

BILL NO. 2016-14

NYE COUNTY ORDINANCE NO. 509

SUMMARY: A Bill proposing to amend Nye County Code Title 17, Comprehensive Land Use Planning and Zoning, by amending the Suburban Estates Residential (SE) Zoning District; and providing for the severability, constitutionality and effective date thereof; and other matters properly relating thereto.

TITLE: A BILL PROPOSING TO AMEND NYE COUNTY CODE TITLE 17, COMPREHENSIVE LAND USE PLANNING AND ZONING, BY AMENDING THE SUBURBAN ESTATES RESIDENTIAL (SE) ZONING DISTRICT; AND PROVIDING FOR THE SEVERABILITY, CONSTITUTIONALITY AND EFFECTIVE DATE THEREOF; AND OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, pursuant to NRS 244.119, the Nye County Board of Commissioners (Board) is authorized to amend the Nye County Code; and

WHEREAS, pursuant to NRS 278.020, for the purpose of promoting the health, safety and the general welfare of the residents of Nye County, the Board is authorized and empowered to regulate and restrict the improvement of land and to control the location and soundness of structures; and

WHEREAS, any such regulation, restriction and control must take into account the potential impairment of natural resources and the total population which the available natural resources will support without unreasonable impairment;

NOW, THEREFORE, the Board of County Commissioners of the County of Nye, State of Nevada, does hereby adopt, promulgate and order compliance therewith within the Pahrump Regional Planning District, the following amendments and regulations:

NYE COUNTY CODE CHAPTER 17.04 IS HEREBY AMENDED AS FOLLOWS:

17.04.230: SE SUBURBAN ESTATES RESIDENTIAL:

A. Scope: The following regulations shall apply to the SE suburban estates residential zones. No new building or structure shall be erected, or parcel developed in an SE zone unless in conformance with the provisions identified herein.

B. Purpose: SE suburban estates residential zones are intended to provide and preserve areas of low density single-family residential living where keeping of livestock is prohibited. The

minimum lot size in the SE zone is one gross acre, however an SE zone designation may only be applied for upon request of property owner(s) of sites of forty (40) acres or more to ensure homogeneity of adjacent land uses in the preclusion of livestock.

C. Height, Lot And Setback Requirements:

Minimum lot size	1	gross acre ¹
Minimum lot width	100	feet
Minimum lot depth	100	feet
Maximum building height	35	feet

Note:

1. Application for a planned unit development overlay can allow for minimum lot size to be reduced to 8,000 square feet (net) subject to conditions.

MINIMUM BUILDING SETBACKS

Use	Front	Side	Rear	Street Side
Principal residential buildings	25 feet	10 feet	40 feet	25 feet
Principal buildings for nonresidential uses ¹	25 feet	25 feet	40 feet	25 feet
Accessory buildings	25 feet	5 feet	5 feet	25 feet

Note:

1. Principal buildings include institutional uses, quasi-public, churches, etc.

D. Permissive Uses:

Accessory buildings not to be used for residential purposes, provided that the floor area of any single accessory building, or combined floor area of multiple accessory buildings, shall not exceed ten thousand (10,000) square feet.

Churches, temples, mosques and related facilities and accessory uses.

Farms for the raising/growing of tree and bush crops and/or field crops for commercial or household use.

Home occupations, home based businesses and residential industry (subject to the general provisions for residential zones section).

Multipet permit, tier I.

One guest residence not to exceed one thousand five hundred (1,500) square feet.

One single-family residence per lot.

Public, quasi-public and institutional uses.

Recreational vehicles or mobile homes as temporary residences subject to the issuance of a temporary use permit.

E. Uses Subject To A Conditional Use Permit: The following are subject to a conditional use permit as provided for in articles V and VIII of this chapter:

Adult daycare facilities.

Bed and breakfast inns.

Cemeteries.

Childcare facilities.

Intermediate care facilities.

Multipet permit, tier II.

Public or private schools.

Temporary living facilities. (Ord. 448, 2013)

SEVERABILITY. If any provision of this ordinance or amendments thereto, or the application to any person, thing or circumstance is held to be invalid, such invalidity shall not affect the validity or provisions or applications of the ordinance or amendments thereto which can be given effect without the invalid provisions or applications, and to this end the provisions of this ordinance and amendments thereto are declared to be severable.

CONSTITUTIONALITY. If any section, clause or phrase of this ordinance shall be declared unconstitutional by a court of competent jurisdiction, the remaining provisions of this ordinance shall continue in full force and effect.

EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after passage, approval, and publication as required by law, to wit, from and after the 7th day of November, 2016.

Proposed on the 20th day of September, 2016.

Proposed by: Commissioner Wichman.

Adopted on the 18th day of October, 2016.

Vote: Ayes: Commissioners: Carbone, Schinhofen, Wichman, Borasky, Cox

Nays: Commissioners: Ø

Absent: Commissioners: Ø

BY: Frank Carbone 10/18/2016
Frank Carbone, Chairman
Nye County Board of
County Commissioners

ATTEST: Keely Sidman
Sandra "Sam" Merlino
Nye County Clerk and
Ex-Officio Clerk of the Board