



Rural Alliance Advisory Committee



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Rural Communities

- Rural Communities (per the RAAC resolution) are comprised of:
 - Residential neighborhoods with densities of 2 du/ac or less;
 - Areas designed with a rural preservation overlay; and
 - Other spaces that are rural in nature and captured within the Master Plan.

What does this mean?



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History of Rural Neighborhood Preservation Nevada Revised Statutes (NRS)

- Definition of Rural Preservation Neighborhood added to NRS (1999)
“Rural preservation neighborhood” means a subdivided or developed area:
 1. Which consists of 10 or more residential dwelling units;
 2. Where the outer boundary of each lot that is used for residential purposes is not more than 330 feet from the outer boundary of any other lot that is used for residential purposes;
 3. Which has no more than two residential dwelling units per acre; and
 4. Which allows residents to raise or keep animals noncommercially.”
- RPN buffering and preservation standards added to NRS (1999)
 - Standards sunset on June 1, 2004



History of Rural Neighborhood Preservation Development Code

- Rural Neighborhood Preservation added to Title 29 (1999)
 - RNP-I = Land use plan designations of not more than 2 du/ac
 - RNP-II = Mirrored NRS RPN definition
 - RNP-III = Similar to RNP-II but allowed minimum lot size of 7,000sf
- Board adopted various areas within the Valley as RNP-I, RNP-II, or RNP-III
- RNP definition and overlay standards modified over time
- Title 30 (pre-rewrite) only stipulated minimum lot size and/or density maximum



Rural Neighborhood Preservation Master Plan Goals and Policies

- Goal 1.5: Maintain opportunities for Ranch Estate lifestyles in the Las Vegas Valley.
 - Policy 1.5.1: Support the protection of existing RNP areas as defined by NRS §278.
 - Policy 1.5.2: Adopt and implement standards to protect the established character and lifestyles associated with RNP areas...
 - Policy 1.5.3: Continue to support activities and uses related to the raising and keeping of animals for personal enjoyment or food production in RNP areas in accordance with Title 30.



Rural Neighborhood Preservation Master Plan Area Specific Policies

- Policy in area specific plans:
“Encourage infill development within Ranch Estate Neighborhoods in accordance with the compatibility considerations contained in the Neighborhood Land Use Category Definitions. [See also, Countywide Policy 1.5.1: Rural Neighborhood Preservation Areas]”
- Policy is found in the following area specific plans:
 - Enterprise, EN-1.2
 - Lone Mountain, LM-1.3
 - Spring Valley, SV-1.2
 - Sunrise Manor, SM-1.4



Rural Neighborhood Preservation

Title 30 Examples of Development Standards

- Title 30 (post-rewrite) carried forward RNP-I (now NPO-RNP)
- Intent of overlay is to have single-family homes on lots of sufficient size to raise or keep animals noncommercially.
- Developments and uses shall be compatible with a rural lifestyle, including the raising and keeping of animals
- Maximum density of 2 du/ac (with limited exception)
- Waivers for setbacks and increased walls heights are discouraged
- Subdivisions with 5 or more lots to have lots facing streets
- No gated communities
- Added RNP development and transition/residential adjacency standards



Rural Neighborhood Preservation

Title 30 Examples of Residential Adjacency Standards

- Applies to all development within an RNP and within 200 of perimeter boundary
- Grading (fill) limitations from a shared property line
- Transition along perimeter of RNP with lots sizes of 10,000 sf or greater
- Building heights shall not exceed those of the RNP district standards (35' max)
- Development should mirror setbacks for adjacent lots
- Transition of building height and intensity of uses
- Lighting and signage limitations and standards to minimize impact to RNP



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What is next?



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Rural Communities

- Residential neighborhoods with densities of 2 du/ac or less – TBD
 - Master Plan land use categories with densities of 2 du/ac or less:
 - Outlying Neighborhood (up to 0.5 du/ac)
 - Edge Neighborhood (up to 1 du/ac)
 - Ranch Estate Neighborhood (up to 2 du/ac)
 - Zoning Districts with densities of 2 du/ac or less:
 - RS80
 - RS40
 - RS20
- Areas designed with a rural preservation overlay – Existing NPO-RNP
- Other spaces that are rural in nature and captured within the Master Plan – TBD



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Suggested Next Steps

- Review and make recommendations on:
 - Existing NPO-RNP areas
 - New Rural Communities
 - Master Plan goals and policies relating to Rural Communities
 - Title 30 NPO-RNP regulations

