

Division One - Introduction and Organization

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Article 100

INTRODUCTION AND ORGANIZATION: TITLE AND CONTENTS

Sections:

110.100.00	Title
110.100.05	Applicability
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Section 110.100.00 Title. Chapter 110 of the Washoe County Code is entitled Development Code. Division One of Chapter 110 is entitled Introduction and Organization.

Section 110.100.05 Applicability. All development and subdivision of land within the unincorporated area of Washoe County shall be subject to the provisions of the Development Code. Any use not specifically enumerated as permitted in a regulatory zone pursuant to the Development Code, or interpreted by the Director of Community Development as permitted in a regulatory zone pursuant to Section 110.304.10, Authority and Responsibility, shall be considered to be prohibited in any regulatory zone for which the use is not enumerated.

[Amended by Ord. 899, provisions eff. 5/31/94.]

Section 110.100.10 Infrastructure. The provision of infrastructure to support and service development is subject to the provisions of the Development Code and the Capital Improvements Program.

Section 110.100.15 Conformance with Plan. Pursuant to NRS 278, any action of the County relating to development, zoning, the subdivision of land, or capital improvements must conform to the Washoe County Master Plan.

[Amended by Ord. 1447, provisions eff. 9/9/10.]

Section 110.100.20 References. Unless otherwise indicated, all references to articles or sections are to articles or sections in Chapter 110.

Section 110.100.25 Common Definitions. Unless otherwise provided, common definitions shall be used throughout the Development Code. Definitions are contained in Article 902.

Section 110.100.30 Contents. Division One consists of the following articles:

- (a) ARTICLE 100 INTRODUCTION AND ORGANIZATION: TITLE AND CONTENTS

- (b) ARTICLE 102 STATE AND REGIONAL REGULATORY SYSTEM
- (c) ARTICLE 104 COUNTY GROWTH MANAGEMENT SYSTEM
- (d) ARTICLE 106 MASTER PLAN CATEGORIES AND REGULATORY ZONES

[Amended by Ord. 1447, provisions eff. 9/9/10.]

Section 110.100.35 Acceptance of Applications. All applications authorized by this chapter and the accompanying filing fee shall be returned to an applicant upon a finding that the application is incomplete. Return of the application due to its being incomplete shall cease all further processing of the application and shall require a new application and accompanying filing fee to be submitted pursuant to the application dates established by the Department of Community Development. The following procedures shall be followed:

- (a) A determination that an application is incomplete shall be made within three (3) working days after the final date on which an application may be submitted.
- (b) If an application is deemed incomplete, a statement describing the information required to make the application complete shall accompany the return of the application and any accompanying filing fee. Upon request of the applicant, the statement will include an explanation as to why the information is required.

[Added by Ord. 1347, provisions eff. 11/2/07].

Article 102

STATE AND REGIONAL REGULATORY SYSTEM

Sections:

110.102.00	Purpose
110.102.05	State of Nevada
110.102.10	Tahoe Regional Planning Agency
110.102.15	Lake Tahoe Regional Plan
110.102.20	Truckee Meadows Regional Planning Agency
110.102.25	Truckee Meadows Regional Plan

Section 110.102.00 Purpose. The purpose of this article, Article 102, State and Regional Regulatory System, is to describe, for the convenience of the user of the Development Code, the state and regional framework of the land development system that applies to Washoe County. The legal authority of the state and regional agencies is contained in the Nevada Revised Statutes.

Section 110.102.05 State of Nevada. The authority for Washoe County to control land use and development comes from the State of Nevada as expressed in the Nevada Revised Statutes (NRS). In addition, the State of Nevada established or participated in establishing two regional agencies that affect the ability of Washoe County to control land use and development. These regional agencies are described in Section 110.102.10 and Section 110.102.20 of this article.

Section 110.102.10 Tahoe Regional Planning Agency. The Tahoe Regional Planning Agency (TRPA) was created by the States of Nevada and California to protect the waters of Lake Tahoe.

- (a) **TRPA Governing Board.** The Tahoe Regional Planning Agency Governing Board governs the Tahoe Regional Planning Agency. It has fourteen (14) members, one of whom is appointed by the Washoe County Board of County Commissioners.
- (b) **Advisory Planning Commission.** The Tahoe Advisory Planning Commission advises the Governing Board. The Washoe County Director of Community Development is a member of the Advisory Planning Commission.

Section 110.102.15 Lake Tahoe Regional Plan. The Regional Plan for the Lake Tahoe Basin has been adopted by the Governing Board of the Tahoe Regional Planning Agency pursuant to NRS 277. The Regional Plan for the Lake Tahoe Basin consists of several documents, the central one being the Regional Goals and Policies Plan. The Code of Ordinances implements the policies set forth in the Regional Goals and Policies Plan by regulating land development within the Tahoe Basin. If there is a conflict within the Tahoe Basin between County regulations and those of the Tahoe Regional Planning Agency, the most restrictive shall apply pursuant to NRS 277, with the exception of determining building height. Due to the unique topography in the Tahoe Basin, the most recent version of Tahoe Regional Planning Agency Ordinance, Chapter 22, Height Standards, shall be used to regulate building height in the Tahoe Basin. The Plan Area Statements and the Scenic Quality Improvement Program also provide policies and regulations

referenced by the Tahoe Regional Planning Agency. The area subject to the jurisdiction of the Tahoe Regional Planning Agency is the same as that subject to the Tahoe Area Plan, a part of the Washoe County Master Plan.

