

CHAPTER 3.0: DOWNTOWN OPPORTUNITY DISTRICTS

The Downtown Master Plan covers approximately 531 acres located in the eastern part of the City of Henderson. The area is generally bounded to the north by Lake Mead Parkway and North Water Street, to the west by Van Wagenen Street, to the east by Boulder Highway and to the south by Major Avenue. The ongoing focus of the update has been the creation of a series of distinct “Opportunity Districts,” which are subsets of the Downtown Redevelopment Area in the Water Street Area.

The following pages will identify Opportunity Districts where critical redevelopment land use opportunities shall occur to play a major role in shaping the Downtown to meet the vision of the Downtown Investment Strategy. Intensive review and cooperation with stakeholders and the public led to the recommendations for each district. Each district identifies land use recommendations to fill retail and residential gaps, encourage a walkable urban character, add professional employment opportunities, and strategically place unique niche market retailers and housing units to make Downtown a 24-hour, seven-day-a-week community.

3.1 ESTABLISHED OPPORTUNITY DISTRICTS

Table 3-1 sets out the base opportunity districts used in this Code.

| TABLE 3-1: OPPORTUNITY DISTRICTS ESTABLISHED | |
|--|----------------------------------|
| DISTRICT ABBREVIATION | OPPORTUNITY DISTRICT NAME |
| ATD | Atlantic District |
| BTD | Basic Townsite District |
| BVC | Basic Village Center |
| GWD | Gateway District |
| SRD | St. Rose District |
| SRT | St. Rose Transition District |
| WSD | Water Street District |
| WST | Water Street Transition District |

A. Basic Townsite District

1. Basic Townsite North

This district is bounded by Basic Road to the south, Haynes Road to the east, Victory Road to the north, and generally Texas Avenue to the west.

2. Basic Townsite South

This district is bounded by Basic Road to the north, Major Avenue to the south, Nebraska Avenue to the west, and Boulder Highway to the east. Housing on the south side of Basic Road will primarily remain detached single-family to aid in preserving the historic character of the area.

3.2 STRUCTURE OF OPPORTUNITY DISTRICTS

- A. Each of the opportunity districts have a series of district-specific standards and guidelines presented in a graphic and tabular format. Each table or graphic is numbered for reference purposes.
- B. District-specific standards may include one or more of the following:
 - 1. **A photograph representative of typical building forms;**
 - 2. **A graphic depiction of the district’s bulk and dimensional standards; and**
 - 3. **Guiding Principles for development.**
- C. The 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 and guiding principles of this chapter and also any applicable use-specific standards in Chapter 4, and the general development and design standards in Chapter 5.
- D. Dimensional standards and guiding principles will be determined based on lot size. If a lot is equal to or less than 10,000 square feet in size, dimensional standards will apply and if a lot is greater than 10,000 square feet in size, guiding principles will apply to the development of a property.
- E. The purpose of this is to provide flexibility and creativity for a developer in analyzing a site and creating a development that is unique and sustainable for urban neighborhoods, guiding principles have been established to allow developers the opportunity to create their own dimensional standards. These standards must conform to the guiding principles outlined.
- F. A list of Allowed Uses is provided for each of the following types of uses: Residential, Public/Institutional, Commercial, Accessory and Temporary uses. Chapter 4 includes a list of all allowed uses within the Master Plan which includes a definition for that particular use and a list of use-specific standards if any apply. The procedure for applying use-specific standards to buildings with multiple-use types and the procedure for consideration of unlisted uses is also outlined within Chapter 4 of the Master Plan.
- G. **DEFINITIONS**
 - 1. **Gross Floor Area**

Means the total enclosed area of all floors of a building measured to the outside face of the structural members in exterior walls, and including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms or attic areas having a height of more than seven feet and parking structures located above ground level. Basements, areas with a permanent solid roof which is open on more than 3-sides sides (i.e., covered porch or patio); areas used for vehicle parking or loading at or below grade level, areas with partially covered (e.g., lattice-type) roofs, storage sheds with less than 150 square feet of space, bunkers, electrical substations, smoking shelters, instrument shelters, and similar enclosures shall be excluded.
 - 2. **Floor Area Ratio**

Means the amount of gross floor area of all buildings and structures on a building lot divided by the total net lot area.

