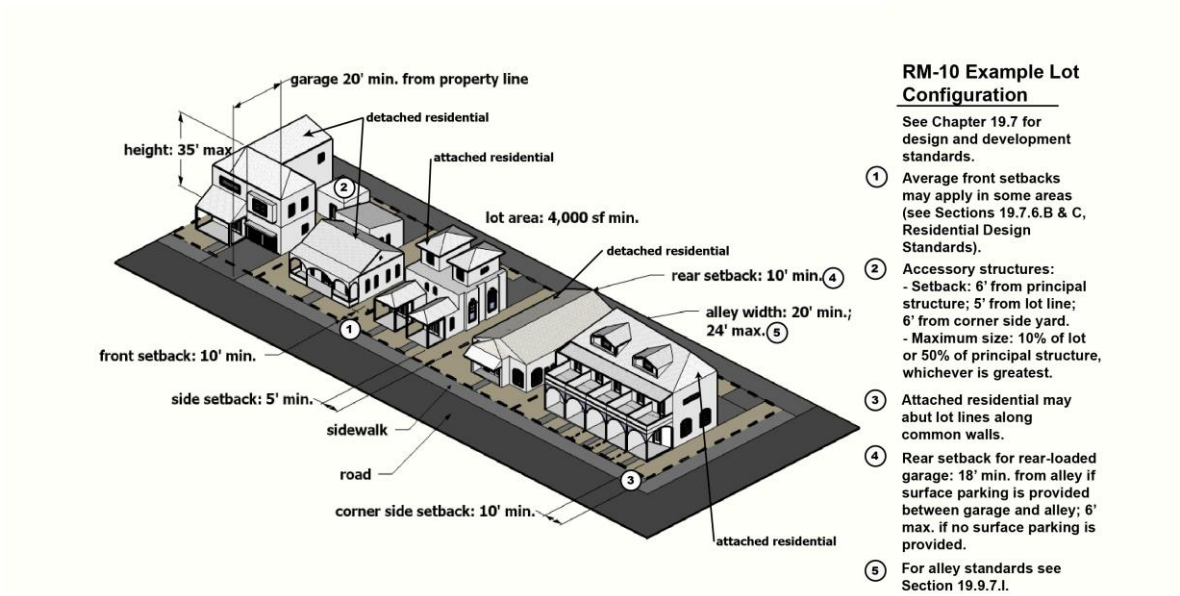


TABLE 19.2.10-2: FORM REQUIREMENTS IN THE RM DISTRICTS	
STANDARD	**DISTRICT REQUIREMENTS**
All setbacks	All setbacks must at least equal Building Height when adjacent to lower-density residential districts.
Front setback (measured from the back of the sidewalk or lot line, whichever is greater)	20 feet to a street-facing garage 10 feet to the front building wall 10 feet to a side-entry garage 8 feet to a porch of at least 36 square feet, including a depth of at least six feet
Interior side setbacks	0 feet for attached walls 5 feet for other interior side setbacks
Corner side setbacks	10 feet
Rear setback	The setback for a garage shall be at least 18 feet from the edge of the alley/property line when surface parking is provided between the garage and the alley, or 5 feet or less if no surface parking is provided. 10 feet for all other structures not located adjacent to an alley
Paseo setback	10 feet from a 20-foot-wide paseo 5 feet from a 30-foot or wider paseo
Garages	Two-car garages are required for each detached single-family residential dwelling unit. Single-car garages may be permitted through the waiver process (Section 19.6.9.D). Garages must comply with the minimum garage dimensions outlined in Section 19.7.4.K.9.
Guest parking	RM-10 developments shall provide a total of 1.5 spaces of guest parking per dwelling unit in the development. For dwelling units with a 2-car, 20-foot minimum driveway, 1 space per unit may be satisfied in the driveway. Guest parking may be provided in mid-block bays of up to 12 spaces, in designated lots, or as on-street spaces.

