



Planning Commission Staff Report

Meeting Date: October 16, 2023

Agenda Item: 8B

DEVELOPMENT CODE AMENDMENT CASE NUMBER: WDCA23-0002 (Envision Washoe 2040)

BRIEF SUMMARY OF REQUEST: Development code amendments as part of the Envision Washoe 2040 Master Plan update, moving regulatory language from the Master Plan into the development code.

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CASE DESCRIPTION

For hearing, discussion and possible action to initiate an amendment and approve a resolution to amend: Washoe County Code Chapter 110 (Development Code) by adding various sections and maps to multiple articles within Divisions two, three, four and eight, in order to transfer existing regulatory language found in the 2010 Washoe County Master Plan to the development code as part of a comprehensive update to the Master Plan (Envision Washoe 2040). The following articles have been amended by adding new sections thereto: Article 204 Forest Area to add sections related to Matera Ridge Community Modifiers, Mt. Rose Scenic Highway Commercial Modifiers, Mt. Rose Resort Services Area, and Specific Plans; article 206 High Desert area to add sections related to temporary residential development, Squaw Valley Reservoir Community Modifiers, Downtown Gerlach Community Modifiers, and Specific Plans; Article 208 North Valleys area to add sections related to Avigation Easements, Golden Valley Community Modifiers, Lemmon Valley Community Modifiers, and Specific Plans; Article 210 South Valleys area to add sections related to Old Washoe City Community Modifiers, development standards and allowed uses, and Steamboat Valley Community Modifiers, development standards and allowed uses; Article 212 Southeast Truckee Meadows area to add a section related to public access easements in the Virginia range; Article 216 Spanish Springs area to add sections related to western theme design standards, business park design standards, Specific Plans, the Spanish Springs Airport, and allowable uses in the Spanish Springs planning area; Article 218 Sun Valley area to add sections related to Downtown Sun Valley Design and Development Standards, and specific plans; Article 226 Warm Springs area to add sections related to export of native water resources and Palomino Valley Community Modifiers; Article 302 allowed uses to add a section related to diesel power generation; Article 340 Industrial Performance Standards to add sections related to building design and air quality; Article 406 Building Placement Standards to add a section related to common open space fences; Article 820 Amendment of Master Plan to add a section related to administrative amendments; and Articles 204, 206, 208, 210, 216, 218 and 226 for the addition of planning area community maps; and all matters necessarily connected therewith and pertaining thereto.

If the proposed amendments are initiated, the Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input and discussion at the public hearing, or recommend denial. If approval is recommended, the Planning Commission is asked to authorize the Chair to sign a resolution to that effect.

Development Code: Authorized in Article 818, Amendment of Development Code
Commission District: All Districts

STAFF RECOMMENDATION

APPROVE

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA23-0002, to amend Washoe County Chapter 110 (Development Code) within Articles 204, 206, 208, 210, 212, 216, 218, 226, 302, 340, 406, and 820, as reflected in the proposed ordinance contained in Exhibit A-1. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on all of the four findings within Washoe County Code Section 110.818.15(e).

(Motion with Findings on Page 7)

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Development Code Amendments

The Washoe County Development Code is Chapter 110 of the Washoe County Code (WCC). The development code broadly regulates allowable and permitted land uses, subdivision of land, planning permit requirements and procedures, signage, infrastructure availability, land use development standards, and other related matters. Because the development code covers so many varying aspects of land use and development standards, it is expected that from time to time it may be necessary to change or amend one or more portions of the development code to keep it up to date with the most current and desirable trends in planning and development.

The development code amendment process provides a method of review and analysis for such proposed changes. Development code amendments may be initiated by the Washoe County Commission, the Washoe County Planning Commission, or an owner of real property in Washoe County. Development code amendments are initiated by resolution of the Washoe County Commission or the Planning Commission. Real property owners may submit an application to initiate a development code amendment.

After initiation, the Planning Commission considers the proposed amendment in a public hearing. The Planning Commission may recommend approval, approval with modifications or denial of the proposed amendment. The Planning Commission records its recommendation by resolution.

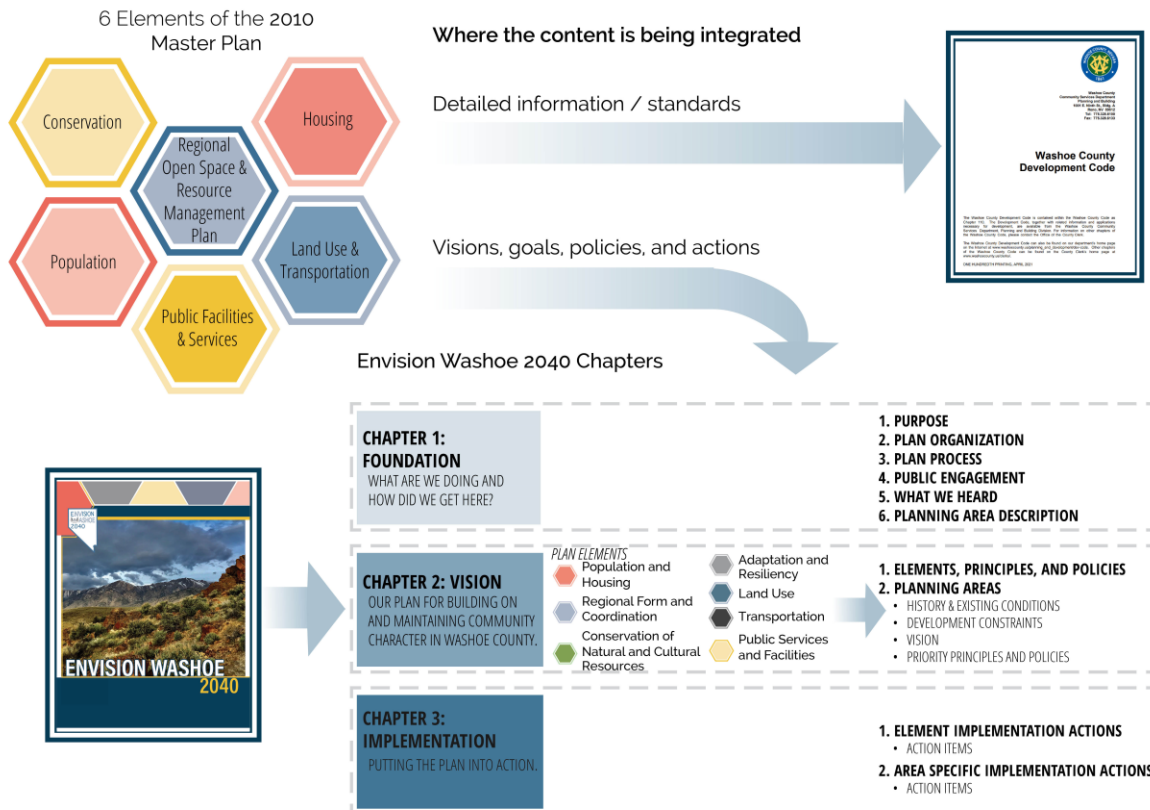
The Washoe County Commission (BCC) hears all amendments recommended for approval, and amendments recommended for denial upon appeal. The BCC will hold a first reading and introduction of the ordinance (proposed amendment), followed by a second reading and possible ordinance adoption in a public hearing at a second meeting at least two weeks after the first reading. Unless otherwise specified, ordinances are effective 10 days after adoption.

Background and Proposed Amendments

BACKGROUND ON PROPOSED CODE CHANGES

In 2020, Washoe County began a comprehensive update to the Master Plan. Near the beginning of the process, the project team conducted an audit of every policy in the current Master Plan, including the elements and area plans. The most significant finding of this audit was that large parts of the Master Plan language were actually regulatory in nature and would be more appropriately located in the Washoe County Development Code. A goal of Envision Washoe 2040 is to streamline the Master Plan into one concise and clear document that is accessible to all. As shown in the figure below, this will be achieved by restructuring the plan to: (a) move language that contains specific development standards into the development code, and (b) incorporate the plans into a single document that contextualizes them in relation to each other (WMPA23-0007).

Concepts Integration:



WDCA23-0002 is intended to simply transfer existing regulatory language from the Master Plan into the development code where it more appropriately belongs. The requirements therein are already implemented by staff during the development review process. No substantive changes are proposed to the content of the code language transferred. Some of the language that was initially marked as code language was, in fact, not specific enough to be implemented and more appropriately considered as a future development code amendment. These items have been incorporated into Chapter 3 of the new Master Plan as implementation items (WMPA23-0007). The purpose of this development code amendment is to put all code language where it belongs in the development code, as part of the larger process of updating the Washoe County Master Plan. The result will be a more concise Master Plan and easier to navigate development code standards.

PROPOSED AMENDMENTS

The Master Plan audit found code language in all Area Plans and Elements. Generally speaking, regulatory language from the Area Plans is incorporated into the corresponding modifier (Division 2 of WCC Chapter 110). However, in the case where code language was found throughout the majority of Area Plans, the code language was instead added to an appropriate location of the development code that applies to all planning areas (Division 3 or Division 4). It bears noting that in several instances, language in the Master Plan already existed in the Development Code. In those cases, no updates were made. All code language that was applied under the Master Plan was transferred to an appropriate location in the development code if it did not already exist as such.

A similar process was undertaken for the Elements. Code language found in the Master Plan was moved to the appropriate place in the development code. If such language already existed in the development code, no changes were made. Any items that were marked as code language but were not detailed enough to be implemented were added to Chapter 3 of the new Master Plan as action items.

Below is a list of all articles of development code which are proposed to be modified:

- Article 204 Forest Area
- Article 206 High Desert Area
- Article 208 North Valleys Area
- Article 210 South Valleys Area
- Article 212 Southeast Truckee Meadows Area
- Article 216 Spanish Springs Area
- Article 218 Sun Valley Area
- Article 226 Warm Springs Area
- Article 302 Allowed Uses
- Article 340 Industrial Performance Standards
- Article 406 Building Placement Standards
- Article 820 Amendment of Master Plan

A redline showing all code amendments is attached as Exhibit A-1. No development standards will change as a result of this DCA. Instead, they will all be located in the development code rather than in the Master Plan. The result will be a development code that is easier to navigate and enforce.

Findings

Washoe County Code Section 110.818.15(e) requires the Planning Commission to make at least one of the following findings of fact. Staff provides the following evaluation for each of the findings of fact and recommends that the Planning Commission make all four findings in support of the proposed Development Code amendment.

1. Consistency with Master Plan. The proposed development code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan.

Staff comment: This development code update is paired with the comprehensive Master Plan update under WMPA23-0007. The purpose of the DCA is to transfer code language from the existing Master Plan to the development code. The language proposed is contained largely verbatim in the existing Master Plan. Therefore, the proposed DCA complies with the policies and action programs of the Washoe County Master Plan.

2. Promotes the Purpose of the Development Code. The proposed development code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the development code as expressed in Article 918, Adoption of Development Code.

Staff comment: All proposed code language already exists in the Washoe County Master Plan. Proposed amendments address topics ranging from use types to development constraints to natural resource considerations. As all items have already been implemented through the Master Plan over the last couple decades, there will be no adverse impact to public health, safety or welfare, and these amendments will promote the original purposes for the development code as expressed in Article 918.

- 3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones.

Staff comment: This DCA transfers code language from the existing Master Plan to the development code, where it can be better implemented. The standards therein were developed through previous public engagement efforts for the benefit of the community. This DCA responds to the need to update the Master Plan and to manage development code standards in a way that is clear and accessible to all.

- 4. No Adverse Affects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Staff comment: These amendments will not adversely affect the implementation of the Conservation Element or Population Element of the Washoe County Master Plan. This DCA moves specific language from those elements to the Development Code, implementing the standards therein in the most appropriate and effective manner.

Public Notice

Pursuant to Washoe County Code Section 110.818.20, notice of this public hearing was published in the newspaper at least 10 days prior to this meeting.