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3.3 ATLANTIC, BASIC TOWNSITE, BASIC VILLAGE AND ST. ROSE TRANSITION

3.3 ATLANTIC, BASIC TOWNSITE, BASIC VILLAGE AND ST. ROSE TRANSITION

A. FOR LOTS 10,000 SQUARE FEET OR LESS ATLANTIC, BASIC TOWNSITE NORTH AND ST. ROSE TRANSITION DISTRICTS

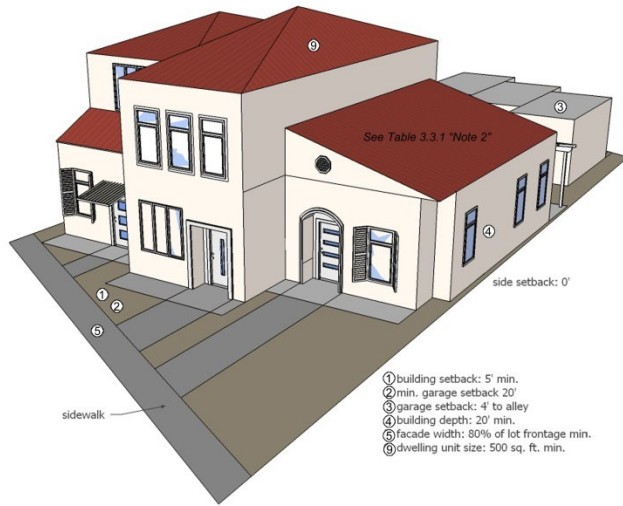


Figure 3.3.1: Dimensional Standards

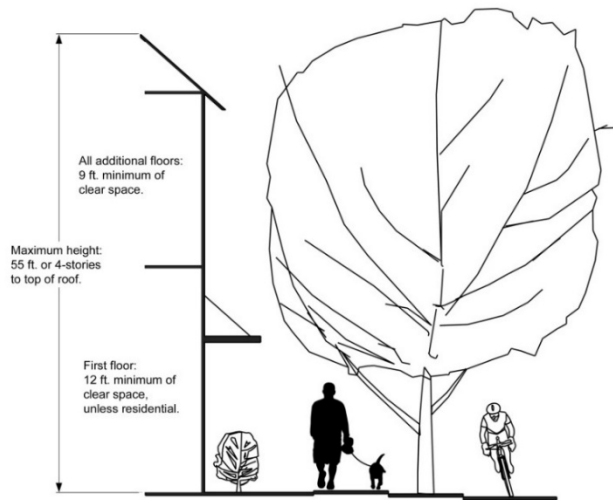


Figure 3.3.2: Interior Floor Height

Table 3.3.1 Dimensional Standards

| Set Backs (Build-to-Lines) | | |
|--|--|---|
| 1 | Building(Front): Minimum/Maximum | 5 - 15 feet |
| 2 | Garage(Front): Minimum ¹ | 20 feet |
| 3 | Rear, alley to garage | 4 feet max, 18 feet min if parking between alley and garage |
| 4 | Building Depth: Minimum | 20 feet |
| 5 | Façade Width: Minimum | 80% of lot frontage (remaining area may be used for open space amenities) |
| Height | | |
| 6 | Maximum: | 4 stories or 55 feet ^{2,3} |
| 7 | First floor: Minimum(Commercial Uses) | 12 feet of clear space |
| 8 | All floors: Minimum | 9 feet of clear space |
| 9 | Dwelling Unit Size: Minimum | 500 square feet |
| Accessory Dwelling Unit | | |
| | Size: Maximum | 1,000 square feet |
| Setbacks: | | |
| | Structures: | 6 feet from primary structure |
| | Lot lines: | 5 feet from the side and rear |
| NOTES: | | |
| 1: No driveway access will be allowed from the street when alley access is available. | | |
| 2: When developing adjacent to an existing structure, height cannot exceed one story above the adjacent structure when within 20 feet of the existing structure. | | |
| 3. Maximum height of 55 feet is to the top of the roof or parapet. Any roof top mechanical equipment must be screened (see Design Standards). | | |
| Building lot coverage | Minimum Required | Maximum Allowed |
| Buildings | 25% | 75% |
| Open Space (Active/Passive) | 25% | No Maximum |

