

BILL NO. 2023-02

NYE COUNTY ORDINANCE NO. 593

SUMMARY: An Ordinance amending Nye County Code Title 17, titled Comprehensive Land Use Planning and Zoning, Chapter 17.04, titled Pahrump Regional Planning District, Article III, titled Zoning Districts; Establishment and General Provisions, Section 17.04.230, titled SE Suburban Estates Residential, removing Subsistence Farming as a permissive use and adding “Farms for the raising/growing of tree and bush crops and/or field crops for commercial or household use.”; and providing for the severability, constitutionality, and effective date thereof; and other matters property relating there to.

TITLE: AN ORDINANCE AMENDING NYE COUNTY CODE TITLE 17, TITLED COMPREHENSIVE LAND USE PLANNING AND ZONING, CHAPTER 17.04, TITLED PAHRUMP REGIONAL PLANNING DISTRICT, ARTICLE III, TITLED ZONING DISTRICTS; ESTABLISHMENT AND GENERAL PROVISIONS, SECTION 17.04.230, TITLED SE SUBURBAN ESTATES RESIDENTIAL, REMOVING SUBSISTENCE FARMING AS A PERMISSIVE USE AND ADDING “FARMS FOR THE RAISING/GROWING OF TREE AND BUSH CROPS AND/OR FIELD CROPS FOR COMMERCIAL OR HOUSEHOLD USE.”; AND PROVIDING FOR THE SEVERABILITY, CONSTITUTIONALITY, AND EFFECTIVE DATE THEREOF; AND OTHER MATTERS PROPERTY RELATING THERE TO.

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, morals, or the general welfare of the community 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;

WHEREAS, the Board finds this change to be appropriate and an improvement to the regulations

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 of Nye County the following amendments and regulations:

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.
- 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:

¹Application 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:

¹Principal 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).

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.

Breeder, commercial establishment.
Cemeteries.

Childcare facilities.

Commercial kennel.

Intermediate care facilities.

Multipet permit.

Public or private schools.

Temporary living facilities.

SEVERABILITY. If any provision of this ordinance or amendments thereto, or the application there 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 22nd day of May, 2023.

Proposed on the 18th day of April, 2023

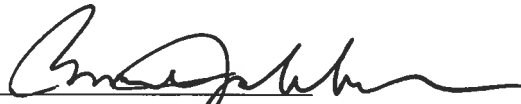
Proposed by: Commissioner Carbone.


Adopted on the 2nd day of May, 2023

Vote: Ayes: Commissioners: Carbone, Cox, Strickland, Jabbour, Boskovich

Nays: Commissioners: Ø

Absent: Commissioners: Ø

BY: 
Bruce Jabbour, Chair
Nye County Board of
County Commissioners

ATTEST: 
Mark F. Kamm
Clerk and Ex-Officio
Clerk of the Board