Recommendation

It is recommended that the Washoe County Planning Commission recommend approval of WDCA23-0002, to amend Washoe County Chapter 110 (Development Code) within Articles 204, 206, 208, 210, 212, 216, 218, 226, 302, 340, 406, and 820 as reflected in the proposed ordinance contained in Exhibit A-1. The following motion is provided for your consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA23-0002, to amend Washoe County Chapter 110 (Development Code) within Articles 204, 206, 208, 210, 212, 216, 218, 226, 302, 340, 406, and 820 as reflected in the proposed ordinance contained in Exhibit A-1. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission’s recommendation to the Washoe County Board of County Commissioners within 60 days of today’s date. This recommendation for approval is based on all of the following four findings in accordance with Washoe County Code Section 110.818.15(e):

- 1. Consistency with Master Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
- 2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;

3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. No Adverse Affects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Appeal Process

An appeal of the Planning Commission's denial of a development code amendment may be made to the Washoe County Board of County Commissioners within 10 calendar days from the date that the Planning Commission's decision is filed with the Secretary to the Planning Commission, pursuant to Washoe County Code Section 110.818.25 and Washoe County Code Section 110.912.20.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

INITIATING AND RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE WASHOE COUNTY CODE AT CHAPTER 110 (DEVELOPMENT CODE) BY ADDING VARIOUS SECTIONS AND MAPS TO MULTIPLE ARTICLES WITHIN DIVISIONS TWO, THREE, FOUR, AND EIGHT IN ORDER TO TRANSFER EXISTING REGULATORY LANGUAGE FOUND IN THE 2010 WASHOE COUNTY MASTER PLAN TO THE DEVELOPMENT CODE AS PART OF A COMPREHENSIVE UPDATE TO THE MASTER PLAN (ENVISION WASHOE 2040). THE FOLLOWING ARTICLES HAVE BEEN AMENDED BY ADDING NEW SECTIONS THERETO: ARTICLE 204 FOREST AREA TO ADD SECTIONS RELATED TO MATERA RIDGE COMMUNITY MODIFIERS, MT. ROSE SCENIC HIGHWAY COMMUNITY MODIFIERS, MT. ROSE RESORT SERVICES AREA, AND SPECIFIC PLANS; ARTICLE 206 HIGH DESERT AREA TO ADD SECTIONS RELATED TO TEMPORARY RESIDENTIAL DEVELOPMENT, SQUAW VALLEY COMMUNITY MODIFIERS, DOWNTOWN GERLACH COMMUNITY MODIFIERS, AND SPECIFIC PLANS; ARTICLE 208 NORTH VALLEYS AREA TO ADD SECTIONS RELATED TO AVIGATION EASEMENTS, GOLDEN VALLEY COMMUNITY MODIFIERS, LEMMON VALLEY COMMUNITY MODIFIERS, AND SPECIFIC PLANS; ARTICLE 210 SOUTH VALLEYS AREA TO ADD SECTIONS RELATED TO OLD WASHOE CITY COMMUNITY MODIFIERS, DEVELOPMENT STANDARDS AND ALLOWED USES, AND STEAMBOAT VALLEY COMMUNITY MODIFIERS, DEVELOPMENT STANDARDS AND ALLOWED USES; ARTICLE 212 SOUTHEAST TRUCKEE MEADOWS AREA TO ADD A SECTION RELATED TO PUBLIC ACCESS EASEMENTS IN THE VIRGINIA RANGE; ARTICLE 216 SPANISH SPRINGS AREA TO ADD SECTIONS RELATED TO WESTERN THEME DESIGN STANDARDS, BUSINESS PARK DESIGN STANDARDS, SPECIFIC PLANS, THE SPANISH SPRINGS AIRPORT, AND ALLOWABLE USES IN THE SPANISH SPRINGS PLANNING AREA; ARTICLE 218 SUN VALLEY AREA TO ADD SECTIONS RELATED TO DOWNTOWN SUN VALLEY DESIGN AND DEVELOPMENT STANDARDS, AND SPECIFIC PLANS; ARTICLE 226 WARM SPRINGS AREA TO ADD SECTIONS RELATED TO EXPORT OF NATIVE WATER RESOURCES AND PALOMINO VALLEY COMMUNITY MODIFIERS; ARTICLE 302 ALLOWED USES TO ADD A SECTION RELATED TO DIESEL POWER GENERATION; ARTICLE 340 INDUSTRIAL PERFORMANCE STANDARDS TO ADD SECTIONS RELATED TO BUILDING DESIGN AND AIR QUALITY; ARTICLE 406 BUILDING PLACEMENT STANDARDS TO ADD A SECTION RELATED TO COMMON OPEN SPACE FENCES; ARTICLE 820 AMENDMENT OF MASTER PLAN TO ADD A SECTION RELATED TO ADMINSTRATIVE UPDATES; AND ARTICLES 204, 206, 208, 210, 216, 218 AND 226 FOR THE ADDITION OF PLANNING AREA COMMUNITY MAPS; AND ALL MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

Resolution Number 23-15

WHEREAS;

- A. Washoe County Code Section 110.818.05 requires that amendments to Washoe County Code Chapter 110 (Development Code) be initiated by resolution of the Washoe County Board of County Commissioners or the Washoe County Planning Commission; and

- B. The Washoe County Planning Commission initiated amendments to the Washoe County Code at Chapter 110 (Development Code) within Article 204 Forest Area, Article 206 High Desert Area, Article 208 North Valleys Area, Article 210 South Valleys Area, Article 212 Southeast Truckee Meadows Area, Article 216 Spanish Springs Area, Article 218 Sun Valley Area, Article 226 Warm Springs Area, Article 302 Allowed Uses, Article 340 Industrial Performance Standards, Article 406 Building Placement Standards, and Article 820 Amendment of Master Plan on October 16, 2023 as fully described in Exhibit A-1 to this resolution; and
- C. Development Code Amendment Case Number WDCA23-0002 came before the Washoe County Planning Commission for a duly noticed public hearing on October 16, 2023; and
- D. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Development Code Amendment; and
- E. Whereas, pursuant to Washoe County Code Section 110.818.15(e), the Washoe County Planning Commission made the following findings to support its recommendation for adoption of the proposed Development Code Amendment Case Number WDCA23-0002:
 - 1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
 - 2. Promotes the Purpose of the Development Code. The proposed development code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
 - 3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
 - 4. No Adverse Affects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the Washoe County Planning Commission recommends approval of the ordinance attached hereto as Exhibit A-1.

A report describing this amendment, discussion at this public hearing, this recommendation, and the vote on the recommendation will be forwarded to the Washoe County Board of County Commissioners within 60 days of this resolution's adoption date.

ADOPTED on October 16, 2023.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Rob Pierce, Chair

WORKING COPY
INFORMATION ONLY

REGULAR TEXT: NO CHANGE IN LANGUAGE

~~STRIKEOUT TEXT: DELETE LANGUAGE~~

BOLD TEXT: NEW LANGUAGE

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

Summary: Amends Washoe County Code Chapter 110 (Development Code) in Division Two - Area Plan Regulations, Division Three - Regulation of Uses, and Division Four - Development Standards by adding sections and maps to multiple articles in order to transfer existing regulatory language found in the 2010 Washoe County Master Plan to the Development Code as part of a comprehensive update of the Master Plan (Envision Washoe 2040).

BILL NO. _____

ORDINANCE NO. _____

Title:

AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE) BY ADDING VARIOUS SECTIONS AND MAPS TO MULTIPLE ARTICLES WITHIN DIVISIONS TWO, THREE, FOUR AND EIGHT, IN ORDER TO TRANSFER EXISTING REGULATORY LANGUAGE FOUND IN THE 2010 WASHOE COUNTY MASTER PLAN TO THE DEVELOPMENT CODE AS PART OF A COMPREHENSIVE UPDATE TO THE MASTER PLAN (ENVISION WASHOE 2040). THE FOLLOWING ARTICLES HAVE BEEN AMENDED BY ADDING NEW SECTIONS THERETO: ARTICLE 204 FOREST AREA TO ADD SECTIONS RELATED TO MATERA RIDGE COMMUNITY MODIFIERS, MT. ROSE SCENIC HIGHWAY COMMERCIAL MODIFIERS, MT. ROSE RESORT SERVICES AREA, AND SPECIFIC PLANS; ARTICLE 206 HIGH DESERT AREA TO ADD SECTIONS RELATED TO TEMPORARY RESIDENTIAL DEVELOPMENT, SQUAW VALLEY COMMUNITY MODIFIERS, DOWNTOWN GERLACH COMMUNITY MODIFIERS, AND SPECIFIC PLANS; ARTICLE 208 NORTH VALLEYS AREA TO ADD SECTIONS RELATED TO AVIGATION EASEMENTS, GOLDEN VALLEY COMMUNITY MODIFIERS, LEMMON VALLEY COMMUNITY MODIFIERS, AND SPECIFIC PLANS; ARTICLE 210 SOUTH VALLEYS AREA TO ADD SECTIONS RELATED TO

OLD WASHOE CITY COMMUNITY MODIFIERS, DEVELOPMENT STANDARDS AND ALLOWED USES, AND STEAMBOAT VALLEY COMMUNITY MODIFIERS, DEVELOPMENT STANDARDS AND ALLOWED USES; ARTICLE 212 SOUTHEAST TRUCKEE MEADOWS AREA TO ADD A SECTION RELATED TO PUBLIC ACCESS EASEMENTS IN THE VIRGINIA RANGE; ARTICLE 216 SPANISH SPRINGS AREA TO ADD SECTIONS RELATED TO WESTERN THEME DESIGN STANDARDS, BUSINESS PARK DESIGN STANDARDS, SPECIFIC PLANS, THE SPANISH SPRINGS AIRPORT, AND ALLOWABLE USES IN THE SPANISH SPRINGS PLANNING AREA; ARTICLE 218 SUN VALLEY AREA TO ADD SECTIONS RELATED TO DOWNTOWN SUN VALLEY DESIGN AND DEVELOPMENT STANDARDS, AND SPECIFIC PLANS; ARTICLE 226 WARM SPRINGS AREA TO ADD SECTIONS RELATED TO EXPORT OF NATIVE WATER RESOURCES AND PALOMINO VALLEY COMMUNITY MODIFIERS; ARTICLE 302 ALLOWED USES TO ADD A SECTION RELATED TO DIESEL POWER GENERATION; ARTICLE 340 INDUSTRIAL PERFORMANCE STANDARDS TO ADD SECTIONS RELATED TO BUILDING DESIGN AND AIR QUALITY; ARTICLE 406 BUILDING PLACEMENT STANDARDS TO ADD A SECTION RELATED TO COMMON OPEN SPACE FENCES; ARTICLE 820 AMENDMENT OF MASTER PLAN TO ADD A SECTION RELATED TO ADMINISTRATIVE AMENDMENTS; AND ARTICLES 204, 206, 208, 210, 216, 218 AND 226 FOR THE ADDITION OF PLANNING AREA COMMUNITY MAPS; AND ALL MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

WHEREAS:

- A. This Commission desires to amend Articles 204 Forest Area, 206 High Desert Area, 208 North Valleys Area, 210 South Valleys Area, 212 Southeast Truckee Meadows Area, 216 Spanish Springs Area, 218 Sun Valley Area, 226 Warm Springs Area, 302 Allowed Uses, 340 Industrial Performance Standards, 406 Building Placement Standards, and 820 Amendment of Master Plan of the Washoe County Development Code (Chapter 110) in order to transfer certain regulatory language previously contained in the 2010 Master Plan to the Washoe County Development Code; and
- B. The amendments and this Ordinance (DCA23-0002) were drafted in concert with the District Attorney's Office; and
- C. The Washoe County Planning Commission held a duly noticed public hearing for DCA23-0002 on October 16, 2023, and initiated the proposed amendments to Washoe County Code Chapter 110 (Development Code) in the Articles identified in Paragraph A, above, by Resolution Number 23-15; and

- D. Following a first reading and publication as required by NRS 244.100(1), and after a duly noticed public hearing, this Commission desires to adopt this Ordinance; and
- E. This Commission has determined that this ordinance is being adopted pursuant to requirements set forth in Chapter 278 of NRS, therefore it is not a "rule" as defined in NRS 237.060 requiring a business impact statement.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DOES HEREBY ORDAIN:

SECTION 1. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labelled 110.204.20 and read as follows:

Section 110.204.20 The Matera Ridge Community Modifiers. In order to preserve this area's historic role providing a scenic transition along the State Route 431 corridor, the area identified as the Matera Ridge Community ("MRC") in Map 110.204.1 Forest Planning Area Communities Map is subject to the following additional minimum review standards and development guidelines for permits requiring discretionary review.

- (a) All development, including buildings, site plans, and civic or public uses shall be constructed consistent with an established green building standard for energy efficiency, renewable content, waste management, and general environmental performance.
- (b) Any necessary public infrastructure, such as water or wastewater facilities, shall be located, landscaped and designed in a manner that prevents any negative impact to any existing residential development.
- (c) The development shall incorporate a view shed plan that will direct the location and intensity of development within the MRC. Infrastructure that impacts the view shed of adjacent properties shall be designed such that negative impacts to the view shed are mitigated. Architectural styles, lighting, infrastructure, landscaping, and site design shall blend with the natural features of the land.
- (d) Alternative design standards which serve to preserve the natural features of the landscape and minimize the perception of an engineered landscape should be utilized whenever possible. These alternative designs can include, but are not limited to, hillside adaptive development standards. These standards are intended to prevent the extensive use of terracing and similar site preparation techniques that severely reconfigure the natural landscape.
- (e) Primary structures shall be buffered from the adjacent residential areas outside the MRC in a manner that preserves the suburban/rural character of the existing development. Buffering can include but is not limited to: areas of open space, clustering or otherwise locating structures behind ridges or outcroppings, and significant landscaping.
- (f) Key cultural and natural resources will be protected in development plans. The Nevada Department of Conservation and Natural Resources will be consulted and when indicated archaeological and wildlife surveys shall be conducted to determine areas of concern for key natural and cultural resources. The results of these surveys will be used to plan for the best

possible maintenance of these resources. Mitigation plans must be provided for identified resources not protected in development plans.