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B. FOR LOTS 10,000 SQUARE FEET OR LESS BASIC TOWNSITE SOUTH

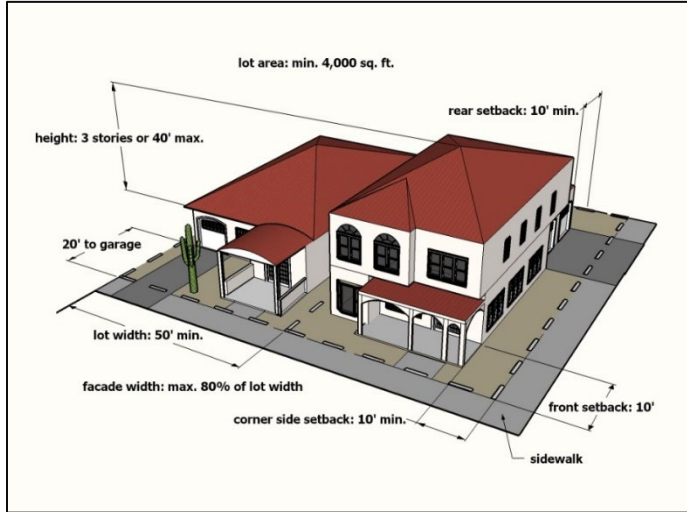


Figure 3.3.3 Basic Townsite South Dimensional

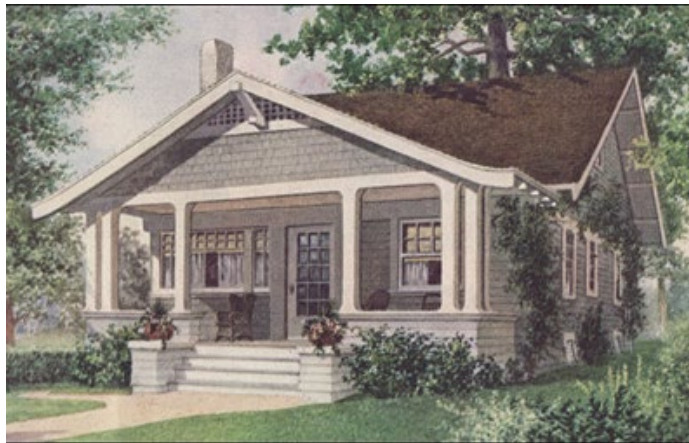


Figure 3.3.4 Basic Townsite South Architectural

| Table 3.3.2 Basic Townsite South Dimensional Standards | | |
|--|-----------------------------|--|
| Lot Standards, Minimum | | |
| 1 | Lot area: | 4,000 square feet |
| 2 | Lot width: | 50 feet |
| Setbacks, Minimum | | |
| | Building: | |
| 3 | Front/corner side: | 10 feet |
| 4 | Rear: | 10 feet |
| 5 | Garage: Minimum front/rear | 20 feet/ 4 feet max, 18 feet min if parking between alley and garage. |
| 6 | Facade Width: Maximum | 80% of lot frontage (remaining area may be used for pedestrian or outdoor amenities) |
| Height | | |
| 7 | Maximum: | 3 stories or 40 feet ¹ |
| 8 | Dwelling Unit Size: Minimum | 1,000 square feet |
| Accessory Dwelling Unit | | |
| | Size: Maximum | 1,000 square feet |
| Setbacks: | | |
| | Principal structure: | 6 feet |
| | Lot lines: | 5 feet |
| NOTES: 1: When developing adjacent to an existing structure, height cannot exceed one story above adjacent structure when within 20 feet of the existing structure. | | |