19.2.11. RM-16: MEDIUM-DENSITY RESIDENTIAL 16

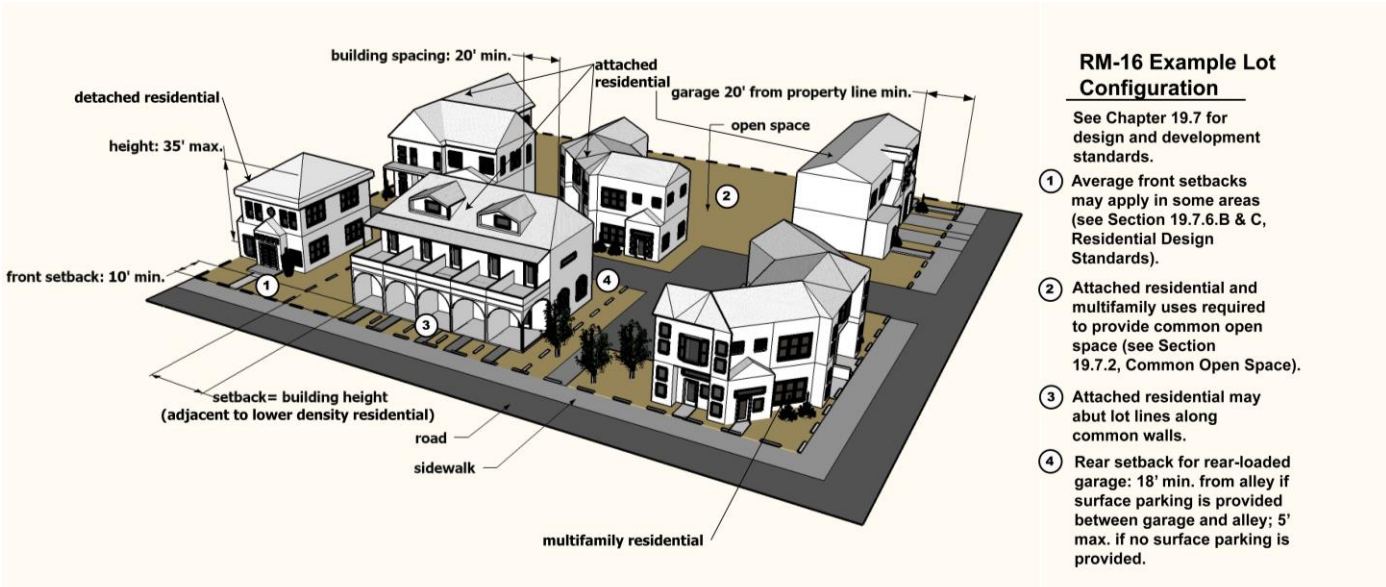
The RM-16 district is established and intended to encourage a wide range of low-to-medium density housing types, especially multifamily and single-family attached development, even though single-family detached is also allowed to meet the diverse needs of city residents. Small scale, very-low intensity neighborhood-serving retail and personal services uses in buildings of 2,500 square feet or less, subject to the standards in Section 19.4.5, *Planned Unit Development Overlay (PUD)*. Other complementary uses (e.g., parks, open space, schools, religious assemblies, minor utilities, accessory uses, and certain temporary uses) are permitted uses. Nonresidential development is subject to the standards in Section 19.7.6.D.6, *Residential Compatibility Standards*. Maximum residential density is limited to 16 units per gross acre. Multifamily development is subject to the multifamily design standards in Section 19.7.6.C.

Figure 19.2.11-A: RM-16 Example Building Form

TABLE 19.2.11-1 DIMENSIONAL STANDARDS RM-16 DISTRICT

DISTRICT STANDARDS	
District size, min (acres)	10
Density, max (units/gross acre)	16
Common open space, min (sq ft)	500 per unit
LOT STANDARDS (ATTACHED RESIDENTIAL)	
Lot area, min (sq ft)	N/A
Lot width, min (ft)	N/A
LOT STANDARDS (DETACHED RES/NONRES)	
Lot area, min (sq ft)	3,000
Lot width, min (ft)	45
Lot coverage, max (%)	75
SETBACKS (ATTACHED RESIDENTIAL), MINIMUM	
Front (ft)	10 (20 to street-facing garage)
Side (ft)	0 (5 between end units of buildings)
Corner side (ft)	10
Rear (ft)	15
All setbacks must at least equal Building Height when adjacent to lower-density residential districts.	
SETBACKS (DETACHED RES/NONRES), MINIMUM	
Front (ft)	See Table 19.2.10-2
Side, interior (ft)	
Side, corner (ft)	
Rear (ft)	
BUILDING STANDARD	
Principal bldg height, max (ft)	35
Accessory structure height, max (ft)	24; 20 flat roof
Spacing between principal buildings (ft)	20
Dwelling unit size, min (sq ft)	N/A
Nonresidential building size, max (sq ft)	2,500
Accessory structure size, max: 10% of lot or 50% of dwelling unit size, whichever is greater	