- (g) Gated communities shall be limited to small clusters of residential units such that through access for the public is maintained on all collectors and arterials. No more than one third of the total residential units proposed in the MRC development may be “gated.”
- (h) A comprehensive trails plan shall be developed that maintains access to public lands that border the MRC.
- (i) The MRC development plan must include a civic use component, such as but not limited to, public art, recreation, or assembly.
- (j) Commercial development should be primarily focused on providing a range of services or employment to the local community. Civic and recreational uses may serve the sub-region. Non-residential uses which seek to take advantage of the nearby recreational opportunities in the Sierra are also encouraged.
- (k) Secure bicycle storage and parking must be provided for all development proposals that will generate employment and/or inbound customer trips that access services offered by the development.
- (l) Ground water recharge areas shall be incorporated into the site planning and enhanced whenever possible. Low Impact Development (LID) standards shall be utilized to enhance groundwater recharge and manage storm water runoff.

SECTION 2. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labelled 110.204.25 and read as follows:

Section 110.204.25 Mt. Rose Scenic Highway Commercial Modifiers. In order to recognize the important gateway function of the Forest Planning Area, all development activities within the area identified on Map 110.204.1 Forest Planning Area Communities Map as Mt. Rose Scenic Highway Commercial are subject to the following additional development guidelines.

- (a) To promote a sense of neighborhood, to promote the functional and aesthetic integration of commercial uses with the community, and to promote the efficient use of resources and infrastructure in the Forest planning area, commercial development proposals should include a residential component, or be closely integrated with nearby residential development. In order to facilitate this policy, special use permits to establish residential uses in commercial regulatory zones will not be required in the Forest planning area.
- (b) Commercial and mixed-use development proposals must show how the scenic quality of the Mt. Rose Highway will be preserved or improved, and must be consistent with all Principles and Policies and Development Code provisions relating to the Mt. Rose Scenic Corridor.
- (c) Ingress, egress, and internal circulation must be designed to improve overall traffic safety, improve access for affected adjacent property owners, consolidate and minimize access to State Route 431, promote pedestrian and cycling activity, and mitigate any negative impact to existing development.
- (d) At the request of the Division of Engineering and Capital Projects, development proposals shall submit traffic impact studies and mitigation plans to the Regional Transportation Commission, Nevada Department of Transportation and the Washoe County Division of Engineering and Capital Projects for review and approval prior to the approval of tentative maps or the issuance of building permits for the project. Any safety related traffic system improvements must be constructed commensurate with the development authorized as part of the tentative map or building permit.

- (e) A consistent architectural style shall be used to unify these parcels. This unifying style should recognize the important gateway function of the property in the region. Building materials shall be chosen for their ability to blend with the landscape and should emphasize the use of wood, stone, stucco or related materials.
- (f) Whenever possible given existing topography, the site design and architectural style should utilize hillside adaptive architecture.
- (g) A tree restoration and preservation plan, prepared by a certified landscape architect, shall be submitted with any site plan or tentative map proposals that propose the removal of 4 or more trees. A minimum of 2 inches caliper per American Nursery Standards is required for any tree used for restoration, and a maximum of 75% of trees used for restoration may be at this minimum requirement.

SECTION 3. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labelled 110.204.30 and read as follows:

Section 110.204.30 Mt. Rose Resort Services Area (MRRSA). The MRRSA is enabled by and consistent with the Truckee Meadows Regional Plan. It is established to preserve the historic role of resort destinations in the Forest planning area, to promote the economic viability of resort destination activities, and to ensure consistency with the regional form and pattern established in the regional plan. The area encompassed by the MRRSA is designated on Map 110.204.1 Forest Planning Area Communities Map and is subject to the following development standards and guidelines.

- (a) **Purpose and Intent.** The purpose of the MRRSA is to establish and define the characteristics, uses and limitations for the long-term planning of the Mt. Rose-Ski Tahoe Resort in concert and consistent with the United States Forest Service (USFS) Plan that has been adopted by the USFS (Mt. Rose/Slide Mt. Master Development Plan, October 2003). Mt. Rose-Ski Tahoe has served for more than 44 years as the local ski resort for the residents of Washoe County. It has also benefited the tourism sector of the local economy by providing a recreational experience that is not typically found in close proximity to urban areas. The MRRSA is intended to recognize the long term needs of Mt. Rose-Ski Tahoe to modernize and remain competitive in the dynamic ski resort industry while assuring the goals and policies of the Truckee Meadows Regional Plan and the Washoe County Master Plan are achieved.
- (b) **Procedures.** Development within the MRRSA will follow the review procedures (i.e., tentative maps, special use and administrative permits) as they are established in the Washoe County Development Code for the land uses designations included in the MRRSA.
- (c) **Land Use Designations.** A possible approach to the designation of land uses is shown below. The ultimate designation of land uses will permit the establishment of various forms of lodging, including interval or timeshare units.

LAND USE DESIGNATION	ACRES
Parks and Recreation	413.5
Tourist Commercial	44.7

- (d) **Circulation and Access.** Mt. Rose – Ski Tahoe will continue to obtain vehicular access, both directly and indirectly, from Mt. Rose Highway (State Highway 431). The Mt. Rose Base Lodge side of the resort is served by a private internal loop road that will ultimately connect the Lodge, parking areas and condominiums. The Slide Lodge obtains access from a public road

(State Route 878) that extends from its intersection with Mt. Rose Highway to the Slide Lodge and parking area. The existing accesses from Mt. Rose Highway to the Mt. Rose Base Lodge and Slide Bowl Lodge will remain. A third approved access to Mt. Rose is approximately one-quarter (1/4) mile south of the Mt. Rose Base Lodge access. These three access points are designed to adequately handle the long-term needs of the resort.

- (e) **Employee Transportation and Housing.** The resort will provide on-site housing for caretaker, avalanche control and snow removal staff (3-6 units).
- (f) **Infrastructure.** The MRRSA is currently served by a private water system, public sewerage (Washoe County) and electricity. This existing infrastructure, particularly the sewer and water improvements, is sized to meet only the level of development contemplated in the MRRSA. Therefore, it cannot promote the expansion of surrounding development outside the MRRSA.
- (g) **Primary Activity.** The primary activity of the MRRSA is, and will remain, alpine skiing and associated snow sports that are a function of the elevation and topography of the site.
- (h) **Design Criteria.** Any development applications shall include details of the design criteria and architectural details of the project and will be consistent with the development standards for the specific land use designations as they are established in the Washoe County Development Code.
- (i) **Development Constraints.** Activities and development within areas of the MRRSA that have slopes of 30% or greater shall be limited to those associated with access, utilities and ski resort operations consistent with Policy NR 3 of the 2019 Truckee Meadows Regional Plan. Development within the MRRSA must be consistent with plans and procedures adopted by Washoe County to implement Policy NR 3 of the 2019 Truckee Meadows Regional Plan.
- (j) **Residential Development.** Residential uses will be primarily intended for transient guests who will use the ski resort and will consist of not more than 440 “ski-in/ski-out” condominium units.
- (k) **Accessory Uses.** Accessory uses must not meet or exceed the scale of the primary ski resort use within the MRRSA. They will be designed to meet the needs of the anticipated customer base of the resort and not be of a size or scale such that they would promote the development of properties surrounding the resort.
- (l) **Mt. Rose Scenic Corridor.** A 100-foot open space setback along the Mt. Rose Highway frontage will be provided to implement the objectives of the Mt. Rose Scenic Corridor established in the Forest Planning Area. With the exception of the two access driveways on Mt. Rose Highway and the existing Mt. Rose Lodge parking lot, this 100-foot setback will be retained as undisturbed open space.
- (m) **Sustainability.** All new construction shall use construction best practices to implement “green” development standards that are appropriate for the location of the resort.

SECTION 4. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.204.35 and read as follows:

Section 110.204.35 Specific Plans. Some parcels in the Forest planning area may be subject to a specific plan and/or a document labelled as a “specific plan” and its associated development standards. By way of example, the Reynen and Bardis Specific Plan falls within this planning area. The Reynen and Bardis Specific Plan is hereby incorporated by reference into this code section. Any amendments to the Reynen and Bardis Specific Plan shall require a Development Code Amendment in accordance with Article 818. For the most up to date information on specific plans, visit the Washoe County Planning Program’s website or the Washoe County Regional Mapping System.

SECTION 5. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.206.15 and read as follows:

Section 110.206.15 Temporary Residential Development. Temporary residential development associated with short-term commercial uses in the High Desert Planning Area, such as the annual Burning Man event, may be acceptable with a special use permit, provided the development does not require community facilities or services and it satisfies applicable health and safety requirements as stipulated by Northern Nevada Public Health and the Washoe County Community Services Department to ensure compliance with federal, state, and local health and safety regulations.

SECTION 6. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.206.20 and read as follows:

Section 110.206.20 Squaw Valley Reservoir Community Modifiers. Properties within the Squaw Valley Reservoir, as identified on Map 110.206.1 High Desert Planning Area Communities Map-Squaw Valley Reservoir, may be considered for more intense development (not to exceed one dwelling unit per 5 acres) when a development agreement is approved and any unique features are protected and preserved for public enjoyment. This development agreement may include, without limitation, the following:

- (a) Opportunities for residential development of mixed housing types.
- (b) Opportunities for local serving non-residential uses.
- (c) Opportunities for enhancement of tourism.
- (d) Development will be sited to blend with the surrounding developed and open space lands.
- (e) Development will minimize and mitigate its impacts on key resources.
- (f) Development will be compatible with and enhance the scenic quality of the High Desert planning area.
- (g) Development will promote the sustainable development goals of Washoe County.
- (h) Development will provide for public access to any features of unique and significant interest, including but not limited to significant wildlife, hydrological features, and reservoirs.

SECTION 7. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.206.25 and read as follows:

SECTION 110.206.25 Downtown Gerlach Community Modifiers. In order to promote the unique character of this rural freestanding community, the area identified as the Downtown Gerlach Community Area on Map 110.206.25.1 High Desert Planning Area Communities Map- Downtown Gerlach is subject to the following development standards and guidelines:

- (a) To promote a sense of neighborhood, to promote the functional and aesthetic integration of commercial uses with the community, and to promote the efficient use of resources and infrastructure in the High Desert planning area, commercial development proposals should include a residential component, or be closely integrated with nearby residential development. In order to facilitate this policy, special use permits to establish residential uses in commercial regulatory zones will not be required in the Downtown Gerlach Community Area.

Residential uses shall be allowed on parcels designated General Commercial in the Downtown Gerlach Community Area.

- (b) Commercial and mixed-use development proposals must show how the unique character of the Gerlach Community will be preserved or improved, and must be consistent with all Principles and Policies in the Washoe County Master Plan.
- (c) Residential properties located within Downtown Gerlach shall be allowed Neighborhood Commercial uses without the requirement of a special use permit.
- (d) A consistent architectural style shall be used to unify these parcels. This unifying style should recognize the unique character of the Gerlach community. Building materials shall be chosen for their ability to blend with the landscape and should emphasize the use of wood, stone, stucco or related materials.

SECTION 8. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.206.30 and read as follows:

Section 110.206.30 Specific Plans. Some parcels in the High Desert planning area may be subject to a specific plan and/or a document labeled as a “specific plan” and its associated development standards. By way of example, the Black Rock Station Specific Plan falls within this Planning Area. For the most up to date information on specific plans, visit the Washoe County Planning Program’s website or the Washoe County Regional Mapping System.

SECTION 9. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.208.50 and read as follows:

Section 110.208.50 Avigation Easements. Prior to the approval of tentative maps or non-residential development in the North Valleys planning area, the Reno-Tahoe Airport Authority (RTAA) will be contacted to determine if height limitations and an avigation easement is required. If the proposed development is within the boundary of the Federal Aviation Regulations (FAR) Part 77 Imaginary Protection Surfaces of the Reno- Stead Airport, that development will be limited to a height no greater than the protection surfaces or the applicant will be required to receive Federal Aviation Administration (FAA) approval to exceed the height limit as a condition of approval. Furthermore, the property owner of any proposed development within the boundary of the FAR Part 77 protection surfaces for the Reno-Stead Airport will be required to grant the RTAA an avigation easement as a condition of approval.

SECTION 10. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.208.55 and read as follows:

Section 110.208.55 Golden Valley Community Modifiers. In order to preserve the unique character of the Golden Valleys Community, the Area depicted on the North Valleys Planning Area Communities East Map as the Golden Valley Community is subject to the following development standards and guidelines.

- (a) Subdivisions will vary setbacks and driveway design.