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3.3 ATLANTIC, BASIC TOWNSITE, BASIC VILLAGE AND ST. ROSE TRANSITION

C. FOR LOTS OVER 10,000 SQUARE FEET WITHIN ATLANTIC, BASIC TOWNSITE(North) AND ST. ROSE TRANSITION DISTRICT GUIDING PRINCIPLES

1. Supports a mix of housing types (single-family attached and detached, town homes, multifamily (apartments and condominiums)) to meet all income and socio-economic levels, with the focus primarily on medium-density residential.
2. New residential development should be varied in design through standards and regulations. Criteria such as variety of lot sizes, building styles and colors, orientation of buildings, garages, roof pitches, and other unique architectural features of homes should be included.
3. To achieve population goals found in the Downtown Investment Strategy, properties located within the Atlantic, Basic Townsite North and South Districts shall be permitted a residential density between 8 and 24 d.u. per acre. A development that does not meet or which exceeds these density provisions may request a Design Review with Modification.
4. To promote a sustainable community, the mixing of residential, commercial, office and retail uses within the District's are encouraged particularly along Atlantic Avenue, Pacific Avenue, Victory Road, and Basic Road.
5. Developments shall be designed with an urban character, compact site layout, and a pedestrian-scale streetscape (i.e. sidewalks, street trees, and lighting).
6. Parking structures shall be designed with commercial/residential floor area for all façades which face towards a public right-of-way. This floor space shall be a minimum 20-foot-deep to allow for residential or commercial uses on all floors facing the public right-of-way.
7. Developments shall show internal and external pedestrian connections. These connections shall allow for unrestricted movement through the downtown area to promote a walkable community.
8. Developments must incorporate and promote sustainable development practices as it applies to site design and construction methods. (See Henderson Development Code Chapter 19.10.12, Sustainability).
9. Applicants shall provide or provide access to an open space area within the district boundaries, which may include a playground, tot lot, pocket park, or other amenities. If access to a public open space cannot be provided, a fee-in-lieu of must be provided to the City to allow for the development of a public open space within the district or downtown area.
10. Primary entrance doors for all buildings shall face a public street, trail or public sidewalk. If multiple buildings are developed on the same lot the interior buildings may front either an internal open space area or an alley. A privacy fence



Figure 3.3.5 Architectural example

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3.3 ATLANTIC, BASIC TOWNSITE, BASIC VILLAGE AND ST. ROSE TRANSITION

(decorative masonry, vinyl, wood or opaque vegetative) of a 6' height is required when abutting a single-family residential lot.

11. Shared driveways and cross access easements shall be required between lots to minimize curb cuts where possible and feasible.
12. Encroachments: Canopies, signs, awnings, balconies and similar overhangs may encroach over any required setbacks or the sidewalk as long as the vertical clearance is a minimum of eight (8) feet. In no case shall an encroachment be located over any side or rear property line or over an on-street parking or travel lane. Any encroachment into a public right-of-way will require a revocable permit.

D. BASIC VILLAGE CENTER GUIDING PRINCIPLES

1. The City envisions pedestrian-oriented retail, office, and supportive-service uses which serve daily living, shopping, or personal needs to develop within the Basic Village Center area.
2. Office uses should locate within the Basic Village Center area.
3. The City encourages the development of multi-story projects within the Basic Village Center area as it would promote full site build-out. City supports mixed-use development that may occur at a variety of sizes and scales appropriate to market demand.
4. Properties located within the Basic Village Center areas shall be permitted a residential density between 8 and 24 d.u. per acre. A development which exceeds this density provision may request a Design Review with Modification. Residential is only permitted if it is vertically integrated as part of a mixed-use project or building.
5. Multi-Modal Transportation options shall be provided as part of a mixed-use development.
6. Parking structures must be designed with commercial/residential floor area for all façades which face towards a public right-of-way. This floor space must be a minimum 20-foot-deep to allow for residential or commercial uses on all floors facing the public right-of-way.
7. Developments must incorporate and promote sustainable development practices as it applies to site design and construction methods. (See Henderson Development Code Chapter 19.10.12, Sustainability).
8. The City does not permit the location of residential land uses on the ground floor of a vertical mixed-use development on projects within the Basic Village Center.
9. Development shall provide transitions through building scale, architecture, and layout of land uses to mitigate impacts on the surrounding neighborhoods.