[Amended by Ord. 1447, provisions eff. 9/9/10.]

Section 110.102.20 Truckee Meadows Regional Planning Agency. The Truckee Meadows Regional Planning Agency was created by the State of Nevada to provide comprehensive planning for the entire area within the boundaries of Washoe County except for the Lake Tahoe Basin. All incorporated cities within the County boundaries, except within the Tahoe Basin, are also subject to the jurisdiction of the Regional Planning Agency.

- (a) Regional Planning Governing Board. The Truckee Meadows Regional Planning Governing Board governs the Truckee Meadows Regional Planning Agency. It appoints the Executive Director of the Regional Planning Agency and may appoint advisory committees. Three members of the Regional Planning Governing Board are appointed by the Washoe County Board of County Commissioners.
- (b) Regional Planning Commission. The Truckee Meadows Regional Planning Commission has the responsibility of developing the Truckee Meadows Regional Plan, reviewing the County Master Plan for conformity to the Regional Plan, and approving projects of regional significance. Three members of the Regional Planning Commission are also members of the Washoe County Planning Commission.

[Amended by Ord. 1447, provisions eff. 9/9/10.]

Section 110.102.25 Truckee Meadows Regional Plan. The Truckee Meadows Regional Plan has been adopted by the Governing Board of the Truckee Meadows Regional Planning Agency pursuant to NRS 278. This plan covers Washoe County, except for the Lake Tahoe Basin, and the Cities of Reno and Sparks. The Truckee Meadows Regional Plan provides a policy guide and planning basis for land use planning, service provision, and capital investment decisions. The Washoe County Master Plan, excluding those portions of the Master Plan applicable only to the Tahoe Basin, and projects of regional significance must conform to the Truckee Meadows Regional Plan.

[Amended by Ord. 1447, provisions eff. 9/9/10.]

Article 104

COUNTY GROWTH MANAGEMENT SYSTEM

Sections:

110.104.00	Purpose
110.104.05	Washoe County Board of County Commissioners
110.104.10	Washoe County Planning Commission
110.104.15	Washoe County Board of Adjustment
110.104.20	Washoe County Master Plan
110.104.25	Washoe County Capital Improvements Program
110.104.30	Washoe County Development Code
110.104.35	Washoe County Departments
110.104.40	Other Agencies

Section 110.104.00 Purpose. The purpose of this article, Article 104, County Growth Management System, is to describe the Washoe County system for ensuring that growth occurs in a responsible manner in order to protect the health, safety, and welfare of the County and its residents.

Section 110.104.05 Washoe County Board of County Commissioners. The Washoe County Board of County Commissioners is responsible for overall governance of the County. It is authorized to appoint members to entities such as the Tahoe Regional Planning Agency Governing Board, Truckee Meadows Regional Planning Governing Board, Washoe County Planning Commission, and Washoe County Board of Adjustment. The Board of County Commissioners adopts the Master Plan, Capital Improvements Program, and Development Code. It acts as an appeal body from decisions of the Planning Commission and the Board of Adjustment, and exercises other responsibilities as set forth in this Development Code.

[Amended by Ord. 1447, provisions eff. 9/9/10.]

Section 110.104.10 Washoe County Planning Commission. The Washoe County Planning Commission acts as an advisory body to the Board of County Commissioners in such areas as adoption of the Master Plan, Capital Improvements Program, Development Code, and Regulatory Zone map amendments. The Planning Commission makes decisions on Special Use Permits, approves tentative subdivision maps, and exercises other responsibilities as set forth in this Development Code. The Planning Commission is established by Article 912, Establishment of Commissions, Boards and Hearing Examiners.

[Amended by Ord. 1447, provisions eff. 9/9/10.]

Section 110.104.15 Washoe County Board of Adjustment. The Washoe County Board of Adjustment acts as an appeal body for all decisions rendered by an appointed official that relate to the use of land and structures, and exercises other responsibilities as set forth in this Development Code. The Board of Adjustment is established by Article 912, Establishment of Commissions, Boards and Hearing Examiners.

[Amended by Ord. 1447, provisions eff. 9/9/10.]

Section 110.104.20 Washoe County Master Plan. The Washoe County Master Plan is the first major element of the County's Growth Management System. The Master Plan has been adopted by the Washoe County Board of County Commissioners pursuant to NRS 278. This plan covers the entire unincorporated area of Washoe County and includes both elements and area plans. The Master Plan is required to be in conformance with the Truckee Meadows Regional Plan for all areas except the Lake Tahoe Basin, and the Tahoe Regional Plan for the Lake Tahoe Basin. The purpose of the Master Plan is to conserve and promote the public health, safety and general welfare of residents of Washoe County. The Washoe County Master Plan maps are a component of each Area Plan of Volume Two of the Washoe County Master Plan, and cover the planning area depicted in each Area Plan. These maps establish the Master Plan categories applicable to all properties located within the unincorporated area of Washoe County and are the basis for desired patterns of community design and physical development. All regulatory zones, and the certified Washoe County Regulatory Zone map on file in the Department of Community Development, must be consistent with the Master Plan categories depicted on the Washoe County Master Plan maps. A proposal to amend a Washoe County Master Plan map shall constitute an amendment to the applicable Area Plan and shall be processed in accordance with Article 820, Amendment of Master Plan.