- (b) Subdivisions shall construct no more than 10% of the total residential units in the same architectural elevation.
- (c) Perimeter fencing on individual parcels is optional. Perimeter fencing must be consistent with an “open fencing” concept. The use of block, concrete, or similar material should be limited to posts, pillars and not used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- (d) At least 50% of all dwellings in subdivisions must be single story. All dwellings adjacent to existing residential development must match the adjacent building type (single-story/multi-story). Development is considered adjacent if it is not separated by a road or minimum 30-foot landscaped buffer area.

SECTION 11. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.208.60 and read as follows:

Section 110.208.60 Lemmon Valley Community Modifiers. In order to preserve the unique character of the Lemmon Valley Community, the area identified as the Lemmon Valley Community on the North Valleys Planning Area Communities East Map will be subject to the following development standards.

- (a) Single Family Subdivisions in Regulatory Zones LDS, LDS 2, MDS, and MDS 4 will:
 - (1) When adjacent to or across a street from residential development, provide a minimum 30-foot wide open-space buffer, containing a minimum 8-foot wide decomposed granite trail, on the perimeter AND maintain a minimum parcel size of 15,000 square feet for any parcel located on the perimeter; OR, provide for perimeter parcel sizes that match the existing residential parcels.
 - (2) Limit all dwellings to a single story located on the perimeter when adjacent to or across a street from residential development.
 - (3) New residential parcels shall not front on existing streets.
 - (4) Vary setbacks and driveway design.
 - (5) Construct no more than 25% of the total residential units in the same architectural elevation.
 - (6) Limit the use of block, concrete, or similar material to posts, pillars and similar uses. These materials are not to be used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- (b) Potential for mixed use.
 - (1) In HDS regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under the NC regulatory zone can be established.
 - (2) In NC regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under the HDS regulatory zone can be established.
 - (3) Mixed-use developments must be proposed as a unified project and must integrate pedestrian features, landscaping and buffering so as to create a unified design.

SECTION 12. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.208.65 and read as follows:

Section 110.208.65 Specific Plans. Some parcels in the North Valleys Planning Area may be subject to a specific plan and/or a document labeled as a “specific plan” and its associated development standards. By way of example, the Silver Hills Specific Plan falls within this planning area. For the most up to date information on specific plans, visit the Washoe County Planning Program’s website or the Washoe County Regional Mapping System.

SECTION 13. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.210.15 and read as follows:

Section 110.210.15 Old Washoe City Community Modifiers. The Old Washoe City Community (OWCC) as identified on Map 110.210.1 South Valleys Planning Area Communities, is subject to the development standards found in sections 110.210.15 through 110.210.25. The area is intended to provide a range of land uses specifically tailored to provide the local population with retail and service opportunities and to provide visitors to the valley with services to facilitate tourism and recreation. The boundaries of this unique area are based on the historical land use pattern and shall not be amended to extend the southern limits of the OWCC to the interchange of the I-580 extension and U.S. 395.

SECTION 14. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.210.20 and read as follows:

Section 110.210.20 Old Washoe City Community Development Standards.

- (a) In Neighborhood Commercial (NC) and/or General Commercial (GC) regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under a residential regulatory zone can be established at densities not to exceed 2 units per parcel.
- (b) Mixed-use developments must be proposed as a unified project.
- (c) Mixed-use developments must integrate architectural and pedestrian features, landscaping and buffering so as to create a unified design.
- (d) Development proposals in OWCC should provide for future or demonstrate current pedestrian integration with neighboring parcels.

SECTION 15. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.210.25 and read as follows:

Section 110.210.25 Old Washoe City Community Allowed Uses. The following uses are permitted in the Neighborhood Commercial and General Commercial designated areas within the Old Washoe City Community (OWCC). Permitted land uses within Washoe County’s other regulatory zones are as defined in Article 302 the Washoe County Development Code. Other similar uses may be permitted in the OWCC provided the Director of the Planning and Building Division has determined that the proposed use is similar in nature and impact to the uses listed herein, and that the proposed use is consistent with the community character described in the South Valleys Planning Area.

Residential Use Types

(See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types (Section 110.304.15)	GC	NC
Family Residential		
Attached Accessory Dwelling **	S ₂	S ₂
Detached Accessory Dwelling	--	--
Detached Accessory Structure	--	A
Duplex	--	S ₂
Multi Family	--	--
Single Family, Attached	--	S ₂
Single Family, Detached	--	S ₂
Manufactured Home Parks	--	--
Residential Group Home	--	S ₂

Civic Use Types

(See Sections 110.302.10 and 110.302.15 for explanation)

Civic Use Types (Section 110.304.20)	GC	NC
Administrative Services	A	A
Child Care		
Family Daycare	S ₂	S ₂
Large-Family Daycare	S ₂	S ₂
Child Daycare	S ₂	S ₂
Community Center	S ₂	S ₂
Convalescent Services	S ₂	S ₂
Cultural and Library Services	A	A
Education	S ₂	S ₂
Group Care	P	P
Hospital Services	--	--
Major Services and Utilities		
Utility Services	S ₂	S ₂
Major Public Facilities		
Nature Center	S ₂	S ₂
Parks and Recreation	--	--
Active Recreation	PR	PR
Passive Recreation	A	A
Postal Services	A	A
Public Parking Services	--	--
Religious Assembly	P	P
Safety Services	S ₂	S ₂

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₂ = Board of Adjustment Special Use Permit; ** Live/Work Units.

Commercial, Industrial and Agricultural Use Types
 (See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	GC	NC
Administrative Offices	A	A
Adult Characterized Business (see Chapter 25, Washoe County Code)	--	--
Animal Sales and Services		
Commercial Kennels	S ₂	--
Commercial Stables	--	--
Dog Training Services (see Article 330)	A	A
Grooming and Pet Stores	A	A
Pet Cemeteries	S ₂	--
Veterinary Services, Agricultural	--	--
Veterinary Services, Pets	A	A
Automotive and Equipment		
Automotive Repair	P	S ₂
Automotive Sales and Rentals	S ₂	S ₂
Cleaning	P	S ₂
Commercial Parking	--	--
Equipment Repair and Sales	S ₂	--
Fabricated Housing Sales	--	--
Storage of Operable Vehicles	S ₂	S ₂
Truck Stops	--	--
Building Maintenance Services	A	A
Commercial Centers		
Neighborhood Centers	A	A
Community Centers	S ₂	--
Regional Centers	--	--
Commercial Educational Services	S ₂	S ₂
Commercial Recreation		
Commercial Campground Facilities/RV Park	S ₂	--
Destination Resorts	--	--
Indoor Entertainment	P	P
Indoor Sports and Recreation	S ₂	S ₂
Limited Gaming Facilities	P	P
Marinas	--	--
Outdoor Entertainment	--	--
Outdoor Sports and Recreation	P	P
Outdoor Sports Club	--	--
Unlimited Gaming Facilities	--	--
Communication Facilities		

Commercial Antennas	S ₂	S ₂
Satellite Dish Antennas (see Article 324)		
Wireless Communication Facilities (see Article 324)		
Construction Sales and Services	S ₂	--
Convention and Meeting Facilities (in conjunction with another primary permitted use only)	S ₂	S ₂
Custom Manufacturing	A	A

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); s₂ = Board of Adjustment Special Use Permit. *

Commercial Use Types (Section 110.304.25)	GC	NC
Eating and Drinking Establishments		
Convenience	A	A
Full Service	A	A
Financial Services	P	S ₂
Funeral and Internment Services		
Cemeteries	--	--
Undertaking	S ₂	S ₂
Gasoline Sales and Service Stations	A	A
Helicopter Services		
Heliport	--	--
Helistop	--	--
Liquor Sales		
Off-Premises	A	A
On-Premises	P	P
Lodging Services		
Bed and Breakfast Inns	P	P
Hostels	--	--
Hotels and Motels	S ₂	S ₂
Vacation Time Shares	--	--
Medical Services	P	S ₂
Nursery Sales		
Retail	A	A
Wholesale	A	A
Personal Services	A	A
Personal Storage	P*	S ₂
Professional Services	A	A
Recycle Center		
Full Service Recycle Center	--	--
Remote Collection Facility	--	--
Residential Hazardous Substance Recycle Center	--	--
Repair Services, Consumer	A	A
Retail Sales		
Convenience	A	A
Specialty Stores	S ₂	S ₂
Comparison Shopping Centers	--	--
Secondhand Sales	S ₂	S ₂
Transportation Services	A	A
Agricultural Processing	--	--
Agricultural Sales	A	A
Energy Production	--	--
Animal Slaughtering, Agricultural	--	--
Animal Slaughtering, Commercial	--	--
Crop Production	S ₂	S ₂
Forest Products	--	--
Game Farms	--	--
Produce Sales	S ₂	S ₂

SECTION 16. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.210.30 and read as follows:

Section 110.210.30 Steamboat Valley Community Modifiers. The Steamboat Valley Community (SVC) as indicated on Map 110.210.1 South Valleys Planning Area Communities establishes a small mixed-use district that will provide a transitional area between the urban character areas within the incorporated City of Reno to the north and the rural character of the Steamboat and Pleasant Valleys. The SVC is subject to the development standards found in sections 110.210.30 through 110.210.40.

SECTION 17. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.210.35 and read as follows:

Section 110.210.35 Steamboat Valley Community Development Standards.

- (a) In NC regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under a residential regulatory zone can be established at densities not to exceed 14 units per acre.
- (b) Mixed-use developments must be proposed as a unified project.
- (c) Mixed-use developments must integrate pedestrian features, landscaping and buffering so as to create a unified design.
- (d) Development proposals in the SVC should provide for future or demonstrate current pedestrian integration with neighboring parcels.

SECTION 18. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.210.40 and read as follows:

Section 110.210.40 Steamboat Valley Community Allowed Uses. The following uses are permitted in the Neighborhood Commercial and General Rural designated areas within the SVC. Permitted land uses within Washoe County's other regulatory zones are as defined in Article 302 of the Washoe County Development Code. Other similar uses may be permitted in the SVC provided the Director of the Planning and Building Division has determined that the proposed use is similar in nature and impact to the uses listed herein, and that the proposed use is consistent with the community character described in the South Valleys Planning Area.

Residential Use Types

(See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types (Section 110.304.15)	NC	GR
Family Residential		
Attached Accessory Dwelling	A	A
Detached Accessory Dwelling	P	P
Detached Accessory Structure	P	P
Duplex	A	A
Multi Family	S ₂	--
Single Family, Attached	A	A
Single Family, Detached	A	A
Manufactured Home Parks	--	*
Residential Group Home	S ₂	--

Civic Use Types

(See Sections 110.302.10 and 110.302.15 for explanation)

Civic Use Types (Section 110.304.20)	NC	GR
Administrative Services	A	--
Child Care		
Family Daycare	P	--
Large-Family Daycare	A	P
Child Daycare	P	S ₂
Community Center	S ₂	--
Convalescent Services	S ₂	--
Cultural and Library Services	A	A
Education	S ₂	S ₂
Group Care	P	S ₂
Hospital Services	--	--
Major Services and Utilities		
Utility Services	S ₂	S ₂
Major Public Facilities	S ₂	S ₂
Nature Center	A	S ₂
Parks and Recreation		
Active Recreation	PR	PR
Passive Recreation	A	A
Postal Services	A	--
Public Parking Services	A	--
Religious Assembly	P	S ₂
Safety Services	S ₂	S ₂

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₂ = Board of Adjustment Special Use Permit.

Commercial, Industrial and Agricultural Use Types
(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	NC	GR
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Eating and Drinking Establishments		
Convenience	A	--
Full Service	A	--
Financial Services	A	--
Funeral and Internment Services		
Cemeteries	--	P
Undertaking	A	--
Gasoline Sales and Service Stations	A	S ₂
Helicopter Services		
Heliport	--	S ₂
Helistop	--	S ₂
Liquor Sales		
Off-Premises	A	--
On-Premises	P	--
Lodging Services		
Bed and Breakfast Inns	A	S ₂
Hostels	--	--
Hotels and Motels	S ₂	--
Vacation Time Shares	--	--
Medical Services	A	--
Nursery Sales		
Retail	A	--
Wholesale	A	S ₂
Personal Services	A	--
Personal Storage	S ₂	--
Professional Services	A	--
Recycle Center		
Full Service Recycle Center	--	--
Remote Collection Facility	P	--
Residential Hazardous Substance Recycle Center	--	--
Repair Services, Consumer	A	--
Retail Sales		
Convenience	A	--
Specialty Stores	A	--
Agricultural Processing	--	--
Agricultural Sales	P	--
Energy Production	S ₂	S ₂
Animal Slaughtering, Agricultural	A	A
Animal Slaughtering, Commercial	--	--
Crop Production	A	A
Forest Products	S ₂	S ₂
Game Farms	S ₂	S ₂
Produce Sales	S ₂	S ₂

SECTION 19. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.212.15 and read as follows:

Section 110.212.15 Public Access Easements in the Virginia Range. Any easement needed to obtain legal access to a 40-acre parcel in the Virginia Range is also required to serve as access to all parcels that the easement crosses. Legal documents to this effect will be presented to the County Surveyor prior to the issuance of a grading permit for a road or driveway. The County Surveyor may waive this requirement under special circumstances.