Figure 19.2.11-B: RM-16 Example Lot Configuration



19.2.12. RH-24: HIGH-DENSITY MULTIFAMILY RESIDENTIAL 24

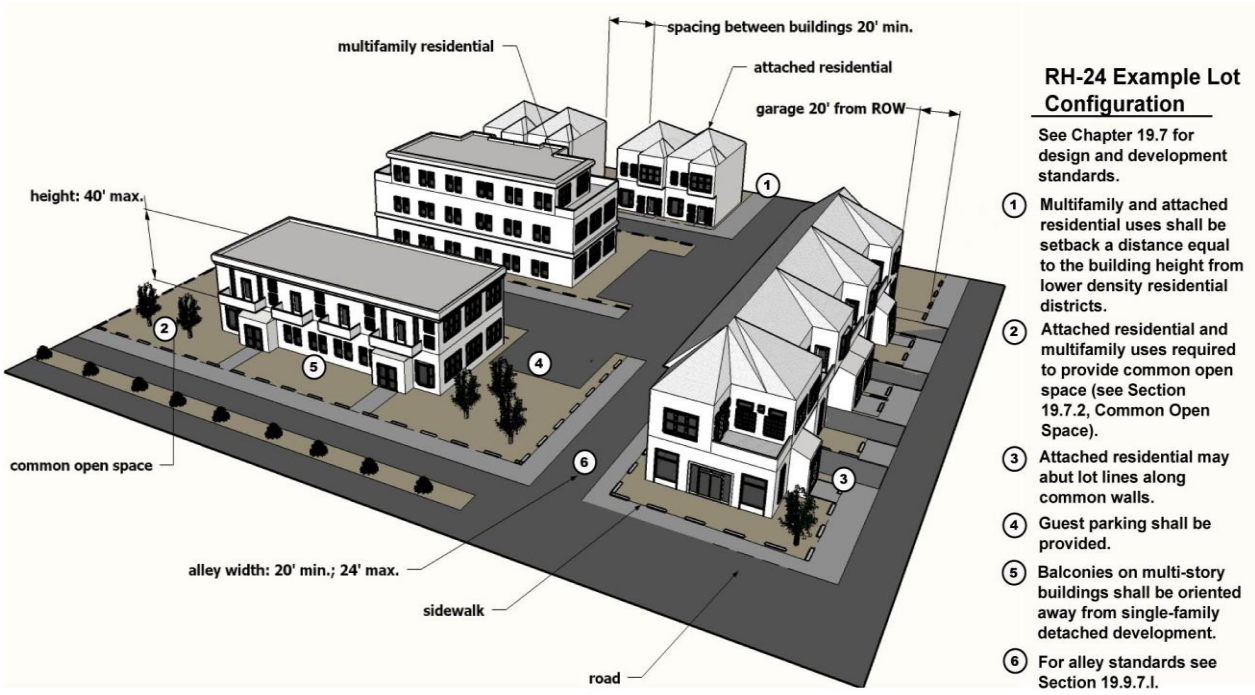
The RH-24 district is established to provide opportunities for high-density multifamily residential uses that are designed to be compatible with their sites and surroundings. The district also allows other medium-density residential use types, including attached residential, live/work units, and residential units over ground-floor nonresidential uses. The district allows for the inclusion of ground-floor and stand-alone small-scale, very-low intensity nonresidential uses, including neighborhood-serving retail and personal services uses, subject to the standards in Section 19.7.6.D.6, *Residential Compatibility Standards* and Section 19.4.5, Planned Unit Development Overlay (PUD). Complementary uses such as parks, open space, minor utilities, accessory dwellings, and certain temporary uses are also allowed.