[Amended by Ord. 873, provisions eff. 6/7/93; Ord. 1447, provisions eff. 9/9/10.]

Section 110.104.25 Washoe County Capital Improvements Program. The Washoe County Capital Improvements Program is the second major element of the County's Growth Management System. The Capital Improvements Program has been adopted by the Washoe County Board of County Commissioners pursuant to NRS 278B. It determines the timing for public services and facilities that will help implement the Master Plan. The Capital Improvements Program is updated and adopted annually. It serves as the preliminary capital budget for the first year following adoption and as a policy document for the following five (5) years. The Capital Improvements Program must conform to the Master Plan pursuant to NRS 278.

[Amended by Ord. 1447, provisions eff. 9/9/10.]

Section 110.104.30 Washoe County Development Code. The Washoe County Development Code is the third major element in the County's Growth Management System. The Development Code has been adopted by the Washoe County Board of County Commissioners pursuant to NRS 278 and 278A. The Development Code regulates the subdivision and development of land, and the use of land and structures. The Development Code must conform to the Master Plan pursuant to NRS 278.

[Amended by Ord. 873, provisions eff. 6/7/93; Ord. 1065, provisions eff. 7/1/99; Ord. 1447, provisions eff. 9/9/10..]

Section 110.104.35 Washoe County Departments.

- (a) Department of Community Development. The Washoe County Department of Community Development is responsible for preparing and updating the Master Plan, including all area plans and elements, maintaining and administering the Development Code and issuing other permits. Hearing examiners may be appointed to assist in administering the Development Code. The Department of Community Development is established by Article 914, Establishment of Department.

- (b) Department of Public Works. The Washoe County Department of Public Works is responsible for managing divisions dealing with engineering and roads. The Department of Public Works is established by Chapter 80 of the Washoe County Code.
- (c) Department of Water Resources. The Washoe County Department of Water Resources is responsible for managing divisions dealing with the resource planning and management, and operation of water resources, including, but not limited to, water, sewer, flood control and drainage. The Department of Water Resources is established by Chapter 40 of the Washoe County Code.

[Amended by Ord. 1234, provisions eff. 5/21/04; Ord. 1447, provisions eff. 9/9/10..]

Section 110.104.40 Other Agencies.

- (a) District Health Department. The Washoe County District Health Department, which has its own governing board, enforces regulations on subjects such as solid and hazardous waste, wastewater, safe drinking water, and air quality. The District Health Department is established by NRS 439 and by an interlocal agreement.
- (b) Regional Transportation Commission. The Regional Transportation Commission is the designated Metropolitan Planning Organization (MPO) and is responsible for regional transportation planning such as developing standards for arterial roads, and operating transit service. The Regional Transportation Commission is established by NRS 373.
- (c) Park Commission. The Washoe County Park Commission is the designated appointed body for review of park and recreation plans for the unincorporated portion of Washoe County. The Park Commission is a recommending body to the Board of County Commissioners. The Park Commission is established by NRS 244. For the purpose of this Development Code, the Park Commission is authorized to approve discretionary permits for Active Recreation Uses, provided that its noticing and meeting procedures are equal to, or exceed, the minimum requirements enumerated in this Development Code for the issuance of said permit.

[Amended by Ord. 873, provisions eff. 6/7/93.]

Article 106

MASTER PLAN CATEGORIES AND REGULATORY ZONES

[This Article amended in its entirety by Ord. 1447, provisions eff. 9/9/10.]

Sections:

110.106.00	Purpose
110.106.05	Establishment of Master Plan Categories and Regulatory Zones
110.106.10	Master Plan Categories
110.106.15	Regulatory Zones
110.106.20	Common Development Standards For Residential Regulatory Zones
110.106.25	Common Development Standards For Non-Residential Regulatory Zones
110.106.30	Use of Land within Spheres of Influence

Section 110.106.00 Purpose. The purpose of this article, Article 106, Master Plan Categories and Regulatory Zones, is to provide general descriptions of the Master Plan categories and Regulatory Zones of this Development Code, and the nature of uses therein.

Section 110.106.05 Establishment of Master Plan Categories and Regulatory Zones. The Master Plan categories and Regulatory Zones described in Section 110.106.10 through Section 110.106.30 are hereby established. Table 110.106.05.1 shows the range of Regulatory Zones allowed within each Master Plan category. Through the identification of Character Management Areas, individual Area Plans may further restrict or modify the range of Regulatory Zones allowed in a Master Plan category. The community vision articulated in each area plan shall be a guide to the application of Master Plan categories in each planning area. From time to time and in order to implement a community's Area Plan, Master Plan categories may be applied to parcels with existing zoning that is inconsistent with the new Master Plan category. In no case shall a Regulatory Zone be applied to a parcel if that parcel's Master Plan category is inconsistent with the new Regulatory Zone.

- (a) **Master Plan and Regulatory Zone Maps.** The Regulatory Zones implement and are consistent with the Master Plan categories as shown on the Washoe County Master Plan maps included within each Area Plan of Volume Two of the Washoe County Master Plan. An amendment to a Master Plan map is an amendment to the Area Plan and shall be processed in accordance with the provisions of Division Eight, Article 820, Amendment of Master Plan, of the Washoe County Development Code. An official certified copy of the Washoe County Regulatory Zone map, otherwise known as the "zoning map," is kept and maintained by the Washoe County Department of Community Development. An amendment to the Regulatory Zone map is processed in accordance with the provisions of Division Eight, Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code.