SECTION 20. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.216.60 and read as follows:

Section 110.216.60 Western Theme Design Standards. These design and development standards set forth standards for certain uses within the Spanish Springs Planning Area. The areas in which these standards apply are identified on Map 110.216.1 Spanish Springs Planning Area Communities in the areas labeled “Western”. The design standards are intended to provide area residents and Washoe County with the assurances that the non-residential component within the planning area’s “Western” areas will develop in accordance with the Spanish Springs community’s expressed preference for quality projects with a “western” theme. The standards establish specific site planning, architectural, landscape, signage and lighting criteria by which each proposal shall be evaluated for compliance and approval.

- (a) **Applicability.** Map 110.216.1 Spanish Springs Planning Area Communities depicts the geographic area of applicability wherein these development standards will be enforced. With the exception of land uses associated with mining and education, and airport uses, these standards will be applied to all non-residential uses within the area designated on the map.
- (b) **Design Review Process.** These development standards supersede Sections 110.216.10 through 110.216.25 of the Washoe County Development Code in the specific “Western” geographic areas identified on Map 110.216.1 Spanish Springs Planning Area Communities. Where the standards found in this section are silent, Sections 110.216.10 through 110.216.25 will be in effect. These standards are to be enforced by Washoe County staff when evaluating permits for development activity. Small deviations from these standards may be permitted at the applicant’s request, provided the Director of the Planning and Building Division has made a determination that the deviation is in substantial conformance with the intent of these standards. The applicant shall have the sole responsibility for compliance with all applicable statutes, codes, ordinances or other regulations for all work performed on the premises by or on behalf of the applicant.
- (c) **Site Development Standards.** The following site planning standards are established to help implement and preserve the community character described for the Spanish Springs Planning Area within the Washoe County Master Plan. The use of such tools as open space buffers, pedestrian amenities and landscaping mitigate the impact of development on adjacent and nearby parcels while helping to implement and preserve the desired character. Personal storage has a separate set of design criteria and is addressed in the section entitled Personal Storage Guidelines in Section 110.216.60(h).
 - (1) **Building Site Coverage.** The maximum building site coverage of all buildings, including accessory buildings but not including surface parking, shall not exceed 30 percent of the gross parcel area. Personal storage uses are exempt from this requirement.

- (2) **Building Heights.** The maximum building height is 35 feet as measured in, and interpreted by, the Washoe County Development Code. The maximum height standards do not apply to structures such as parapet walls, roof-mounted equipment, elevator towers, belfries, cupolas, water towers, silos, windmills, water tanks, etc., provided that the aggregate floor area of such structures is not greater than one-half of the total roof area. Hospital Services shall be allowed a maximum height of 48 feet.
- (3) **Setbacks.** At a minimum, building setbacks shall be those established in Article 406, Building Placement Standards, of the Washoe County Development Code. Varied setbacks are encouraged to create usable open areas between buildings and to create a feeling of openness and privacy along streets.
- (4) **Open Space and Landscape Buffers.** Open space and formal landscaping buffers shall be established on the exterior boundaries of non-residential developments. These buffers provide separation from adjacent residential uses and major streets and highways.
 - (i) Open space/scenic view buffers will consist of existing native vegetation and will be assigned a land use designation of Open Space (OS) within the Spanish Springs Planning Area. A 50-foot-wide open space buffer shall be provided wherever the commercial uses abut existing single-family residential properties. The buffer is measured in from the property line and no structures shall be permitted in this area. A fence or wall may be constructed on or adjacent to the property line where the commercial uses abut existing residential uses. No other fences or walls are permitted within the buffer area.
 - (ii) Landscaped buffers shall consist of more formal landscaping as defined in Section 110.216.60(d) and will be constructed concurrently with the buildings in the adjacent development. Property owners will be responsible for maintaining these improvements.
 - (A) Along Pyramid Highway, there will be a 30-foot-wide landscape common area easement along the property line within the setback described in Section 110.216.60(c)(3). The developer shall construct a 10-foot-wide multi-purpose trail within the easement immediately adjacent to the right-of-way or meandering through the landscaped buffer. The trail will be constructed of asphalt or concrete. The remaining area within the easement shall be comprised entirely of landscaping, consistent with the Landscape Design Guidelines sub-section.
 - (B) Along Eagle Canyon Drive, there will be a 25-foot-wide landscape easement running the length of the commercial frontage, excluding any driveways or access points. A 10-foot-wide asphalt multi-purpose trail will be constructed within the easement immediately adjacent to the right-of-way or meandering through the landscaped buffer. The remaining area within the buffer shall be comprised entirely of landscaping, consistent with the provisions of Section 110.216.60(d). If needed for safety purposes around detention basins or slopes, low fencing consistent with the western theme of the center may be placed within the landscaped portion of the easement.
 - (C) For all other areas, a 20-foot-wide landscape easement will be provided along the front yard adjacent to the right-of-way.
- (5) **Parking Requirements.** Off-street parking requirements shall be those established in Article 410, Parking and Loading, of the Washoe County Development Code. Design exceptions to Section 110.410.25, Design of Parking Areas, are noted below.
 - (i) In order to provide safe pedestrian access to site buildings, any large, open parking area shall include pedestrian walkways between opposing rows of parking at a ratio of one (1) walkway per seventy-five (75) parking spaces per project. The intent of this requirement is to provide areas within larger parking lots where pedestrians can safely

reach businesses without having to walk exclusively in the drive aisles. Photo A-1 in this section provides photographs illustrating pedestrian walkway concepts. Smaller parking courts and areas with fewer than seventy-five (75) parking spaces are exempt from this provision.

- (A) Walkways must be a minimum of forty-eight (48) inches wide, excluding vehicle overhang space.
- (B) Walkways may be striped on the asphalt between perpendicular rows of parking and paved through landscape areas and must be extended safely through planters with ramps or aprons.
- (C) Any extension of walkways across drive aisles must occur at delineated crosswalks.
- (D) Walkways will be designed to be compatible with handicap accessibility standards.

Photo A-1: Pedestrian Walkways within Parking Lots



(6) Screening of Refuse Containers.

- (i) All outdoor refuse containers shall be visually screened within a solid six-foot or higher noncombustible enclosure, so that they are screened from adjacent lots or sites, neighboring properties or streets. Careful consideration should be given to the location of refuse enclosures during site planning so that trash removal is facilitated away from building entrances and street frontages.
- (ii) Refuse container enclosures should be designed of durable materials with finishes and colors that are unified and harmonious with the overall architectural theme.

(7) Screening of Exterior Mechanical Equipment

- (i) Exterior mechanical equipment shall be kept to a minimum, shall be designed in an orderly, compact manner, and shall be painted a color to blend with the adjacent background.
- (ii) All roof-mounted equipment shall be hidden from view with parapet walls or screening. Screens shall be attractive in appearance and reflect or compliment the architecture and color of the building. Mechanical equipment shall not extend above the enclosing wall or screen.
- (iii) Exterior-mounted electrical equipment shall be mounted in a location where it is screened from public view. Exterior electrical equipment shall not be mounted on the public street side of any building, unless located behind a screening wall or screened with plantings.

(8) Utilities and Communication Devices.

- (i) Antenna, transmission or reception devices visible from ground level shall be designed with features to mitigate their visual impact.
- (ii) Temporary overhead, low-voltage power lines and telephone lines may be permitted during construction only.
- (iii) Existing overhead power lines are exempted.

(9) Fences and Walls.

- (i) No fence or wall exceeding three feet in height shall be designed or constructed within the front yard setbacks.
- (ii) All fences and walls shall be designed as integrated parts of the overall architectural and site design. All fences and walls are limited to six feet in height, except as noted below.
- (iii) Walls shall be constructed of block in a finish and color that complements the colors selected for site buildings.
- (iv) Fencing shall be low and open split-rail style fencing that is consistent with the western-theme.

- (d) **Landscape Design Standards.** Formal landscaping within the commercial developments and around project perimeters facing streets is essential to creating a pleasant environment. The intent of these standards is to provide landscaping design criteria that will help promote an image that is attractive across the developments. All areas to be landscaped shall be planted with trees, shrubs, groundcover, etc., selected from the recommended plant list in Table A-3 in Section 110.216.60(h). Developers should assess existing landscaping on developed land

adjacent to their property and, whenever possible, reinforce and complement that established character. Areas visible from public streets should emphasize attractive landscaping.

(1) **General Requirements.** Landscape requirements shall generally be those established in Article 412, Landscaping, of the Washoe County Development Code. Additional criteria and design exceptions to Article 412 are noted below.

- (i) A minimum of twenty (20) percent of the total developed land area in non-residential land uses shall be landscaped (inclusive of buffers and open space areas between commercial and existing residential). Personal storage facilities are exempt from this requirement.
- (ii) Parking lots, service or storage areas, trash enclosures, etc., shall be partially screened with plant material whenever possible.
- (iii) The use of landscape-related walls, planters, enhanced paving, etc., is encouraged. The inclusion of such features may substitute for landscaping, subject to the approval of the Director of the Planning and Building Division and compliance with the Washoe County Development Code.
- (iv) Parcels adjacent to Eagle Canyon Park or to future residential development shall use accent trees and shrubs, in combination with other techniques (such as berms, fences, walls) to screen parking areas and other less attractive views.
- (v) The basic landscape character will be created by the use of pre-selected, dominant and accent trees and a selective plant palette.

(A) Tree species selected for the commercial and office developments are as shown in Table A-1 below:

Table A-1: Tree Species for Commercial and Office Development

Category	Type	Common Name
Dominant trees	Deciduous trees	American Ash Bur Oak Celtis Occidentalis Common Hackberry Quercus macrocarpa
	Evergreen trees	Austrian Black Pine Colorado Blue Spruce Picea pungens 'Glauca' Pinus nigra Pinus sylvestris Scotch Pine
Accent trees		Chanticleer Flowering Plumb Flowering Plumb Flowering Crabapple Golden Rain Tree Koelreuteria paniculata Malus spp. Prunus blireiana Pyrus calleriana

(B) Trees shall be used in the following ratios:

On Eagle Canyon Drive and Pyramid Highway:

80 percent dominant trees

20 percent accent trees

On all interior streets:

50 percent dominant trees

50 percent accent trees

(vi) The plant materials matrix found in Table A-3 includes a list of trees, shrubs and ground covers suitable for use in the commercial developments. Other plant materials may be used with approval of the Director of the Planning and Building Division.

(2) Street Landscaping.

(i) On interior public streets serving the commercial projects, there will be a minimum 10-foot-wide landscape common area easement in the setback behind the sidewalk, which may meander within the 15-foot setback. Within this easement, the developer will be responsible for installing the landscape design components upon completion of street construction. Property owners will be responsible for maintaining landscaping within the common area easement. Washoe County staff may request additional front yard landscaping, for which the property owner is responsible for installing and maintaining. Where a parcel abuts two public streets, both yards shall be considered front yards.

(ii) Along Pyramid Highway, the remaining 20 feet of the setback behind the multi-purpose trail shall be comprised entirely of landscaping. The landscaping will include tall shrubs and offset rows of evergreen and deciduous trees.

(iii) Along Eagle Canyon Drive, the first 15 feet of the setback behind the multi-purpose trail shall be comprised entirely of landscaping. The landscaping will include tall shrubs and offset rows of evergreen and deciduous trees.

(iv) Any common area landscaping on a parcel may be counted toward the minimum landscaping requirement for that parcel.

(3) Parking Lot Landscaping. Parking lot landscaping requirements shall be those established in Section 110.412.50, Parking and Loading Areas, of the Washoe County Development Code. Additional requirements are noted below.

(i) Landscaping shall not be less than fifteen (15) percent of the site area of the parking lot.

(ii) The pedestrian walkways detailed in Section 110.216.60(c)(5) and in Photo A-1 may count for up to twenty-five (25) percent of the total site landscape requirement.

(4) Slopes. Treatments should be applied to slopes to revegetate with drought tolerant, native and naturalizing, grass and shrub plants and to prevent erosion. Slope treatments shall include soil amendments to improve growing conditions for sustainable plant growth, improving availability of nutrients through microbial activity, and enhancing water percolation/retention. Slope treatments shall include materials such as mulch and tackifier with a life span of at least three years applied to the soil surface. A permanent irrigation system will be installed for any trees or shrubs planted on a slope.

(5) Irrigation.

(i) All landscaped areas shall be irrigated by an automatic irrigation system with low precipitation rate devices that can be adjusted to not exceed the soil infiltration rate. All systems shall be routinely monitored and adjusted for efficient water delivery for thriving plant growth.

(ii) Systems should be designed so that areas with different watering requirements are controlled separately.