Figure 3.3.6 Architectural example

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10. Developments shall incorporate pedestrian-friendly design characterize by the use of, shade trees, shade structures, landscaping, outdoor seating areas, benches, and other site furnishings to ensure a safe and comfortable environment for pedestrians.
11. Open space shall be integrally designed in a manner that is accessible to visitors and employees.
12. Uses within the Basic Village Center area should have pedestrian access from Basic Road and additional access points may be permitted from alleys and/or adjoining streets.

E. WEST BASIC ROAD BUILDING CONVERSION GUIDING PRINCIPLES

1. Purpose.

Properties located between Pacific Avenue and Victory Road along Basic Road may be permitted to convert the existing structure from a residential use to a stand-alone commercial use in compliance with the following design guidelines and use standards.

2. Design Guidelines.

(a) Architecture.

In respect to the community's heritage, Henderson desires to continue its homage to its past by keeping the architectural forms, designs and details of the early 1940's relevant in its architectural presence downtown. Thus, any residential conversion will be required to demonstrate that the architectural character of the structure complies with the architectural design palates expressed from the early 1900's to 1960's in a more contemporary manner

In seeking approval for a design review within the Atlantic District, the development review committee requires all applicants to provide evidence the project complies with the architectural requirements outlined above. See Appendix: Downtown Design Gallery for examples of appropriate architectural character and form. Also, see Chapter 5.2 Architectural Design for more detailed information.

(b) Parking.

The regulations for parking are intended to help ensure the location and design characteristics will limit the impact of nonresidential uses on surrounding properties within the district.

Off-street parking locations located within this district may not be located within the front yard or corner-side yard area. Parking areas must be located within the rear of the property when it is applicable and can reasonably be constructed without impacting adjacent properties. The number of required off-street parking stalls will be determined by the proposed use. See use standards below.

Parking areas may utilize compact parking stall design standards for the required off-street parking stalls, which are a minimum 8 ½ feet wide and 18 feet in length.

(c) Bicycle Parking.

All residential conversions shall provide at least one bicycle rack where no less than four bikes may be accommodated.

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WATER STREET DISTRICT

(d) Landscaping.

Those areas not being used for buildings, parking or required common open space will be required to be landscaped with a sufficient number of trees and shrubs as to provide shade for pedestrians and visitors; and adequate screening to adjacent properties. In addition, the number and spacing of the trees and shrubs located on site shall be such as to ensure the planted materials will remain healthy at full maturity.

3. **Use Standards.**

All uses currently listed in the Table of Allowed Uses in Chapter 4 for the Atlantic District will be allowed as a stand-alone use per those standards outlined in Chapter 4 for a particular use.

Hours of operation for stand-alone uses will be limited to between 6 am and 7 pm.

3.4 WATER STREET DISTRICT

A. GUIDING PRINCIPLES

1. The City envisions pedestrian-oriented retail, office, and supportive-service uses which serve daily living, shopping, or personal needs to develop within the Water Street District area.
2. City supports mixed-use development that may occur at a variety of sizes and scales appropriate to meet market demand.
3. The City encourages the development of multi-story projects within the Water Street District area as it promotes full site build-out and increases densities.
4. Properties located within the Water Street District shall be permitted a Floor Area Ratio (FAR) of 3.5 if integrating a residential component into a project. Otherwise, projects will be permitted a maximum Floor Area Ratio (FAR) of 3.0. A development which exceeds this provision may request a Design Review with Modification. Residential is only permitted if it is vertically integrated as part of a mixed-use building.
5. The City does not permit the location of residential uses on the ground floor of a vertical mixed-use development within the Water Street District for projects that front onto Water Street. Residential units maybe allowed on the ground floor if they front onto Victory Road, Pacific Road, Atlantic Road or Basic Road.
6. Parking structures shall be designed with commercial/residential floor area for all façades which face towards a public right-of-way. This floor space must be a