Figure 19.2.12-A: RH-24 Example Building Form

TABLE 19.2.12-1 DIMENSIONAL STANDARDS RH-24 DISTRICT

DISTRICT STANDARDS	
District size, min (acres)	10
Density, max (units/gross acre)	24
Common open space, min (sq ft)	500 per unit
LOT STANDARDS	
Lot area, min (sq ft)	N/A
Lot width, min (ft)	N/A
SETBACKS, MINIMUM (ADJACENT TO LOWER-DENSITY RESIDENTIAL DISTRICTS)	
Front (ft)	Same as building height
Side, interior (ft)	
Side, corner (ft)	
Rear (ft)	
SETBACKS, MINIMUM (NOT ADJACENT TO LOWER-DENSITY RESIDENTIAL DISTRICTS)	
Front (ft)	10
Side, interior (ft)	10 (0 feet for attached walls)
Side, corner (ft)	5
Rear (ft)	15
BUILDING STANDARD	
Height, maximum (ft)	40
Spacing between buildings (ft)	20
Dwelling unit size, minimum (sq ft)	N/A
Floor area ratio (FAR)	N/A
Building area for nonresidential uses, max (sq ft)	2,500

Figure 19.2.12-B: RH-24 Example Lot Configuration



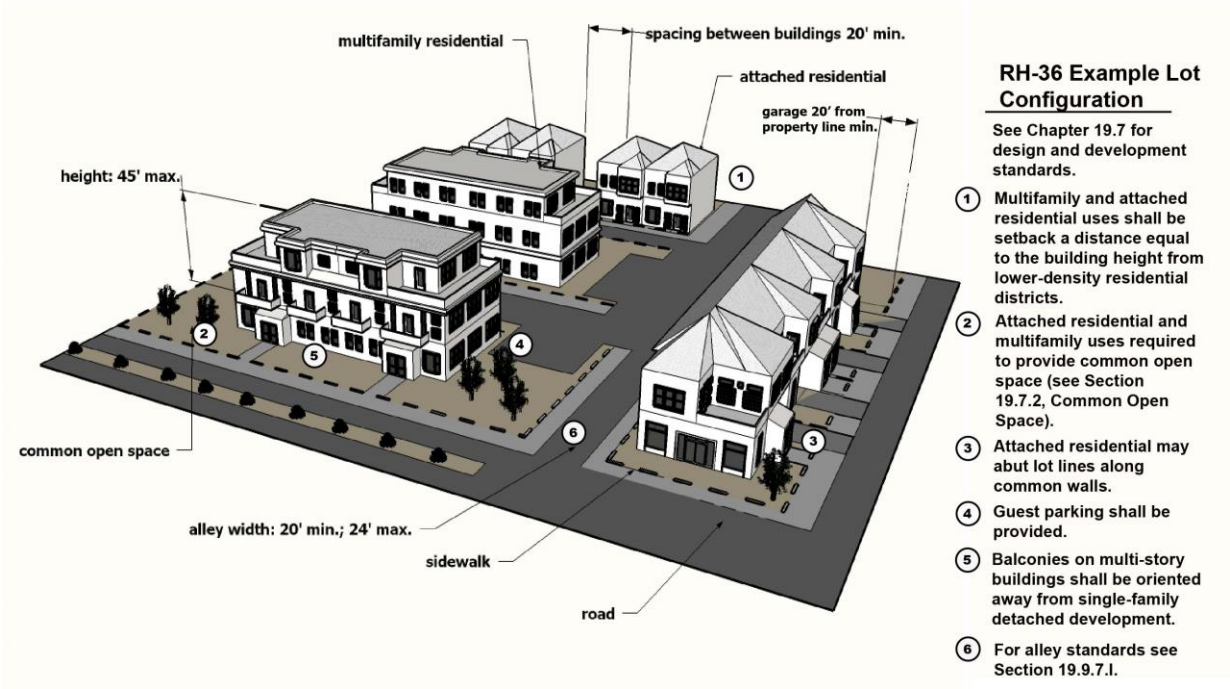
19.2.13. RH-36: HIGH-DENSITY MULTIFAMILY RESIDENTIAL 36