- (b) Interpretation of Boundaries. When uncertainty exists as to the boundaries of either the Master Plan categories or the Regulatory Zones, the following rules shall apply in the order listed:
- (1) Boundaries shown as following or approximately following any street shall be construed as following the centerline of the dedicated right-of-way;
 - (2) Boundaries shown as following or approximately following any lot line or other property line shall be construed as following such line;
 - (3) Boundaries shown as following or approximately following sections lines, half-section lines, or quarter-section lines shall be construed as following such lines; and
 - (4) Boundaries shown as following or approximately following natural features shall be construed as following such features.
- (c) Further Uncertainties. In the event of further uncertainty as to the boundaries of a Regulatory Zone, the Director of Community Development shall make an interpretation. In addition, at the discretion of the Director of Community Development, all map interpretations, including minor technical clarifications that reflect prior Board of County Commission actions, shall be shown on adopted Land Use Plan maps.

Table 110.106.05.1

TABLE OF MASTER PLAN CATEGORIES AND ALLOWED REGULATORY ZONES

Master Plan Category	Regulatory Zones Allowed
<u>Rural</u>	<ul style="list-style-type: none"> • General Rural • General Rural Agricultural • Public and Semi-Public Facilities • Parks and Recreation • Specific Plan • Open Space
<u>Rural Residential</u>	<ul style="list-style-type: none"> • Low Density Rural • Medium Density Rural • High Density Rural • Public and Semi-Public Facilities • Specific Plan • Parks and Recreation • Open Space
<u>Suburban Residential</u>	<ul style="list-style-type: none"> • Low Density Suburban • Low Density Suburban Two • Medium Density Suburban • Medium Density Suburban Four • High Density Suburban • Public and Semi-Public Facilities • Specific Plan • Parks and Recreation • Open Space

Table 110.106.05.1 (continued)

TABLE OF MASTER PLAN CATEGORIES AND ALLOWED REGULATORY ZONES

Master Plan Category	Regulatory Zones Allowed
<u>Urban Residential</u>	<ul style="list-style-type: none"> • Low Density Urban • Medium Density Urban • High Density Urban • Public and Semi-Public Facilities • Specific Plan • Parks and Recreation • Open Space
<u>Commercial</u>	<ul style="list-style-type: none"> • Neighborhood Commercial/Office • General Commercial • Tourist Commercial • Public and Semi-Public Facilities • Specific Plan • Parks and Recreation • Open Space
<u>Industrial</u>	<ul style="list-style-type: none"> • Industrial • Public and Semi-Public Facilities • Specific Plan • Parks and Recreation • Open Space
<u>Open Space</u>	<ul style="list-style-type: none"> • Open Space • Public and Semi-Public Facilities • Parks and Recreation

[Article amended in its entirety by Ord. 1447, provisions eff. 9/9/10. Amended by Ord. 1475, provisions eff. 1/12/12.]

Section 110.106.10 Master Plan Categories.

- (a) Rural. The Rural Master Plan category is intended for areas of the County that are remote, have minimal infrastructure, contain significant amounts of open spaces, and which are suitable for commercial agricultural and grazing uses, extraction industries, natural resource conservation, energy production, rural commerce, and large lot residential uses. A residential density of one (1) dwelling unit per forty (40) acres and greater is typical within the Rural Master Plan category. The following Regulatory Zones are allowed in and are consistent with the Rural Master Plan category: General Rural, General Rural Agricultural, Public and Semi-Public Facilities, Specific Plan, Parks and Recreation, and Open Space.
- (b) Rural Residential. The Rural Residential Master Plan category is intended primarily for larger lot residential uses, small scale agricultural uses, natural resource conservation, and rural commerce, with allowed densities ranging from one (1) dwelling unit per forty (40) acres up to one (1) dwelling unit per five (5) acres. A density of one (1) dwelling unit per two and a half (2.5) acres is allowed within the Rural Residential category provided the property is within the Truckee Meadows Services Area, as amended. Divisions of land and the provision of services outside the Truckee Meadows Services Area, as defined in the Truckee Meadows Regional Plan, must be consistent with the provisions of that plan. The

following Regulatory Zones are allowed in and are consistent with the Rural Residential Master Plan category: Low Density Rural, Medium Density Rural, High Density Rural, Public and Semi-Public Facilities, Specific Plan, Parks and Recreation, and Open Space.

