

TITLE 17: DIVISION OF LAND, SUBDIVISION OF LAND

17.05: TENTATIVE MAP

17.09: PLANNED UNIT DEVELOPMENT

17.10: COMMON OPEN SPACE
DEVELOPMENT



CCMC 18.04 USE DISTRICTS (ZONING)

1. Land Use

Permitted

Conditionally Permitted

Prohibited

2. Dimensional Criteria

Minimum Lot Area

Maximum Density

Minimum Lot Width

Maximum Lot Depth

Maximum Height

Setbacks

FRAMEWORK (1 of 3)

NRS: Divisions of Land / Subdivision of Land: General Provisions

NRS 278.326: Local ordinances governing improvements, mapping, accuracy, engineering and related subjects

*1. Local subdivision ordinances **shall** be enacted by the governing body of every incorporated city and every county prescribing regulations which ... govern matters of improvements, mapping, accuracy, engineering and related matters*

FRAMEWORK (2 of 3)

NRS: Procedures For Authorization of Planned Development / General Provisions

NRS 278A.020 Legislative Declaration

*The legislature finds that the provisions of this chapter are necessary to further the public health, safety, morals and general welfare **in an era of increasing urbanization and of growing demand for housing of all types and design**; to provide for necessary commercial and industrial facilities conveniently located to that housing; **to encourage a more efficient use of land, public services or private services in lieu thereof; to reflect changes in the technology of land development so that resulting economies may be made available to those who need homes; to insure that increased flexibility of substantive regulations over land development***

FRAMEWORK (3 of 3)

NRS: Procedures For Authorization of Planned Development / General Provisions

NRS 278A.080 Exercise of powers by city or county

*The powers granted under the provisions of this chapter **may** be exercised by any city or county which enacts an ordinance conforming to the provisions of this chapter.*

Common Open Space Defined

NRS 278A.040 “Common open space” defined

“... means a parcel or parcels of land or an area of water or a combination of land and water or easements, licenses or equitable servitudes within the site designated for a planned unit development **which is designed and intended for the use or enjoyment of the residents or owners of the development.** Common open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents or owners of the development.”

Density

- 17.05: Density is per the zoning district.
- 17.09: 10% more density than per zoning district.
- 17.10: Density is per the zoning district.

Minimum Lot Area

17.05: Per the dimensional requirements of the zoning district.

17.09: Flexible lot size for better utilization of land.

17.10: Flexible lot size for better utilization of land.