(iii) Irrigation equipment shall be located and installed to minimize negative visual impacts.

(iv) Moisture sensors and other water conserving devices are encouraged.

- (v) If reclaimed water is available for irrigation, it shall be used to the fullest extent allowed.
- (e) **Architectural Standards.** The purpose of the architectural standards is to promote a distinct and consistent identity and character. The built environment will be characterized by a rustic western theme, which shall be conveyed through an appropriate mix of building materials, colors and exterior detailing. The desired architectural characteristics are illustrated in the photos found in Photo A-2. Due to the unique characteristics of hospital services, the western theme presented to the Spanish Springs Citizen Advisory Board on April 12, 2006 is acceptable for satisfying the criteria of this sub-section
 - (1) **General Guidelines.**
 - (i) Primary building entries shall be readily identifiable and accessible.
 - (ii) Minimum conflict should exist between service vehicles, private automobiles and pedestrians within the site.
 - (iii) All buildings shall have a rustic flavor and clusters of buildings within defined centers shall incorporate the same design elements.
 - (iv) Major building entries shall be highlighted by such features as:
 - (A) Deep overhangs that provide protective cover from the elements.
 - (B) Small plazas with site furnishings near storefronts.
 - (C) Special planters and plantings.
 - (v) Storage buildings and structures associated with a personal storage development that are located inside the exterior screening wall need not comply with these architectural standards. Any storage facility building (e.g. sales office, caretaker's apartment, etc.) located outside the exterior screening wall must be constructed pursuant to the standards listed in this section.
 - (2) **Building Massing and Form.**
 - (i) All buildings shall be designed to a pedestrian scale.
 - (ii) To the extent possible, building exterior walls shall incorporate:
 - (A) Design that gives the appearance of multiple structures when functionally possible.
 - (B) Offsetting building planes through wall step backs. (Refer to photographic examples.)
 - (C) Treatment with multiple textures and materials to provide visual interest. (Refer to photographic examples in Photo A-2.)
 - (D) Clustering small-scale elements such as planter walls and columns/support posts around the major form.
 - (iii) Rear or side facades on smaller, stand-alone structures will be given architectural treatments that are consistent with front facades.
 - (iv) Rear or side facades on larger buildings with multiple tenants should include the same design elements as front facades where possible. Large, blank walls should be avoided or screened. (Refer to photographic examples in Photo A-2.)
 - (v) Building forms should be utilized to create pedestrian areas that are protected from the wind but oriented to the sun.
 - (vi) Theme structures or signage, building and roof forms that draw attention to a building and which are consistent with the rustic, western theme are encouraged. (Refer to photographic examples in Photo A-2.)

(3) Materials.

(i) Building exterior wall materials:

- (A) Materials such as wood siding, shingles, rock veneer, block and rustic metal shall predominate on the entrance facades.**
- (B) Other materials, such as block, stucco and concrete are permitted on side or rear facades of multi-tenant buildings and on front facades when combined with larger surfaces of the primary materials noted above. (Refer to photographic examples in Photo A-2.)**
- (C) Materials on the rear and side facades of smaller one-or two-tenant structures shall be consistent with front facades.**
- (D) Materials shall blend with those existing in adjacent buildings within a defined center.**
- (E) Drainage pipes may be located on building fronts if thoughtfully incorporated into the building facades.**
- (F) Glass storefronts are permitted. Long, unbroken planes of glass are discouraged.**

(ii) Building roofs:

- (A) Roofs shall be of standing seam or corrugated metal, concrete or fiberglass tile, or composition shingles. Roof colors and textures shall complement building exteriors and must further suggest the western theme. Metal roofs, if allowed to weather naturally, must be treated to prevent rust stains from run-off.**
- (B) Sloped roof treatments are required.**
- (C) In instances where roof areas can be viewed from below, care should be taken that all roof vents, roof-mounted mechanical equipment, pipes, etc., are screened with architectural elements to reduce their appearance.**

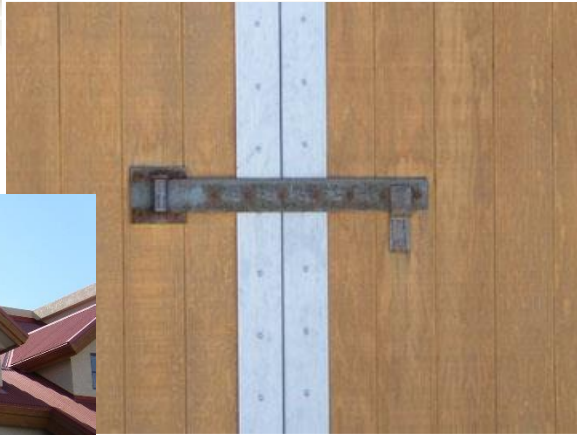
(4) Color and Texture.

- (i) Exterior colors shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green.**
- (ii) Accent colors that complement the more prominent base tones are encouraged to highlight architectural details.**
- (iii) A mix of textures is encouraged.**

Photo A-2: Representative Architectural Photos









(f) **Lighting Standards.** The lighting standards are intended to create a cohesive hierarchy of lighting with clear delineation of use areas. Lighting should provide night safety without glare or spill over of light onto adjoining properties. In all cases, the use of decorative fixtures that further convey the architectural theme is encouraged.

(1) **Safety/Security Lighting.**

- (i) Lighting shall be indirect and subtle. Overhead pole-mounted down lighting is encouraged. Light standards shall not exceed 35 feet in height. Light standards within 100 feet of residential property shall not exceed 12 feet in height.
- (ii) Exterior pole lighting shall be color-corrected lamps of appropriate intensity. Lamps that alter the colors of objects at night are prohibited. Lamps with the appropriate color spectrum include color-corrected sodium vapor, metal halide, mercury lamps, incandescent and fluorescent.
- (iii) Lighting levels should emphasize walking areas so as to clearly identify the pedestrian walkways.
- (iv) Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security. Lighting fixtures shall be a zero cutoff.
- (v) Outdoor pedestrian use areas (e.g. courtyards, entryways, walkways) shall have sufficient illumination for safety and security.
- (vi) Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover is allowed.
- (vii) Where residential uses abut nonresidential uses, interior lighting of the nonresidential uses shall be controlled at night through the use of timers, window blinds or other acceptable means.

(2) **Architectural/Landscaping Lighting.**

- (i) Lighting shall be indirect, such as soffit lighting, or incorporate a full-cutoff, shield-type fixture.
- (ii) Exterior illumination to enhance building identity should respect and reinforce the architectural treatment of the building. The use of decorative fixtures that further convey the architectural theme is encouraged. (Refer to photographic examples in Photo A-2.)
- (iii) Landscape lighting shall be subtle and indirect, and should accentuate rather than overpower landscape features.
- (iv) Special lighting may be introduced at key entries to indicate entrances and identity.

(3) **Exterior Sign Lighting.**

- (i) Sign illumination shall be of diffused lighting that is stationary and of constant intensity. Flashing signs are prohibited.
- (ii) Up-lighting shall not be allowed, except on monument or pylon signs.
- (iii) Exposed neon signs shall be prohibited. Non-exposed channelized neon signs are permitted.
- (iv) All lighted signs are encouraged to be individual lighted letter or channelized neon.

(g) **Signage Standards.** The purpose of these signage standards is to provide the means for easy identification of buildings and businesses by regulating and controlling the design, location

and maintenance of all signs. Further, the intent of these standards is to establish specific standards for all signage that will ensure continuity and consistency with the architecture in the commercial centers. A comprehensive sign package for each development must be approved by the Director of the Washoe County Planning and Building Division prior to construction. All sign types not described below are prohibited.\

- (1) Sign Criteria Summary. Specific sign types will be permitted only with designated building types, as described in Table A-2. In the event there is a dispute regarding the classification of a building, the Director of the Planning and Building Division will make the final determination. Defined below are the building types used in the table.

Building Type “A” Single or Two-Occupant Commercial– A commercial or office building occupied by one or two users. Signs for two-tenant buildings must be consistent.

Building Type “B” Multi-Occupant Commercial – A building divisible into three or more increments consisting of separate entries and exits. Signs for multi-tenant buildings must be consistent.

Building Type “C” Office Building (with core) – Primary use is office and/or professional services with central entry core and with or without separate exterior entry doors.

Building Type “D” Office Building (without core) – Primary use is office and/or professional services without central entry core and with separate exterior entry doors.

Building Type “E” Special Purpose Buildings – Personal storage, childcare, etc. will be considered on an individual basis as signage directly relates to use.

Table A-2: Permitted Signs by Building Type

		Building Type				
		“A” Single or Two-Occupant Commercial (separate entries)	“B” Multi-Occupant Commercial	“C” Office Building (with core)	“D” Office Building (without core)	“E” Special Purpose Buildings
Sign Type	Sign Type “1” Building Monument Sign	X	X	X	X	X
	Sign Type “2” Major Anchor Tenant Signs	X	X			X
	Sign Type “3” Secondary Tenant Sign		X		X	
	Sign Type “4” Monument Sign	X	X	X	X	X
	Sign Type “5” Freestanding Pylon Sign	X ¹	X ¹	X ¹	X ¹	X ²
	Sign Type “6” Entry Window Graphics	X	X	X	X	X
	Sign Type “7” Building Address/ Suite Numbers	X	X	X	X	X
	Sign Type “8” Temporary Construction/ Leasing Sign	X	X	X	X	X
	Sign Type “9” Vehicular Direction Sign	X	X	X	X	X
	Sign Type “10” Drive-Thru Order/ Menu Signs	X	X			

- Notes:**
- 1 The total number of Sign Type “5” signs is limited pursuant to the Sign Types and Descriptions sub-section for this sign type.
 - 2 Freestanding pylon signs are allowed for Building Type “E” for personal storage facilities only.

(2) Sign Types and Descriptions.

(i) Sign Type “1” Building Mounted Sign.

- (A) This sign type shall be limited to the identification of a single occupant and shall be limited to one sign per occupant on each elevation.
- (B) This sign shall consist of letters set in a sign face that complements the architecture and shall be consistent throughout a defined center. The use of rustic metal accents is encouraged.
- (C) The maximum height for the sign face is two feet six inches.
- (D) The use of corporate logos or insignia will be permitted provided such corporate logos or insignia shall not exceed the maximum sign height.

- (E) Letters and/or symbols may be internally illuminated or non-illuminated. Colors must be compatible with building colors, corporate colors and corporate identity.
- (F) All building signs shall be mounted directly onto or into the building or canopy surface. Mounting location must be consistent for all signs of this type within a defined center.

(ii) Sign Type “2” Major Anchor Tenant Signs.

- (A) This sign type shall be the primary sign for major anchor tenants in multi-tenant buildings, as identified by center owners.
- (B) A secondary sign is permitted for each tenant, provided the content is different than that of the primary sign (e.g. “Supermarket”, “Video Rental”, etc.)
- (C) This sign type shall be mounted to the building face or canopy.
- (D) Signs may be internally illuminated, with colors and letter style selected by the tenant.
- (E) Primary signs shall be restricted to the maximum area allowed by code. Maximum height for secondary signs shall be two feet.

(iii) Sign Type “3” Secondary Tenant Sign.

- (A) This sign type shall be limited to identifying one occupant in a multi-tenant building.
- (B) Only one sign per occupant per storefront is permitted.
- (C) This sign type shall be hung from canopy framing or mounted on the exterior wall as a directional feature for multi-tenant commercial and office buildings with separate entrances. The hanging elements or side supports of the sign shall be “architecturally tied” to the occupant’s building.
- (D) The size of all secondary tenant signs shall be consistent throughout a defined center.
- (E) The maximum height of all tenant signs is 18 inches.
- (F) The maximum size of all tenant signs is 6 square feet.
- (G) The copy shall be limited to the occupant’s name and/or logo and all graphics and identifying marks shall be within the limitations of the sign face panel. Sign materials must reinforce the architectural design and theme.
- (H) All sign background colors are to be neutral shades. Primary colors may be used for occupant names and/or logos; however, colors must be compatible with building colors, corporate colors and corporate identity.
- (I) Secondary tenant signs shall not be lit.

(iv) Sign Type “4” Monument Sign.

- (A) This sign type shall be limited to identifying one major occupant or development.
- (B) The copy shall be limited to the occupant’s name and building address only.
- (C) The maximum height of all monument signs is six feet.
- (D) The maximum length of all monument signs is 12 feet.
- (E) The base or side supports of the sign shall incorporate design elements that will “architecturally tie” it to the occupant or center buildings. The use of ledgestone rock veneer at the base of monument signs and metal accents on the sign face panel is encouraged.