- (c) Suburban Residential. The Suburban Residential Master Plan category is intended primarily for residential uses of low to medium densities. Supporting neighborhood scale commercial uses and mixed use village center development is allowed with approval of a discretionary permit. The following Regulatory Zones are allowed in and are consistent with the Suburban Residential Master Plan category: Low Density Suburban One, Low Density Suburban Two, Medium Density Suburban, Medium Density Suburban Four, High Density Suburban, Public and Semi-Public Facilities, Specific Plan, Parks and Recreation, and Open Space.
- (d) Urban Residential. The Urban Residential Master Plan category is intended primarily for higher density residential areas, mixed-use village centers, and secondary transit corridors. A more extensive mix of residential, commercial, and employment opportunities is encouraged in the Urban Master Plan category. The following Regulatory Zones are allowed in and are consistent with the Urban Residential Master Plan category: Low Density Urban, Medium Density Urban, High Density Urban, Public and Semi-Public Facilities, Specific Plan, Parks and Recreation, and Open Space.
- (e) Commercial. The Commercial Master Plan category is primarily intended to create and preserve areas for businesses that provide a variety of wholesale and retail goods and services, serve a neighborhood or community market, and which are created in conjunction with residential uses to create a mixed-use community. Commercial uses may include wholesale and retail stores, shopping centers, specialty shops, tourism, gaming, personal services and automobile services, offices, restaurants, theaters and other compatible activities that serve a neighborhood or community area. Strip commercial development is strongly discouraged unless the development is part of a mixed-use area, transit-oriented corridor (or similar district), and designed for pedestrian use. Business parks containing professional, medical, educational, financial and insurance services and supportive commercial activities are also appropriate under this category. The following Regulatory Zones are allowed in and are consistent with the Commercial Master Plan category: Neighborhood Commercial/Office, General Commercial, Tourist Commercial, Public and Semi-Public Facilities, Specific Plan, Parks and Recreation, and Open Space.
- (f) Industrial. The Industrial Master Plan category is intended to provide for industrial uses of all types such as manufacturing, warehousing, mining and construction. The Industrial category is intended to create an environment in which industrial operations may be conducted with minimal impact on the natural environment and surrounding land uses. The following Regulatory Zones are allowed in and are consistent with the Industrial Master Plan category: Industrial, Public and Semi-Public Facilities, Specific Plan, Parks and Recreation, and Open Space.
- (g) Open Space. The Open Space Master Plan category is intended to create, preserve, and connect areas of natural, cultural, and scenic resources, including but not limited to, ridges, stream corridors, natural shoreline, scenic views, agricultural, or other land devoted exclusively to open space uses. The following Regulatory Zones are allowed in and are consistent with the Open Space Master

Plan category: Open Space, Public and Semi-Public Facilities, and Parks and Recreation.

[Article amended in its entirety by Ord. 1447, provisions eff. 9/9/10. Amended by Ord. 1475, provisions eff. 1/12/12.]

Section 110.106.15 Regulatory Zones.

- (a) General Rural Regulatory Zone. The General Rural (GR) Regulatory Zone is intended to identify areas that are:
- (1) Remote and will have no or very low density development (i.e. one (1) dwelling unit per forty (40) acres),
 - (2) Remote but where unique developments may occur (e.g. destination resorts).
 - (3) Suitable for more intensive resource extraction, including energy production, and
 - (4) Suitable for large scale agricultural and/or grazing operations. This regulatory zone identifies areas that may have one or more of the following characteristics:
 - (i) Floodplains. The parcel or area is within the 100-year floodplain identified on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) or other potential floodplain areas identified by the Washoe County Department of Public Works.
 - (ii) Potential Wetlands. The parcel or area is within a "potential wetland area" as identified by the U.S. Army Corps of Engineers (COE) or other potential wetland areas identified by the Washoe County Department of Community Development and the Washoe County Department of Public Works.
 - (iii) Slopes. The parcel or area has moderate slopes (between fifteen (15) and thirty (30) percent) or steep slopes (thirty (30) percent or steeper) based on the best available topographic information.
 - (iv) Public Ownership. The parcel or area is under public ownership.
 - (v) Remote Location Lacking Infrastructure. The parcel or area is in a remote location that does not have public infrastructure adjacent to or near the site.
 - (vi) Agriculture and Grazing. The parcel or area is actively engaged in agricultural production or livestock grazing.
 - (vii) Resource Extraction and Energy Production. The parcel or area is suitable for, or is currently engaged in, resource extraction related uses or energy production.

- (viii) Conservation of Natural Resources and Open Space. The parcel or area has unique natural resources, scenic quality, habitat value, or open spaces.
- (b) General Rural Agricultural Regulatory Zone. The General Rural Agricultural (GRA) Regulatory Zone is intended to preserve areas where large lot residential uses, open space, agricultural and grazing uses predominate. Mining, natural resource extraction, and other similar uses are not allowed in the GRA Regulatory Zone to avoid incompatibility with the desired large lot rural, agricultural character. Single-family dwellings and associated accessory uses located on lots forty (40) acres in size or larger, with limited public services and facilities, is the desired land use pattern in the GRA Regulatory Zone. The maximum number of primary dwelling units that may be located in the GRA Regulatory Zone is one (1) unit per forty (40) acres. The minimum lot area in the GRA Regulatory Zone is forty (40) acres.
- (c) Low Density Rural Regulatory Zone. The Low Density Rural (LDR) Regulatory Zone is designed to preserve areas where agriculture, grazing, and/or open space predominate. Single-family, detached dwellings are permitted on large lots; single-family dwellings may be clustered to retain open space and agricultural uses. The maximum number of dwelling units that may be located in this regulatory zone is one (1) unit per ten (10) acres. The minimum lot area in this regulatory zone is eight (8) acres.
- (d) Medium Density Rural Regulatory Zone. The Medium Density Rural (MDR) Regulatory Zone is intended to preserve areas where agriculture, grazing and/or open space predominate. Single-family, detached residences in this area are generally on five (5)-acre lots and have limited public services and facilities available. Multi-family residences are not appropriate, but single-family homes may be clustered to retain open space and agricultural uses. The maximum number of dwelling units that may be located in this regulatory zone is one (1) unit per five (5) acres. The minimum lot area in this regulatory zone is four (4) acres.
- (e) High Density Rural Regulatory Zone. The High Density Rural (HDR) Regulatory Zone is intended to preserve and create areas of single-family, detached dwellings in a semi-rural setting. Livestock grazing and agricultural activities are common secondary uses.
- (f) Low Density Suburban Regulatory Zone. The Low Density Suburban (LDS) Regulatory Zone is intended to create and preserve areas where single-family, detached homes on one (1) acre lots are predominant. Small neighborhood commercial uses may be permitted when they serve the needs of residents and are compatible with the residential character of the area. The maximum number of dwelling units that may be located in this regulatory zone is one (1) unit per one (1) acre. The minimum lot area in this regulatory zone is thirty-five thousand (35,000) square feet.
- (g) Low Density Suburban Two Regulatory Zone. The Low Density Suburban Two (LDS 2) Regulatory Zone is intended to create and preserve areas where single-family, detached homes on half-acre lots are predominant. Small neighborhood commercial uses may be permitted when they serve the needs of residents and are compatible with the residential character of the area. The maximum number of dwelling units that may be located in this regulatory zone is two units per one