The RH-36 district is established to provide opportunities for high-density multifamily residential uses that are designed to be compatible with their sites and surroundings. The district also allows other medium-density residential use types, including attached residential, live/work units, and residential units over ground-floor nonresidential uses. The district allows for the inclusion of ground-floor and stand-alone small-scale, very-low intensity nonresidential uses, including neighborhood-serving retail and personal services establishments, subject to the standards in Section 19.7.6.D.6, *Residential Compatibility Standards* and Section 19.4.5, *Planned Unit Development Overlay (PUD)*. Complementary uses such as parks, open space, minor utilities, accessory dwellings, and certain temporary uses are also allowed.

Figure 19.2.13-A: RH-36 Example Building Form

TABLE 19.2.13-1 DIMENSIONAL STANDARDS RH-36 DISTRICT	
DISTRICT STANDARDS	
District size, min (acres)	10
Density, max (units/gross acre)	36
Common open space, min (sq ft)	500 per unit
LOT STANDARDS	
Lot area, min (sq ft)	N/A
Lot width, min (ft)	N/A
SETBACKS, MINIMUM (ADJACENT TO LOWER-DENSITY RESIDENTIAL DISTRICTS)	
Front (ft)	Same as building height
Side, interior (ft)	
Side, corner (ft)	
Rear (ft)	
SETBACKS, MINIMUM (NOT ADJACENT TO LOWER-DENSITY RESIDENTIAL DISTRICTS)	
Front (ft)	10
Side, interior (ft)	10 (0 feet for attached walls)
Side, corner (ft)	5
Rear (ft)	15
BUILDING STANDARD	
Height, maximum (ft)	45
Spacing between buildings (ft)	20
Dwelling unit size, minimum (sq ft)	N/A
Floor area ratio (FAR)	N/A
Building area for nonresidential uses, max (sq ft)	2,500