Figure 3.4.1 Water Street Development Example

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WATER STREET DISTRICT

minimum 20-foot-deep to allow for residential or commercial uses on all floors facing the public right-of-way.

7. Developments must incorporate and promote sustainable development practices as it applies to site design and construction methods. (See Henderson Development Code Chapter 19.10.12, Sustainability).
8. Multi-Modal Transportation options shall be provided as part of a mixed-use development.
9. The City requires all development to conform to an enhanced architectural design theme outlined in Chapter 5, Downtown Design Standards.
10. Development shall provide transitions through building scale, step backs, architecture, and layout of land uses to mitigate impacts on the surrounding neighborhoods.
11. Developments shall incorporate pedestrian-friendly design, shade trees, shade structures, landscaping, outdoor seating areas, benches, and other site furnishings to ensure a safe and comfortable environment for pedestrians.
12. Open space shall be integrally designed in a manner that is accessible to visitors, residents and employees.
13. Developments within the Water Street District area shall have pedestrian access from Water Street and additional access points may be permitted from alleys and/or adjoining streets.

B. WATER STREET TRANSITION GUIDING PRINCIPLES

1. Supports a mix of housing types (single-family attached, town homes, multifamily (apartments and condominiums)) designed to meet all income and socio-economic levels, but the focus is primarily on high-density residential. New residential development should be varied in design through standards and regulations. Criteria such as variety of lot sizes, building styles and colors, orientation of buildings, garages, roof pitches, and other unique architectural features of homes shall be included.
2. Developments should be designed with an urban character, compact site layout, and a pedestrian-scale streetscape (i.e. sidewalks, street trees, and lighting).
3. To promote a sustainable community, the mixing of residential, commercial, office and retail uses within the Water Street Transition Area are encouraged particularly along Basic Road, Pacific Avenue and Atlantic Avenue.
4. To achieve population goals found within the Downtown Investment Strategy, properties located within the Water St. Transition Area shall be required to meet a minimum Floor Area Ratio (FAR) of 0.5 and a maximum FAR of 1.5 for lots 10,000 square feet and smaller. A development located on a lot larger than 10,000



Figure 3.4.2 Water Street Transition Architectural

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GATEWAY DISTRICT

square feet may be permitted a maximum FAR of 3.0. A development that does not meet or which exceeds these density provisions may request a Design Review with Modification.

5. Parking structures facing a public right-of-way must be designed with commercial or residential floor area facing the right-of-way. This floor space must be a minimum 20-foot-deep.
6. Developments shall provide internal and external pedestrian connections. These connections must allow for unrestricted movement throughout the downtown area to promote a walk-able community.
7. Developments must incorporate and promote sustainable development practices as it applies to site design and construction methods. (See Henderson Development Code Chapter 19.10.12, Sustainability).
8. Primary entrance doors for all buildings shall face towards a public street, sidewalk, or trail. If multiple buildings are developed on the same lot the interior buildings may front an internal open space area. A six-foot high (6 ft.) privacy fence (decorative masonry or opaque vegetative) is required when abutting a single-family residential lot.
9. Shared driveways and cross access easements shall be required between lots to minimize curb cuts where possible and feasible.
10. Encroachments: Canopies, signs, awnings, balconies, and similar overhangs may encroach over any required setbacks or the sidewalk as long as the vertical clearance is a minimum of eight (8) feet. In no case shall an encroachment be located over any side or rear property line or over an on-street parking or travel lane. Any encroachment into a public right-of-way will require a revocable permit.