(1) acre. The minimum lot area in this regulatory zone is seventeen thousand five-hundred (17,500) square feet.

- (h) Medium Density Suburban Regulatory Zone. The Medium Density Suburban (MDS) Regulatory Zone is intended to create and preserve areas where the predominant dwelling type is single-family, detached units at three (3) units per acre. Small neighborhood commercial and civic uses may be permitted when they serve the needs of the residents and are compatible with the residential character of the area. The maximum number of dwelling units that may be located in this regulatory zone is three (3) units per one (1) acre. The minimum lot area in this regulatory zone is twelve thousand (12,000) square feet.
- (i) Medium Density Suburban Four Regulatory Zone. The Medium Density Suburban Four (MDS 4) Regulatory Zone is intended to create and preserve areas where the predominant dwelling type is single-family, detached units at four (4) units per acre. Small neighborhood commercial and civic uses may be permitted when they serve the needs of the residents and are compatible with the residential character of the area. The maximum number of dwelling units that may be located in this regulatory zone is four (4) units per one (1) acre. The minimum lot area in this regulatory zone is nine thousand (9,000) square feet.
- (j) High Density Suburban Regulatory Zone. The High Density Suburban (HDS) Regulatory Zone is intended to create and preserve neighborhoods where the predominant housing type is single-family, detached units at seven (7) units per acre. Attached single-family units are also permitted at nine (9) units per acre, subject to special review. Small neighborhood commercial and civic uses may be permitted when they serve the needs of the residents and are compatible with the residential character of the area. The maximum number of dwelling units that may be located in this regulatory zone is seven (7) units per one (1) acre for single-family detached; and nine (9) units per one (1) acre for attached single family and mobile home parks. The minimum lot area in this regulatory zone is five thousand (5,000) square feet.
- (k) Low Density Urban Regulatory Zone. The Low Density Urban (LDU) Regulatory Zone is intended to create and preserve areas where single-family dwellings (at ten (10) units per acre) and multi-family dwellings (at fourteen (14) units per acre) are located. Some commercial, professional and civic uses may be permitted when they serve the needs of local residents and are compatible with the residential environment. The maximum number of dwelling units that may be located in this regulatory zone is ten (10) units per one (1) acre for single-family; fourteen (14) units per one (1) acre for multi-family; and twelve (12) units per one (1) acre for mobile home parks. The minimum lot area in this regulatory zone is eight thousand (8,000) square feet, with two (2) dwelling units (attached) per lot. The minimum lot area for an individual dwelling unit in this regulatory zone is three thousand seven hundred (3,700) square feet.
- (l) Medium Density Urban Regulatory Zone. The Medium Density Urban (MDU) Regulatory Zone creates and preserves areas where the predominant housing type is multi-family dwellings at twenty-one (21) units per acre. In Medium Density Urban areas, commercial, professional, and civic uses are permitted when they serve the needs of the local residents and are compatible with the residential environment. The maximum number of dwelling units that may be located in this regulatory zone is twenty-one (21) units per one (1) acre. The minimum lot area in this regulatory zone is eight thousand (8,000) square feet,

with four (4) multi-family units per lot. The minimum lot area for an individual dwelling unit in this regulatory zone is three thousand seven hundred (3,700) square feet.