Figure 19.2.13-B: RH-36 Example Lot Configuration

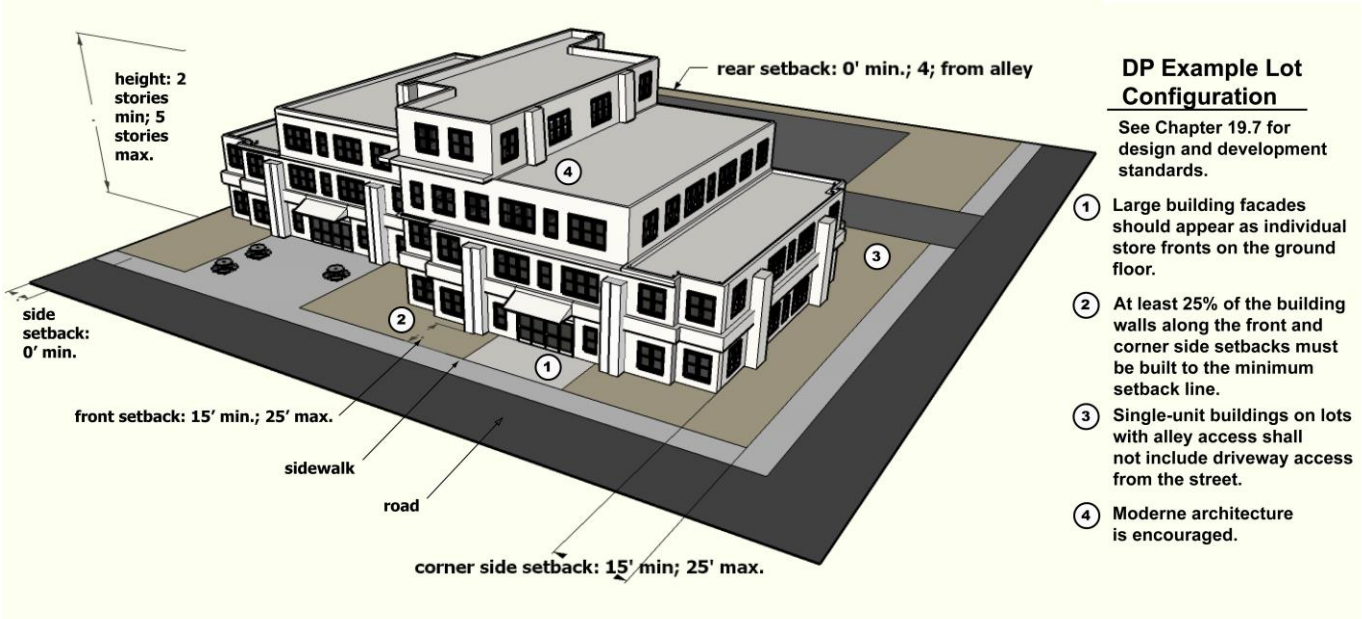


19.2.14. DP: DOWNTOWN PUBLIC

The DP district is established to provide an attractive, functional arts and entertainment hub, government services, recreational opportunities, and medical services for downtown Henderson.

TABLE 19.2.14-1 DIMENSIONAL STANDARDS DP DISTRICT	
DISTRICT STANDARDS	
District size, min	N/A
Density, max (units/gross acre)	N/A
LOT STANDARDS	
Lot area, min (sq ft)	N/A
Lot width, min (ft)	N/A
Lot coverage, max (%)	80
SETBACKS	
Min/max front (ft)	15/25
Side, interior (ft)	0
Min/max side, corner (ft)	15/25
Rear (ft)	0
Rear, alley (min) (ft)	4
BUILDING STANDARD	
Height, min/max (stories)	2/5
Dwelling unit size, min (sq ft)	N/A
DISTRICT-SPECIFIC DEVELOPMENT STANDARDS	
See Section 19.7.7.C	