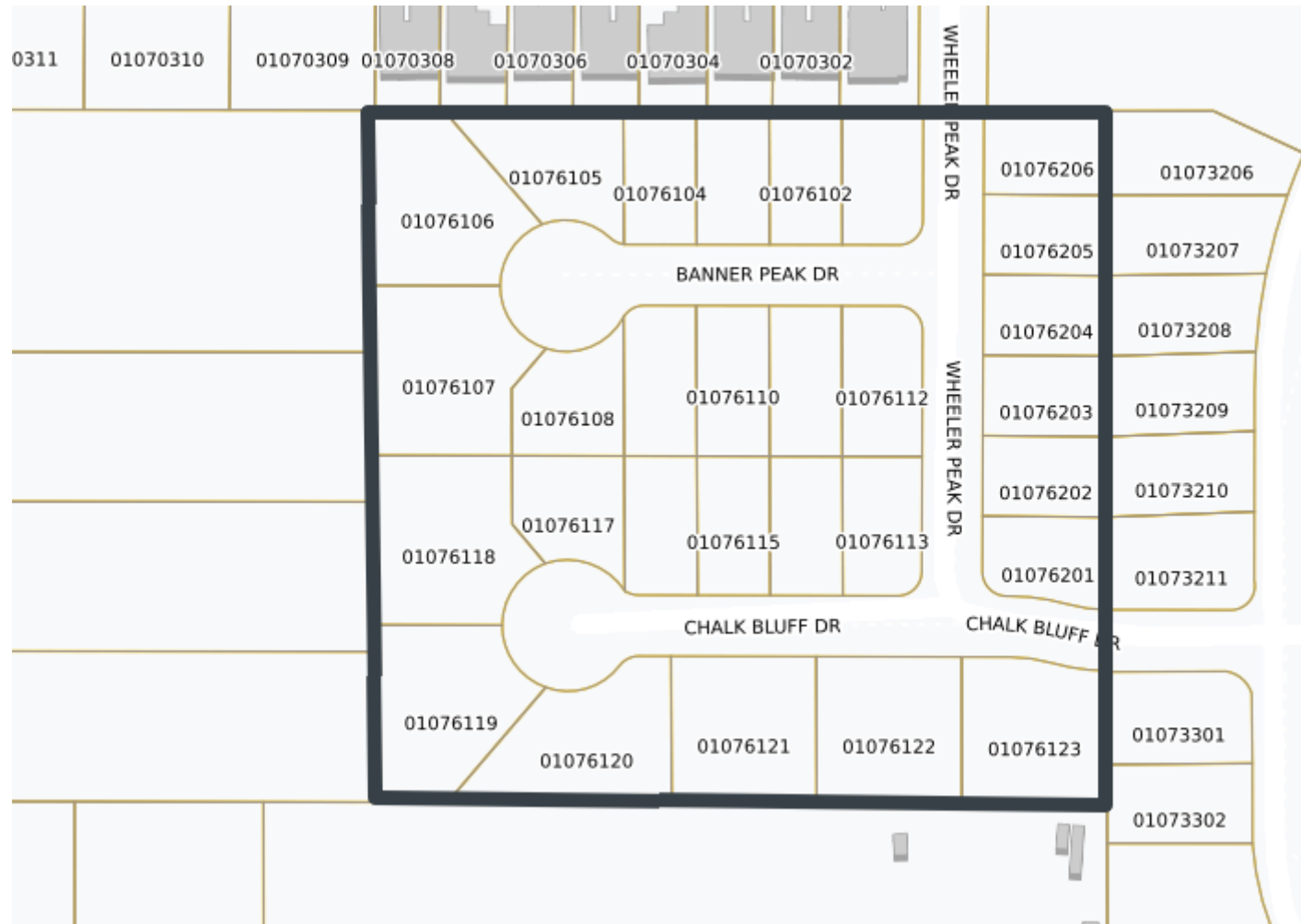
Open Space Requirements

- 17.05: None
- 17.09: 30% of gross area required to be set aside for open space. No more than 25% of the total amount of open space may be private (v. common open space).
- 17.10: 250 sqft per dwelling unit required for open space. Open space can be private or common open space.

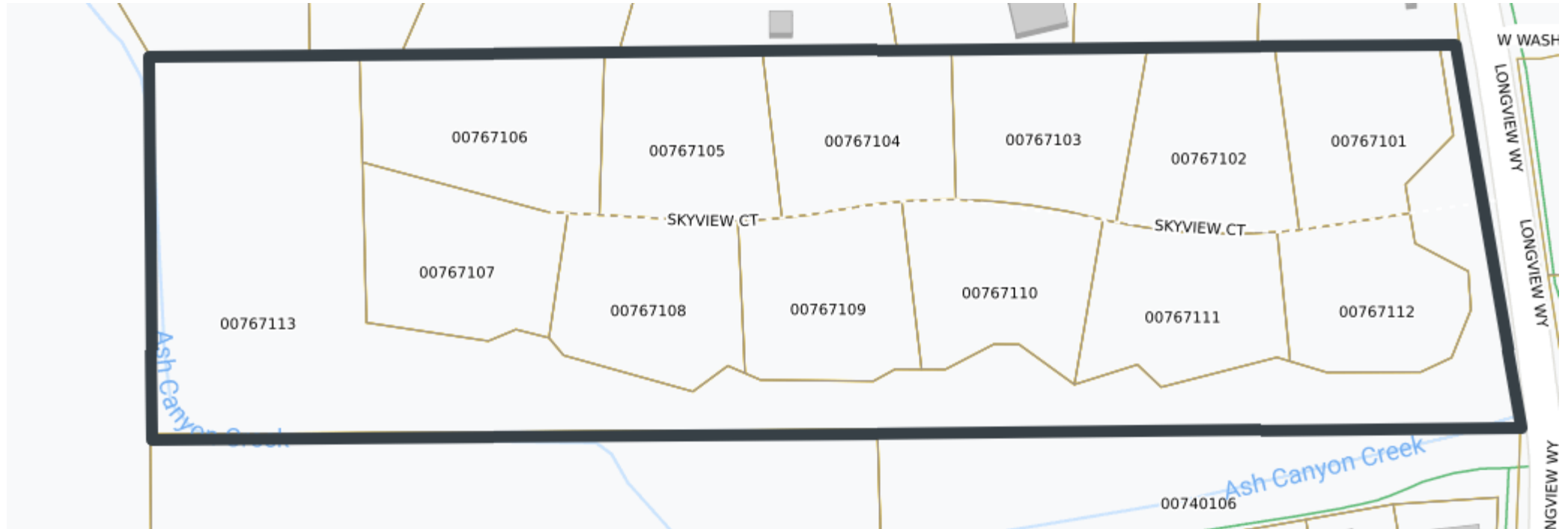
Comparative Summary

	17.05: Tentative Map	17.09: PUD	17.10: Open Space Development
Density	Per Zoning	10 percent bonus	Per Zoning
Minimum Lot Area	Per Zoning	Flexible	Flexible
Open Space Requirement	None	30% of gross land area	250 sqft per unit
Common / Private Open Space	None	No more than 25% may be private (v. common)	May be private or common