- (m) High Density Urban Regulatory Zone. The High Density Urban (HDU) Regulatory Zone is intended to create and preserve areas where multi-family dwellings at forty-two (42) units per acre are predominant. In High Density Urban areas, commercial, professional, and civic uses are permitted when they serve the needs of local residents and are compatible with the residential environment. The maximum number of dwelling units that may be located in this regulatory zone is forty-two (42) units per one (1) acre. The minimum lot area in this regulatory zone is eight thousand (8,000) square feet with eight (8) multi-family units allowed per lot. The minimum lot area for an individual dwelling unit in this regulatory zone is three thousand seven hundred (3,700) square feet.
- (n) Open Space Regulatory Zone. The Open Space (OS) Regulatory Zone is intended to create and protect areas of natural, cultural and scenic resources, including but not limited to, ridges, stream corridors, natural shoreline, scenic views, wetlands, agricultural, or other land devoted exclusively to open-space uses that are owned, controlled, or leased by public or non-profit agencies. The Open Space Regulatory Zone may also be applied to common open space areas created through the common open space development process set forth in Article 408, Common Open Space Development. There is no minimum lot area for this regulatory zone. Uses compatible with the Open Space Regulatory Zone category include:
- (1) Natural and Scenic Resource Preservation. The preservation and restoration of land to conserve and enhance natural or scenic resources;
 - (2) Sensitive Area Protection. The protection of streams and stream environment zones, watersheds, wetlands, natural vegetation, and wildlife habitat zones;
 - (3) Flood Control. The development, restoration and maintenance of natural and man-made features that control and mitigate floodwaters;
 - (4) Cultural Resource Preservation. The preservation of historic and pre-historic resources and sites that are designated the Nevada State Historic Preservation Office;
 - (5) Recreation. The development of facilities needed for passive recreational uses;
 - (6) Energy Production. Energy production refers to the commercial production of electricity.
 - (7) Federal Land Management. Uses that are not listed as allowed uses in the Table of Uses (Table 110.302.05.1-5) for the Open Space Regulatory Zone, but that are otherwise allowed by the Resource are allowed. Management Plans and/or policies of federal agencies managing lands within the Open Space Regulatory Zone, may be determined allowable uses following consultation and concurrence with the County by the applicable federal agency.

- (o) Parks and Recreation Regulatory Zone. The Parks and Recreation (PR) Regulatory Zone is intended for parks, golf courses, ski resorts and other active and passive recreational areas. This category includes uses developed either by public or private capital which may be public or may be restricted, as in the case of private clubs. There is no minimum lot area for this regulatory zone.
- (p) Public/Semi-Public Facilities Regulatory Zone. The Public/Semi-Public Facilities (PSP) Regulatory Zone is intended for public or semi-public facilities such as schools, churches, fire stations, hospitals, civic and community buildings, and utility buildings and facilities. This category includes uses developed either by public or private capital which may be public or may be restricted, as in the case of private clubs, but in both cases, a large number of people use the facility and the use is essentially public in nature. There is no minimum lot area for this regulatory zone.
- (q) Neighborhood Commercial/Office Regulatory Zone. The Neighborhood Commercial/Office (NC) Regulatory Zone is intended to create and preserve areas for businesses and business parks containing professional, medical, educational, financial and insurance services, and supportive commercial activities having related and compatible functions. This category is also intended to provide a transition or buffer between other more intensive and less intensive uses or between major highways and adjacent residential uses. This regulatory zone also is intended to create and preserve areas for residential uses, including multi-family and neighborhood commercial uses that are complementary to surrounding residential communities. The area is to be developed in a low-intensity, park-like setting. The minimum lot area for this regulatory zone is ten thousand (10,000) square feet, unless the provisions of Section 110.106.30 are met.
- (r) General Commercial Regulatory Zone. The General Commercial (GC) Regulatory Zone is intended to create and preserve areas for businesses that provide a variety of wholesale and retail goods and services and serve a community or regional market. The primary uses may include wholesale and retail stores, shopping centers, specialty shops, personal services, and automobile services. Other uses include offices, restaurants, theaters, and other compatible activities. Only limited gaming is allowed. Limited gaming is defined as an establishment which contains no more than fifteen (15) slot machines (and no other game or gaming device) where the operation of the slot machines is incidental to the primary business of the establishment. The minimum lot area for this regulatory zone is ten thousand (10,000) square feet, unless the provisions of Section 110.106.25 are met.
- (s) Tourist Commercial Regulatory Zone. The Tourist Commercial (TC) Regulatory Zone is intended to create and preserve areas for commercial establishments that meet the needs of those employees who reside at the resort, transient residents or patrons of a resort, amusement or recreational area, and areas for gaming. Additionally, this category provides a location for ancillary retail activities such as restaurants and shopping. The minimum lot area for this regulatory zone is ten thousand (10,000) square feet, unless the provisions of Section 110.106.25(c) are met.
- (t) Industrial Regulatory Zone. The Industrial (I) Regulatory Zone is intended to create and preserve areas for high intensity activities such as manufacturing, warehousing, mining and construction. The Industrial category is intended to

create an environment in which industrial operations may be conducted with minimal impact on the natural environment and surrounding land uses. The minimum lot area for this regulatory zone is ten thousand (10,000) square feet, unless the provisions of Section 110.106.25(c) are met.

- (u) Specific Plan Regulatory Zone. NRS 278A authorizes local jurisdictions to utilize Planned Development as a means to achieve goals and policies enumerated in the Washoe County Master Plan that may otherwise be constrained by the strict application of the development standards found in the Washoe County Development Code (WCC Chapter 110). In Washoe County planned development is accomplished through the use of the Specific Plan Regulatory Zone. The Specific Plan Regulatory Zone is a planning tool that allows certain development to waive or modify development standards and regulations related to design, residential density and intensity in exchange for advancing the goals and policies of the Master Plan. Washoe County's Master Plan articulates numerous goals and policies that may be more readily achieved through the application of the Specific Plan Regulatory Zone. Many of the planning theories promoted by the Washoe County Master Plan, including New Urbanism, Smart Growth, and Character Planning and Design, encourage the use of flexible, performance driven standards to achieve the more sustainable and efficient land development patterns desired by Washoe County.