Figure 19.2.14-A: DP Example Lot Configuration



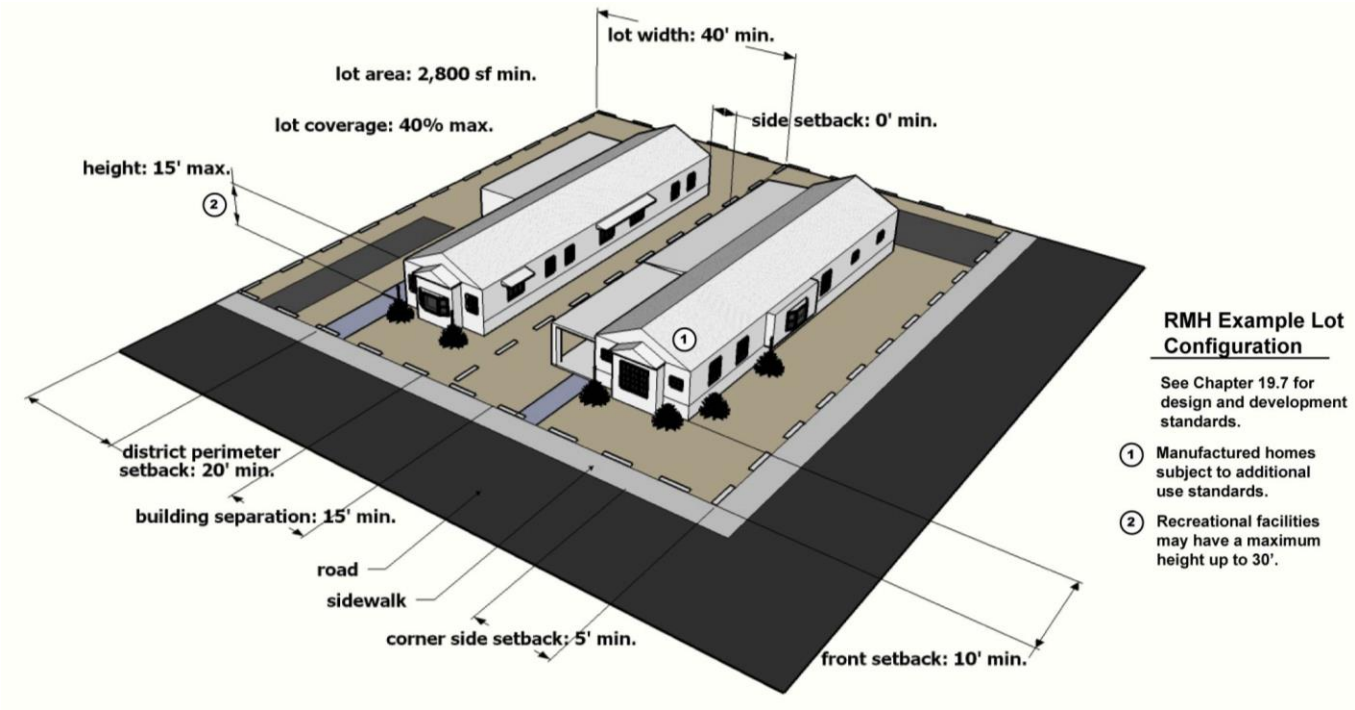
19.2.15. RMH: MOBILE HOME RESIDENTIAL

The RMH district is established to provide appropriate locations for mobile home park sites, parks for permanent residents, parks with rental spaces, and parks where spaces are individually owned in a mobile home estate subdivision. Complementary uses typically found in such parks may include laundry facilities, gathering areas, recreational facilities, rental offices, and certain accessory uses.

TABLE 19.2.15-1 DIMENSIONAL STANDARDS RMH DISTRICT

DISTRICT STANDARDS	
District size, min (acres)	10
Density, max (units/gross acre)	8
Common open space, min (sq ft)	700 per unit
LOT STANDARDS	
Lot area, min (sq ft)	2,800
Lot width, min (ft)	40
Lot coverage, max (%)	40
SETBACKS, MINIMUM	
Front (ft)	10
Side, interior (ft)	0
Side, corner (ft)	5
Rear (ft)	0
Street / common driveway (ft)	15
District perimeter (ft)	20
BUILDING STANDARD	
Height, max (ft)	15
Spacing between units (ft)	15
Dwelling unit size, min (sq ft)	N/A
Floor area ratio (FAR)	N/A
DISTRICT-SPECIFIC DEVELOPMENT STANDARDS	
See Section 19.5.3.F	

Figure 19.2.15-A: RMH Example Lot Configuration



19.2.16. DH: DEVELOPMENT HOLDING

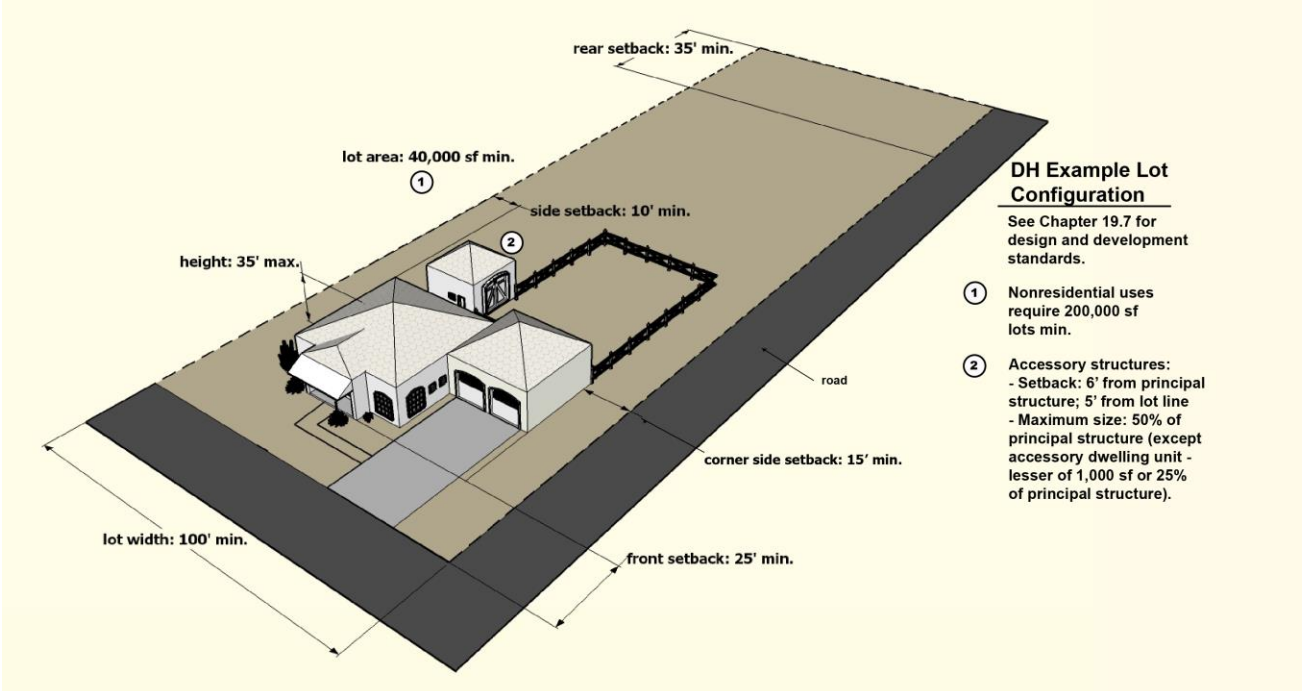
The Development Holding district is established to provide a suitable classification for limited service areas (as designated on the Comprehensive Plan), avoid premature development that cannot be provided with utility service, and permit only low-density development until utility and community services can be provided. When a land owner can demonstrate that utility services can be extended to a development site in accordance with a financing plan acceptable to the City, the City may rezone such land to another base district in accordance with the provisions of this Code.