- (F) All graphics and identifying marks shall be within the limitations of the sign face panel.
 - (G) All sign face background colors are to be neutral shades and shall be constructed of a semi-smooth material such as stucco or concrete. Primary colors may be used for occupant names and/or logos; however, colors must be compatible with building colors, corporate colors and corporate identity.
 - (H) Internally illuminated letters are permitted.
 - (I) One monument sign is allowed only at each building vehicular access point. A maximum of two signs of this type are permitted per major occupant or development.
 - (J) Monument signs for one parcel owner are allowed off-site on another parcel owner's land, with the consent of the property owner, without a special use permit.
- (v) Sign Type "5" Freestanding Pylon Sign.
- (A) The total number of pylon signs permitted the is limited to: one sign on the Pyramid Highway frontage and one sign on the Eagle Canyon Drive frontage for the 15-acre General Commercial (GC) development; one sign on the Eagle Canyon Drive frontage for the 60 acres of Neighborhood Commercial/Office (NC) development; and one sign for a personal storage facility within the NC project area.
 - (B) This sign type shall be two faced with a single center logo/name prominently featured above internally illuminated Plexiglas or non-illuminated sign panels. Panels shall be mounted on a pylon frame. Illumination of the center logo/name is permitted.
 - (C) Maximum sign height is 30 feet.
 - (D) Maximum sign length is 12 feet, including pylon structures.
 - (E) Maximum sign area for each major anchor tenant panel is limited to 48 square feet per sign face. Maximum sign area for each minor tenant panel is limited to 36 square feet per sign face.
 - (F) Lettering style and colors may be selected by tenant with approval by the property owner.
 - (G) Major anchor and minor tenant selection for pylon sign panels is at the discretion of the commercial property owner.
 - (H) A pylon sign for one parcel owner is allowed off-site on another parcel owner's land with the consent of the property owner and without a special use permit.
- (vi) Sign Type "6" Entry Window Graphics.
- (A) This sign type is limited to buildings with more than two occupants, each with separate entries and applies to all graphics placed on glass entry windows.
 - (B) Sign Type "3" may be placed either on entry door or windows to the left or right of the entry door.
 - (C) This sign type shall be limited to an area of one square foot and content shall be restricted to the name of the tenant and the tenant's business hours. The maximum height for the tenant name is four inches and for business hours is two inches.
- (vii) Sign Type "7" Building Address/Suite Numbers.
- (A) Addresses:

- (1) Eighteen-inch height maximum.
- (2) Precision cut metal in a finish that compliments the center theme.
- (3) Numbers to be applied to the appropriate building face visible from the street.
- (B) Building Suite Numbers:
 - (1) Suite numbers must be displayed at both front and rear entrances.
 - (2) Six-inch height maximum, consistently applied throughout a defined center.
 - (3) Numbers, either hand painted, decal or stick-on lettering to be applied above or to the right of the appropriate entrance.
 - (4) Non-illuminated.
- (viii) Sign Type “8” Temporary Construction/Leasing Sign.
 - (A) Subject to the provisions of the Washoe County Development Code.
- (ix) Sign Type “9” Vehicular Direction Sign.
 - (A) Sign face colors, materials and typefaces shall complement building architecture and existing signs.
 - (B) The use of rustic metal accents is encouraged.
- (x) Sign Type “10” Drive-Thru Order/Menu Signs.
 - (A) Sign Type “10” is limited to one sign per drive-thru business.
 - (B) Maximum sign face height is four feet. Maximum overall sign height is six feet.
 - (C) Maximum sign length is eight feet.
- (h) Personal Storage Standards. Personal storage facilities are an allowed use on those properties designated Neighborhood Commercial/Office (NC). The characteristics of this type of development are such that a unique set of standards is appropriate. Photographs illustrating desirable design characteristics for this type of development are shown in Photo A-3.
 - (1) General Requirements.
 - (i) Building Height
 - (A) Storage structures and RV awnings are limited to one story and an 18-foot maximum building height.
 - (B) Other buildings (e.g. sales offices, caretaker’s apartment, etc.) must not exceed 35 feet in height.
 - (ii) Parking Requirements
 - (A) Parking shall be provided in accordance with Article 410, Parking and Loading, of the Washoe County Development Code.
 - (B) Two additional customer parking spaces may be provided outside the screen wall at the primary entrance to the development. These spaces must be located behind the front yard setback.
 - (2) Setbacks.
 - (i) Personal storage facilities with frontage on Eagle Canyon Drive will observe the 25-foot buffer setback from the property line along this street frontage. This setback shall consist of a 10-foot meandering asphalt path and landscaping in accordance with Section 110.216.60(d).

- (ii) Facilities with frontage on other public streets will observe the 15-foot setback along the street frontage, pursuant to the provisions in Section 110.216.60(d) In no case shall the landscaping within the setback along a public street be less than 10 feet.
- (iii) For side and rear yards not adjacent to public streets and abutting non-residential property, the setback may be zero (0) or 15 feet. A zero setback requires that a solid screen wall be placed on or immediately adjacent to the property line. A 15-foot setback requires landscaping in accordance with Section 110.216.60(d).

(3) Fencing and Walls.

- (i) Personal storage facilities must be screened with an 8- to 10-foot tall solid and decorative wall.
 - (A) The wall shall be integrated into the architectural and site design.
 - (B) The wall color must be consistent with the colors established in the Architectural Standards sub-section and shall be treated with an anti-graffiti coating.
 - (C) The screen wall shall be considered a structure and must observe the setbacks identified in the Setbacks sub-section. Where the setback is zero (0), the wall may be placed on or immediately adjacent to the property line.
 - (D) The height of the screening wall may be staggered in order to properly screen storage buildings or awnings.
- (ii) All points of ingress and egress may be gated to permit controlled access.
- (iii) Other fencing shall be low and open split-rail style fencing that is consistent with the western theme.

(4) Landscape Standards.

- (i) It is anticipated that the majority of the developed site will be screened behind a solid wall; therefore, the use is not required to provide a minimum percentage of landscaping over the site.
- (ii) Except for the driveway and where sidewalk is required, the front yard setback shall consist of landscaping and sidewalk in accordance with the Landscape Design Standards sub-section.
- (iii) Where landscaping is required within the side and rear yard setbacks (i.e. adjacent to streets or where the screen wall is set back 15 feet from the property line), trees shall be planted at a ratio of 1 tree per 15 linear feet of wall. Trees may be clustered for a more natural appearance (see Photo A-3). The tree mix within the setbacks shall consist of 60 percent evergreen and 40 percent deciduous trees. These trees may be selected from the approved list of plant materials in Table A-3.

Table A-3: Recommended Plants

Common Name	Botanical Name	Rabbit and Deer Resistant	Drought Tolerant	Erosion Control
<i>Deciduous Shrubs</i>				
Alpine Current	<i>Ribes alpinum</i>			
Golden Current	<i>Ribes aureum</i>		√	
Staghorn Sumac	<i>Rhus typhina</i>			
Amur Maple	<i>Acer ginnala</i>			
Smoke Tree	<i>Cotinus coggygria</i>	√	√	
Tartarian Honeysuckle	<i>Lonicera tatarica</i>		√	

Western Sand Cherry	<i>Prunus besseyi</i>		√	
Nanking Cherry	<i>Prunus tomentosa</i>		√	
Squawbush Sumac	<i>Rhus trilobata</i>		√	
Peking Cotoneaster	<i>Cotoneaster acutifolius</i>			
Elijah Blue Fescue	<i>Festuca cinerea</i> 'Elijah Blue'			
Beach Wormwood	<i>Artemesia stelleriana</i> 'Silver Brocade'			
Blue Oat Grass	<i>Helictotrichon sempervirens</i>			
Maiden Grass	<i>Miscanthus sinensis</i> 'Gracillimus'	√		
Evergreen Shrubs				
Big Sagebrush	<i>Artemesia tridentata</i>	√	√	
Bitterbrush	<i>Pershia tridentata</i>		√	
Moonlight Broom	<i>Cytisus scoparius</i> 'Moonlight'	√	√	
Mountain Mahogany	<i>Cercocarpus ledifolius</i>		√	
Horizontal Juniper	<i>Juniperus horizontalis</i>	√	√	
Oregon Grapeholly	<i>Mahonia aquifolium</i>	√		
Mugo Pine	<i>Pinus mugo</i>	√		
Lydia Broom	<i>Genistia lydia</i>	√	√	
Mint Julep Juniper	<i>Juniperus chinensis</i> 'Mint Julep'	√	√	
Deciduous Trees				
Amur Maple	<i>Acer ginnala</i>		√	
Black Locust	<i>Robinia pseudoacacia</i>		√	
Prunus blireiana	Flowering Plum			
Amur Chokecherry	<i>Prunus maacki</i>			
Chanticleer Flowering Pear	<i>Pyrus callieriana</i>			
Hackberry	<i>Celtis occidentalis</i>		√	
Idaho Locust	<i>Robinia ambigua</i> 'Idahoensis'		√	
Goldenrain Tree	<i>Koelreuteria paniculata</i>		√	
Russian Olive	<i>Elaeagnus angustifolia</i>	√	√	
Western Catalpa	<i>Catalpa speciosa</i>			
White Oak	<i>Quercus alba</i>			
Bur Oak	<i>Quercus macrocarpa</i>		√	
Blue Ash	<i>Fraxinus quadrangulata</i>	√	√	
American Ash	<i>Fraxinus americana</i>		√	
Columnar English Oak	<i>Quercus robur</i> 'Columnaris'			

Table A-3: Recommended Plants (continued)

Common Name	Botanical Name	Rabbit and Deer Resistant	Drought Tolerant	Erosion Control
Evergreen Trees				
Rocky Mountain Juniper	<i>Juniperus scopulorum</i>	√	√	
Arizona Cypress	<i>Cupressus arizonica</i>	√	√	
Austrian Black Pine	<i>Pinus nigra</i>			
Scotch Pine	<i>Pinus sylvestris</i>	√	√	

Singleleaf Piñon Pine	<i>Pinus monophylla</i>	√	√	
Colorado Blue Spruce	<i>Picea pungens glauca</i>	√		
Ground Covers				
Bearberry	<i>Arctostaphylos uva-ursi</i>	√	√	√
Lavendar Cotton	<i>Santolina chamaecyparissus</i>	√	√	
Winter Creeper	<i>Euonymus fortunei</i>			
Snow in Summer	<i>Cerastium tomentosum</i>	√	√	√
Periwinkle	<i>Vinca major</i>			√
Brooms	<i>Genista spp.</i>	√	√	√
Hall's Japanese Honeysuckle	<i>Lonicera japonica 'Halliana'</i>			√
Potentilla	<i>Potentilla verna</i>			
Virginia Creeper	<i>Parthenocissus quinquefolia</i>			√
Wolly Yarrow	<i>Achillea tomentosa</i>		√	

(5) Architectural Standards.

- (i) Exterior colors for all structures shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green (see Photo A-3).
- (ii) Storage building roofs and awnings shall consist of standing seam metal. Corrugated metal is not permitted.
- (iii) Colors and materials selected for the storage buildings must be reviewed and approved by staff.
- (iv) Any storage facility structures (e.g. sales offices, caretaker's apartment, etc.) must be constructed pursuant to the standards listed in Section 110.216.60(e) if located outside of the exterior screen wall.

(6) Lighting Standards.

- (i) Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security.
- (ii) Pole lights and standards within the self-storage and RV storage areas are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or placed on a timer.
- (iii) Lighting shall be contained within the development boundaries and enclosure walls. No light spillover is allowed.
- (iv) Special lighting may be introduced to indicate entrances and identity.

Photo A-3: Desirable Design Characteristics for Personal Storage Facilities



SECTION 21. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.216.65 and read as follows:

Section 110.216.65 Business Park Design Standards. These Business Park Design Standards set forth development standards for certain uses within the Spanish Springs Planning Area. The areas in which these standards apply are identified as “Business Park” on Map 110.216.1 Spanish Springs Planning Area Communities. The standards establish specific criteria regarding architecture, lighting, noise, signs, screens and buffers, and certain infrastructure by which each proposal shall be evaluated for compliance and approval. With the exception of land uses associated with mining and education, these standards will be applied to all non-residential uses within the area designated as “Business Park” on Map 110.216.1 Spanish Springs Planning Area Communities.