The greater flexibility allowed with the Specific Plan regulatory zone shall be utilized to create a coordinated development that provides public benefits not otherwise part of the development process. These public benefits are derived from better and more comprehensive implementation of the goals and policies of the Master Plan. Proposed Specific Plans shall demonstrate how they will advance Master Plan goals and policies and achieve these public benefits, particularly as they relate to sustainability, natural resource conservation, desired land use patterns and community character. Article 442 of the Washoe County Development Code articulates the minimum development standards and application process, including the required Development Standards Manual required of a Specific Plan Regulatory Zone Amendment request. Some examples of development types that may be appropriate for the Specific Plan Regulatory zone include mixed commercial and residential projects, rural resorts, industrial campuses, technology parks and other uses that typically require significant land and resources, but which also require flexibility in the application of development standards.

Because each planned development will vary in size, location, types of uses, purpose and community impact, creating specific development guidelines for this category is difficult. In general, each planned development should seek to maintain existing levels of services for the area it will impact, and to establish minimum levels of services for the new development that are consistent with Washoe County's existing codes and plans.

[Article amended in its entirety by Ord. 1447, provisions eff: 9/9/10. Amended by Ord. 1475, provisions eff: 1/12/12; Amended by Ord. 1561, provisions effective 7/3/15.]

Section 110.106.20 Common Development Standards For Residential Regulatory Zones.

The following criteria are common to all residential regulatory zones:

- (a) Site Suitability. The area designated has slope, soil, geology and other physical conditions that make it suitable for the density of residential development.

- (b) Noise. Article 414, Noise and Lighting Standards, of the Washoe County Development Code addresses noise standards for all of unincorporated Washoe County.
- (c) Special Development Options. The following special development option is allowed for all residential categories: the grouping of residential structures is permitted on lots smaller than those allowed within each regulatory zone, providing that the provisions of Article 408, Common Open Space Development, are met.

Section 110.106.25 Common Development Standards For Non-Residential Regulatory Zones. The following criteria are common to all non-residential regulatory zones:

- (a) Site Suitability. The area designated has slope, soil, geology, and other physical conditions that make it suitable for the use being proposed.
- (b) Noise. Article 414, Noise and Lighting Standards, of the Washoe County Development Code addresses noise standards for all of unincorporated Washoe County.
- (c) Special Development Options. The following special development option is allowed for all non-residential categories: the development of non-residential uses is permitted on lots smaller than those allowed within each regulatory zone, providing that at least one of the following provisions are met:
 - (1) Common Open Space Development. The provisions of Article 408, Common Open Space Development, are met.
 - (2) Development Regulations Demonstrated. It is demonstrated that the non-residential development of the lot can meet all applicable development regulations of this Development Code.

Section 110.106.30 Use of Land within Spheres of Influence. Within the spheres of influence created pursuant to the Truckee Meadows Regional Plan, the allowable uses and density for those parcels for which no regulatory zone (i.e. zoning) has been identified, either by Washoe County or the respective City, on the Regulatory Zone maps shall only be those identified by Washoe County Code, Chapter 110, in effect prior to May 26, 1993. The standards of development for those parcels with no identified regulatory zone designation shall be those of the comparable regulatory zone as defined in Table 110.106.30.1, Table of Comparable Regulatory Zones and Pre-1993 Zoning Ordinance Districts. The provisions of this section shall be in effect for a parcel within a sphere of influence that has no regulatory zone category until one of the following has occurred:

- (a) Approval of Regulatory Zone Designation for Parcel. A parcel receives a regulatory zone category through the approval of a Regulatory Zone map amendment processed pursuant to Article 821, Amendment of Regulatory Zone.
- (b) Assumption of Development Review Responsibilities by City. The city for whom the sphere of influence is designated assumes development review authority for the parcel pursuant to the Truckee Meadows Regional Plan through written notification to the County.

- (c) Adoption of Plan for Joint Planning Area. The city for whom the sphere of influence is designated and Washoe County adopt a plan for the joint planning area.
- (d) Annexation of Parcel. The city for whom the sphere of influence is designated annexes the parcel of land.

Table 110.106.30.1

**TABLE OF COMPARABLE REGULATORY ZONES AND
PRE-1993 ZONING ORDINANCE DISTRICTS**

Regulatory Zone	Comparable Pre-1993 Zoning Ordinance District
Low Density Rural	A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3
Medium Density Rural	A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-5
High Density Rural	A-2, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-4, E-5
Low Density Suburban and Low Density Suburban Two	A-1, A-2, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-3, E-4, E-5, C-1
Medium Density Suburban and Medium Density Suburban Four	A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
High Density Suburban	R-1, R1-a, R-1b, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Low Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Medium Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
High Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
General Commercial	C-1, C-2
Neighborhood Commercial/Office	C-1, C-2
Tourist Commercial	R-H, TC, C-2
Industrial	M-1, ME, MS, MW, C-2
Public/Semi-Public Facilities	A-R, L-R
Parks and Recreation	A-R, L-R
General Rural	A-7, A-8, A-9, A-10, A-11, M-3
General Rural Agricultural	A-7, A-8, A-9, A-10, A-11
Specific Plan	Any zone if included in an adopted Design Standards Manual

Source: Washoe County Department of Community Development

[Article amended in its entirety by Ord. 1447, provisions eff. 9/9/10. Amended by Ord. 1475, provisions eff. 1/12/12.]