Figure 19.2.16.A: DH Example Building Form

TABLE 19.2.16.1 DIMENSIONAL STANDARDS DH DISTRICT

DISTRICT STANDARDS	
District size, min	N/A
Density, max (units/gross acre)	1
LOT STANDARDS	
Lot area, min (sq ft)	40,000 (res) 200,000 (nonres)
Lot width, min (ft)	100
Lot coverage, max (%)	N/A
SETBACKS, MINIMUM	
Front (ft)	25
Side, interior (ft)	10
Side, corner (ft)	15
Rear (ft)	35
BUILDING STANDARD	
Height, max (ft)	35
Spacing between units (ft)	N/A
Dwelling unit size, min (sq ft)	1,200
Floor area ratio (FAR)	N/A

Figure 19.2.16.B: DH Example Lot Configuration



19.2.17. SUMMARY DIMENSIONAL TABLE FOR RESIDENTIAL DISTRICTS

Table 19.2.17-1 includes most of the dimensional standards for the residential districts. See Sections 19.2.5 through 19.2.16 for additional details on each district.

TABLE 19.2.17-1: SUMMARY DIMENSIONAL TABLE FOR RESIDENTIAL DISTRICTS

District	District Standards			Lot Standards		Min. Setbacks				Building Standards		
	Min. Site Area (acres)	Max Density (units/ gross acre)	Min Common Open Space per Dwelling Unit (sq ft) See Section 19.7.2	Min Lot Area (square feet)	Min Lot Width (feet)	Front	Interior Side	Corner Side	Rear {1}	Max Principal Building Height (feet)	Min Spacing Between Units (feet)	Min Dwelling Unit Size (sq fet)
RS-1	N/A	1	N/A	40,000	100	25	10	15	30	35	N/A	1,200
RS-2	N/A	2	N/A	20,000	100	20	10	15	25	35	N/A	1,200
RS-4	N/A	4	N/A	10,000	75	20	7.5	15	20	35	15	N/A
RS-6	N/A	6	N/A	6,000	60	*				35	10	N/A
RS-8	N/A	8	700	*	*	*				35	*	N/A
RM-10	10	10	700	3,000	N/A	*				35	10	N/A
RM-16	10	16	500	*	*	*				35	20	N/A
RH-24	10	24	500	N/A	N/A	*				40	20	N/A
RH-36	10	36	500	N/A	N/A	*				45	20	N/A
DP	N/A	N/A	N/A	N/A	N/A	15 (25 max)	0	15 (25 max)	0 (4 alley)	5 stories	N/A	N/A
RMH	10	8	700	2,800	40	10	0	5	0	15	15	N/A
DH	N/A	1	N/A	*	100	25	10	15	35	35	N/A	1,200

* Variable – see district standards.
{1} Rear setbacks along alleys vary depending upon district. See standards.