

## Chapter 17.04

### GENERAL PROVISIONS

#### Sections:

<b>17.04.010</b>	<b>Regional planning district.</b>
<b>17.04.020</b>	<b>Purpose.</b>
<b>17.04.030</b>	<b>Adoption of land use plan--Statutory authority.</b>
<b>17.04.040</b>	<b>Provisions of title.</b>
<b>17.04.050</b>	<b>Boundaries of land use districts.</b>
<b>17.04.060</b>	<b>Property proposed for annexation.</b>
<b>17.04.070</b>	<b>Vacated rights-of-way.</b>

#### **17.04.010 Regional planning district.**

The city is declared to be a part of a regional planning district, the boundaries of which are the exterior boundaries of the county. (Ord. 617 § 1.1 Exh. A (part), 1996)

#### **17.04.020 Purpose**

- A. The purposes of the zoning ordinance and land use plan codified in this title are:
1. To promote the public health, safety, morals, convenience and general welfare;
  2. To lessen traffic congestion in the streets;
  3. To provide light and air for all buildings;
  4. To avoid undesirable concentrations of population;
  5. To prevent overcrowding of land;
  6. To facilitate adequate provisions for transportation water, sewage, schools, parks and other public requirements; and
  7. To provide the economic and social advantages gained from a comprehensively planned use of land resources.

B. It is declared that in the enactment of the land use ordinance and the adoption of the land use plan the city council has given due and careful consideration to the suitability of each district for the provisions applied thereto, to the location and extent of the each district, and to the comprehensive grouping and arrangement of the various uses and densities of population, in accordance with a well-considered plan for the development of the city and its desirable relationship to adjoining jurisdictions. (Ord. 617 § 1.1 Exh. A (part), 1996)

#### **17.04.030 Adoption of land use plan--Statutory authority.**

The land use map, as amended from time to time, and as approved by the regional planning commission, is adopted by reference and made apart of this title as constituting a part of the master plan of the city pursuant to the provisions of NRS 278 as amended from time to time. (Ord. 617 § 1.1 Exh. A (part), 1996)

**17.04.040 Provisions of title.**

A. This title shall be held to be minimum provisions only in carrying out the purposes of this title.

B. The express enumeration of a particular class of building or use in any district shall be a prohibition of such building or use in all more restrictive districts, unless otherwise specifically provided.

C. No provision of this title shall repeal or in any way interfere with any existing law, ordinance, regulation or permit, other than those relating to land use and construction and use of structures.

D. No provision of this title shall abrogate, nullify or supersede any decision, regulation or determination of any official of the state of Nevada made in the performance of his official duties.

E. If any provision of this title imposes a greater restriction upon the use of the land, or upon the height, bulk, location or use of buildings, than is required by existing provisions of law or by private covenants or other restrictions, the provisions of this title shall prevail. Private covenants or deed restrictions which impose more restrictive conditions than this title are not superseded by this title.

F. The provisions of this title are in effect upon all land within the boundaries of each zoning district established by this title. No lot, parcel, or building shall be used, organized, or maintained for any purpose or in any manner not specifically permitted in the zoning district in which it is located. (Ord. 617 § 1.1 Exh. A (part), 1996)

**17.04.050 Boundaries of land use districts.**

Where uncertainty exists as to the boundaries of any zoning district shown on the land use plan, the following rules shall apply:

A. Boundaries are intended to parallel street lines or to follow lot or boundary lines as they existed on the effective date of the ordinance codified in this title, unless specifically shown otherwise. Where a boundary divides a lot in single ownership on such date, the provisions applicable to the least restricted portion of such lot shall prevail for the entire lot.

B. The planning commission shall make the final interpretation of the map as to the boundary location. (Ord. 617 § 1.1 Exh. A (part), 1996)

**17.04.060 Property proposed for annexation.**

A. Voluntary Annexation. A zone change application shall be required with a voluntary annexation request. The property shall be rezoned to a comparable city zoning district upon annexation. No annexation application will be processed without a zone change application.

B. Involuntary annexations. No zone change application shall be required with an involuntary annexation without the property owners consent. (Ord. 617 § 1.1 Exh. A (part), 1996)

**17.04.070 Vacated rights-of-way.**

If a public street or alley or dedicated right of way is abandoned or vacated, the zoning regulations applicable to the property abutting the abandoned or vacated property shall apply to the abandoned or vacated property. (Ord. 617 § 1.1 Exh. A (part), 1996)