3.5 GATEWAY DISTRICT

A. GUIDING PRINCIPLES

1. The City envisions auto-oriented retail, office, and supportive-service uses which serve the larger community as well as downtown with large offices, hotels, restaurants, theaters, mixed-use and major employment centers.
2. City supports mixed-use development that may occur at a variety of sizes and scales appropriate to market demand.
3. The City encourages the development of multi-story projects within the Gateway District area as it will promote full site build-out.
4. Properties located within the Gateway District area that are incorporating residential into a mixed-use project shall be permitted a residential density between 16 and 36 d.u. per acre. A development that does



Figure 3.5.1 Gateway Architectural example

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not meet or which exceeds these density provisions may request a Design Review with Modification. Residential is only permitted if it is vertically integrated as part of a mixed-use project or building located along Victory.

5. The City does not permit the location of residential land uses on the ground floor of a vertical mixed-use development within the Gateway District fronting Lake Mead Parkway.
6. Parking structures shall be designed with commercial/residential floor area for all façades which face a public right-of-way. This floor space must be a minimum 20-foot-deep to allow for the residential or commercial use on all floors facing the public right-of-way.
7. Developments must incorporate and promote sustainable development practices as it applies to site design and construction methods. (See Henderson Development Code Chapter 19.10.12, Sustainability).
8. Multi-Modal Transportation options shall be provided as part of a mixed-use development.
9. The City requires all development to conform to an enhanced architectural design theme outlined in Chapter 5, Downtown Design Standards.
10. Development shall provide transitions through building scale, architecture, and layout of land uses to mitigate impacts on the surrounding neighborhoods.
11. Developments shall incorporate pedestrian-friendly design characterized by the use of shade trees, shade structures, landscaping, outdoor seating areas, benches, and other site furnishings to ensure a safe and comfortable environment for pedestrians.
12. Open space shall be integrally designed in a manner that is accessible to visitors and employees.
13. All access from Lake Mead Parkway must be approved by NDOT.

3.6 ST. ROSE DISTRICT

A. GUIDING PRINCIPLES

1. The City envisions more auto-oriented commercial, institutional, office, recreation and supportive-service uses which serve the larger community as well as downtown with large offices, hotels, restaurants, theaters and major employment centers.

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ST. ROSE DISTRICT

2. City supports mixed-use development that may occur with a variety of sizes and scales appropriate to market demand.
3. The City encourages the development of multi-story projects within the St. Rose District area as it would promote full site build-out.
4. Properties located within the St. Rose District shall be permitted a residential density between 16 and 36 d.u. per acre. A development that does not meet or which exceeds these density provisions may request a Design Review with Modification. Residential is only permitted if it is vertically integrated as part of a mixed-use building.
5. The City does not permit the location of residential land uses on the ground floor of a vertical mixed-use development on projects within the St. Rose District fronting Lake Mead Parkway.
6. Parking structures must be designed with commercial/residential floor area for all façades which face towards a public right-of-way. This floor space must be a minimum 20-foot-deep to allow for residential or commercial uses on all floors facing the public right-of-way.
7. Developments must incorporate and promote sustainable development practices as it applies to site design and construction methods. (See Henderson Development Code Chapter 19.10.12, *Sustainability*).
8. Multi-Modal Transportation options shall be provided as part of a mixed-use development.
9. The City requires all development to conform to an enhanced architectural design theme outlined in Chapter 5, *Downtown Design Standards*.
10. Development shall provide transitions through building scale, architecture, and layout of land uses to mitigate impacts on the surrounding neighborhoods.
11. Developments shall incorporate pedestrian-friendly design characterized by the use of shade trees, shade structures, landscaping, outdoor seating areas, benches, and other site furnishings to ensure a safe and comfortable environment for pedestrians.
12. Open space shall be integrally designed in a manner that is accessible to visitors and employees.



Figure 3.6.1: Example of St. Rose District Guiding Principles