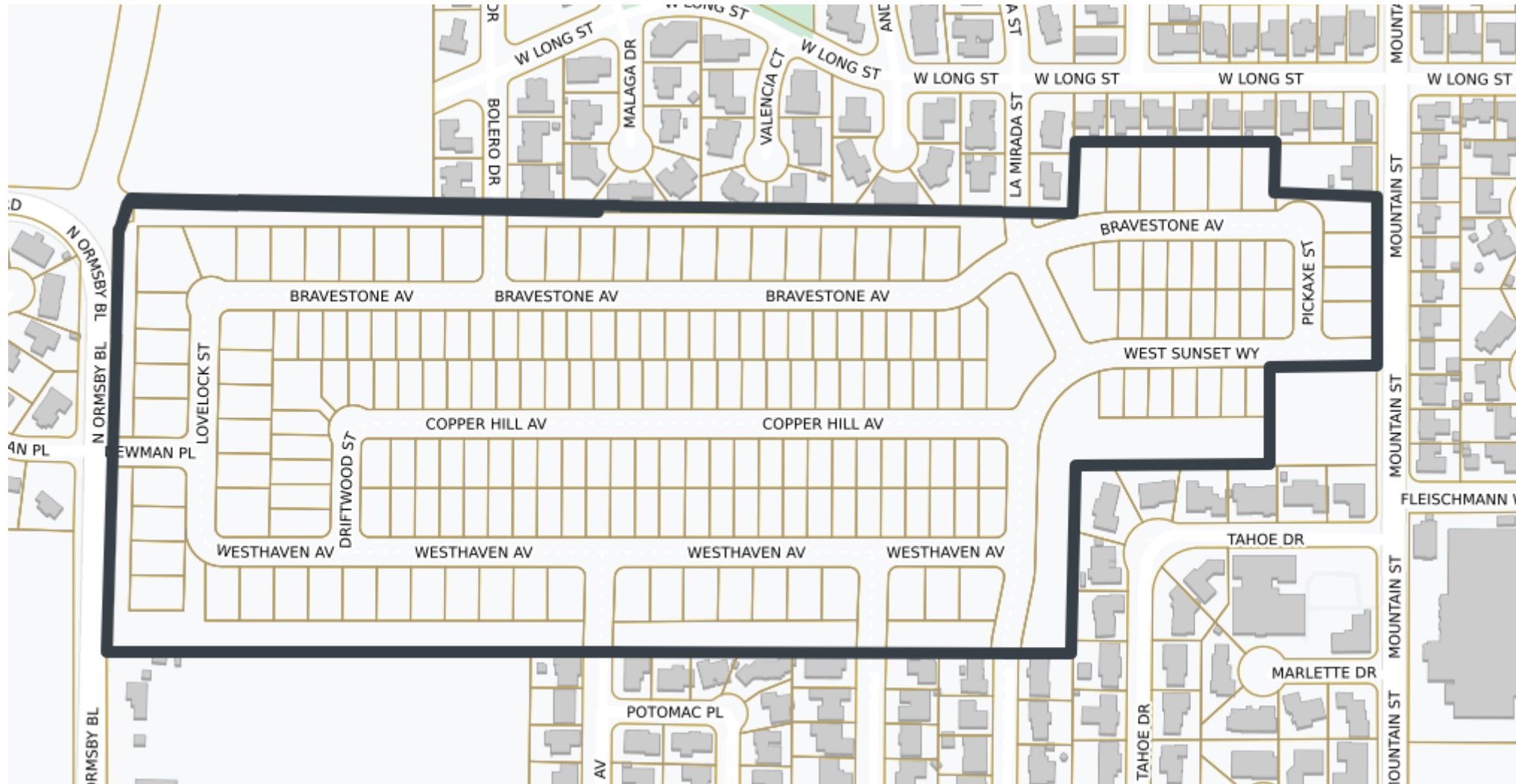
17.05: Schulz Ranch Phase 5 (recorded 12/20)



17.09: Adams Estates (recorded 9/22)



17.10: Anderson Ranch (recorded 8/22)



Potential Next Steps

Review and modify 17.09 (PUD)

Review and modify 17.10 (Common Open Space)

Other