- (a) **Design Review Process.** These standards supersede Sections 110.216.10 through 110.216.25 of the Washoe County Development Code in the specific “Business Park” geographic areas identified on Map 110.216.1 Spanish Springs Planning Area Communities for their application. Where the standards found in this section are silent, Sections 110.216.10 through 110.216.25 will be in effect. These standards are to be enforced by Washoe County staff when evaluating permits for development activity. Small deviations from these standards may be permitted at the applicant’s request, provided the Director of Planning and Building has made a determination that the deviation is in substantial conformance with the intent of these standards. The applicant shall have the sole responsibility for compliance with all applicable statutes, codes, ordinances or other regulations for all work performed on the premises by or on behalf of the applicant.
- (b) **Architectural Standards.**
- (1) Encourage interesting and innovative architecture.
 - (2) Reduce or eliminate the negative impacts to surrounding properties from reflective surfaces.
 - (3) Encourage structures to be organized in a manner that the height and mass protect existing views, are unobtrusive and are compatible with the surrounding area.
 - (4) Long, unbroken building facades and simple box forms should be avoided. Ensure that all building exteriors are articulated, giving emphasis to architectural elements such as windows, balconies, entries, awnings, columns, pilasters, change in material and color and texture etc., that create a complementary pattern, dividing large buildings into smaller, identifiable components. All exterior walls of the building, including rear and side walls, should be articulated to help reduce the bulk and mass of the project.
 - (5) Ensure that the type and number of materials on the exterior face of the building are coordinated and appropriate in color and number.
 - (6) Where appropriate, landscaping should be provided along the walls of buildings to soften their appearance and break up bulk and mass.
 - (7) Building heights, shapes and pitches should be varied to avoid a monotonous appearance.
 - (8) Coordinate exterior building design on all elevations with regard to color, materials, architectural form and detailing to achieve design and continuity.
- (c) **Lighting.** Article 414, Noise and Lighting Standards, of the Development Code, addresses lighting requirements and sets forth criteria and standards to mitigate impacts caused by lighting and glare for properties located in the unincorporated portion of Washoe County.

Development within the “Business Park” will comply with the standards established in Article 414. The following standards shall also be applicable:

- (1) Lighting design shall consider not only function and appearance, but reflect the existing character of the surrounding area
 - (2) Where residential uses abut non-residential uses, interior lighting of the non-residential uses shall be controlled at night through the use of timers, window blinds or other acceptable means. Buildings not in use at night shall limit night lighting to security purposes only.
 - (3) Ensure proper lighting for all parking, open space and recreational areas for security and safety.
 - (4) All lighting shall be of low intensity from a concealed light source fixture. Glare into surrounding residential properties should be minimized to the greatest extent possible.
 - (5) The design of lighting fixtures and their structural support should be of a scale and design that is compatible with on-site buildings.
 - (6) Buildings, parking, and shipping and receiving areas should be illuminated in such a way as to minimize the visual impact and amount of spillover light onto surrounding residents. Landscaping and/or screen walls should be used where necessary to lessen the spillover effect from illumination and to screen intrusive glare caused by light standards or vehicular headlights.
- (d) **Noise.** Noise and Lighting Standards, Article 414 of the Development Code, addresses noise. Section 110.414.05, Standards, requires that for property abutting areas developed residentially, or shown as residential on the planning area maps, sound levels shall not exceed 65 Ldn at the property line. For property in an industrial zone, sound levels shall not exceed 75 Ldn at the property line with non-residential parcels. Development within the “Business Park” will comply with the standards established in Article 414. The following standards shall also be applicable:
- (1) Encourage buffers and setbacks and mitigate potential adverse noise from non-residential uses.
 - (2) Encourage fences, walls, berms and landscaping to diffuse and partially block noise from non-residential uses.
- (e) **Signs.** Division Five of the Washoe County Development Code outlines sign regulations for the unincorporated portion of Washoe County for both off-premise and on-premise signs.
- (1) **Exceptions.**
 - (i) Owners may locate freestanding project sale signs and freestanding area identification signs for projects on parcels which do not abut the project or are not under the same ownership as the project, so long as the owner of the land on which the sign is located consents and the sign is in compliance with other sign regulations in the Development Code.
 - (ii) Owners may construct one or two signs at each of no more than four major public entrances to the project; however, a total of no more than four signs can be constructed for each project. Additionally, a height of 12 feet measured from the centerline of the nearest roadway, would also be allowed.
 - (iii) Area identification signs for residential and non-residential projects may have a height of 12 feet and a width of 60 feet, but not exceeding a total of 300 square feet and includes landscaped berms, mounds or terraced areas.
 - (2) **Sign Standards.**

- (i) Illumination, if any, shall be of diffused light that is stationary and of constraint intensity. Flashing signs are prohibited.
 - (ii) Uplighting shall not be allowed, except on monument signs.
 - (iii) Exposed neon signs shall be prohibited. Non-exposed channelized neon signs are permitted.
 - (iv) Plastic or Plexiglas “can” signs are prohibited. All lighted signs are encouraged to be individual lighted letter or channelized neon.
 - (v) Exterior sign design for individual businesses within an industrial or building complex shall be consistent.
 - (vi) Street front signs in the business park shall be monument style.
 - (vii) The sign shall be designed as an integral architectural element of the building site.
- (f) **Buffers, Screens, and Setbacks.** The Washoe County Development Code requires buffering between industrial/commercial uses and residential uses. For subdivisions located adjacent to existing larger lot residential uses, tentative map conditions regularly require buffering or transition lot sizing on borders. To improve the compatibility of development with adjacent, existing residents, additional buffering and screening standards are proposed to address potential impacts of industrial and commercial development. Pyramid Highway has been designated a scenic corridor. Special buffering standards will help maintain a rural, open space character and the views of the surrounding hillsides. In the areas specified in this section (110.216.65(f)), buffers shall be provided. All buffer areas may be landscaped or kept in native vegetation, unless landscaping is required by code. All buffer areas disturbed by development construction shall be revegetated with a seed mix appropriate for the area. Trails, sidewalks, paths, drainage channels and other infrastructure are allowed within buffer areas so long as buffers maintain a general open space character; however, no structures, fences or walls shall be placed in buffers along the right-of-way of arterial streets. Buffer areas shall:
- (1) Provide mitigation for intense land uses or industrial uses to minimize visual and acoustic impacts to surrounding properties.
 - (2) Lessen impairment of views from Pyramid Highway and surrounding properties.
 - (3) Screen exterior trash and storage areas, service yards, loading docks and ramps, gas and electrical utility boxes, and communication antennas, etc., from view of all nearby streets and adjacent structures in a manner that is compatible with building site design.
 - (4) The required buffer areas are described below and summarized in Table B-1.
 - (i) Pyramid Highway - A 30-foot buffer shall be provided on land adjacent to the street right-of-way. On business park parcels, the 30-foot buffer will include tall shrubs and offset rows of evergreen trees planted on a three- to six-foot berm, which crests on the west boundary of the 30-foot buffer. This treatment shall be used in areas where the berm would screen parking and loading from the motorist’s view on Pyramid Highway or provide traffic noise mitigation.
 - (ii) Eagle Canyon Drive - A 25-foot buffer shall be provided on Neighborhood Commercial/Office (NC) designated land adjacent to the street right-of-way.
 - (iii) Existing Subdivisions West of Pyramid Highway - Where existing Medium Density Suburban (MDS) subdivisions (i.e. Spanish Spring Village North, Eagle Canyon, Pyramid Ranch Estates) border MDS or a less intense residential use, no buffer shall be required. Where the use is commercial, a 50-foot open space buffer shall be provided on the commercial land as provided in the design standards.

- (iv) Donovan Ranch (North Edge) - In addition to the 50-foot existing service road on the boundary line, a 10-foot buffer shall be provided on the south side of the road. Lot owners south of the buffer shall erect a fence of consistent design along the entire length of their north lot lines.
- (v) Donovan Ranch (South Edge) - A 50-foot buffer shall be provided on the south boundary line, through which a multi-use pathway shall meander, connecting Pyramid Highway with the eastern property boundary. Lot owners north of the buffer shall construct a fence of consistent design along the entire length of their south lot lines. This buffer treatment continues along the southern and western boundary of Assessor's Parcel Numbers (APN) 076-401-25 and 076-401-20.
- (vi) Central Channel (Adjacent to Pyramid Ranch Estates) - In any area in which the Central Channel is constructed directly adjacent to Pyramid Ranch Estates, the width of the channel, service road and trail shall be a minimum of 100 feet.
- (5) The required building setback for any structure on any lot along the northern and eastern boundaries of APN 076-401-24 shall be 50 feet.
- (6) The following setbacks shall apply to structures along the Pyramid Highway:
 - (i) All main residential structures shall be set back at least 55 feet from the street right-of-way.
 - (ii) In the business park, one- and two-story buildings must be set back 150 feet from the right-of-way, three-story buildings must be set back 250 feet, and four- and five-story buildings must be set back 500 feet. A typical one-story industrial building generally has a height of 22-24 feet to the parapet but can be as high as 36 feet depending on the function of the building. Typically, this second type of building does not have a second story. The height per floor of a typical office building is 12-14 feet. (This is a floor-to-floor measurement for office buildings and does not include roof structures and equipment or elevators.)

Table B-1: Buffers and Screens

Buffer Area	Buffer Width	Fence/Wall Required?
Pyramid Lake Highway	30'	No
Eagle Canyon Drive	25'	No
Existing MDS subdivisions		
If adjacent to OS	None	N/A
If adjacent to MDS	None	N/A
If adjacent to commercial	50'	No
Donovan Ranch		
North edge	50' service road; 10' buffer	Yes
South edge	50'	Yes

Factor	Sidewalk Both Sides	Sidewalk One Side	No Sidewalk
Street Function	Collector ⁽¹⁾	Collector	Local/Access ⁽³⁾
Traffic Volume (ADT)	1,000+	251-1,000	250 or less
Comprehensive Pedestrian Plan ⁽²⁾	Per Plan	Per Plan	Per Plan

- Notes:
- (1) May be limited to one side if separated from roadway improvements.
 - (2) All sidewalk/pedestrian way requirements may be supplemented with a pedestrian circulation plan at the request of the County Engineer.
 - (3) Proximity of known or anticipated schools, shopping centers, etc., will be anticipated.

(g) **Street Design.** Development shall comply with all provisions of Article 436, Street Design Standards, of the Washoe County Development Code, as amended by the following standards:

- (1) Non-standard sidewalk locations/configurations (i.e. outside the right-of-way) must be supported by an alternative pedestrian circulation plan approved with a tentative map application or area evaluation based on a clear review of pedestrian needs. The pedestrian circulation plan must consider accessibility needs and Americans with Disabilities Act requirements.

SECTION 22. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.216.70 and read as follows:

Section 110.216.70 Specific Plans. Some parcels in the Spanish Springs planning area may be subject to a specific plan and/or a document labeled as a “specific plan” and its associated development standards. By way of example, the Village Green Commerce Center Specific Plan falls within this planning area. The Village Green Commerce Center Specific Plan is hereby incorporated by reference into this code section. Any amendments to the Village Green Commerce Center Specific Plan shall require a Development Code Amendment in accordance with Article 818. For the most up to date information on specific plans, visit the Washoe County Planning Program’s website or the Washoe County Regional Mapping System.

SECTION 23. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.216.75 and read as follows:

Section 110.216.75 Spanish Springs Airport. The operation of airport facilities on that portion of parcel number 089-160-04 that is designated General Rural shall be considered a conforming use, and the following standards and guidelines shall apply to the property and the airport use. It is recognized that the Bureau of Land Management (BLM) leases the property to the airport and that as long as the BLM retains management of the property, the provisions of their lease cannot be contravened by these standards and guidelines.

(a) **Character**

- (1) The airport shall remain a small rural airport serving a small amount of traffic. As mandated in the publicly-recorded Avigation Easement for the airport, the following limitations will apply to airport operations: maximum aircraft weight of 12,500 pounds and maximum average flights/month of 750 for any calendar year, with an allowable growth increase at the rate of 1 percent for each 10 percent increment of annual increase in population growth in the Spanish Springs Valley, using the population as of January 1, 2005 as the baseline. Exception to the weight limit may be made by military aircraft utilizing the airport when needed.
- (2) While flight instruction and/or training, an occasional accessory use, is an appropriate activity, the operation of a flight school, as a specific, primary use of the land, including an ongoing educational program at the airport, is not compatible with the surrounding suburban intensities of residential and commercial development.

(b) **Safety**

- (1) The airport shall notify pilots using the facility of the preferred landing and takeoff pattern (landing from the north and departure to the north) to be used unless weather or other

conditions dictate otherwise. These flight patterns shall be formalized and strengthened through signage at the airport and posting in widely circulated airport directories.

- (2) The airport shall comply with safety and containment regulations of all local, state and federal agencies for the storage and dispensing of fuel at the facility.
- (3) The airport and its users will adhere to all local, state and federal regulations pertaining to handling of hazardous materials.
- (4) The airport shall remain in compliance with all Federal Aviation Administration (FAA) and Nevada Department of Transportation (NDOT) Aviation Planning regulations for safe airport operations.

(c) Compatibility

- (1) Noise. The airport will develop and publish a Noise Abatement Plan. This plan shall include posting of flight patterns, recommendations for the strategic location of buildings and other structures, and the realignment of the runway that will reduce noise disturbance to nearby residents and businesses. The airport will enforce compliance with the Noise Abatement Plan on a good faith, voluntary basis using whatever methods available within its powers.
- (2) Development. Prior to any future development, the airport will submit to the Community Services Department a Conceptual Development Plan for future development of the airport facilities. The Plan will be a conceptual agreement between the airport and Washoe County, through its Community Services Department, with the purpose of identifying geographic relationships between uses on the property, purposes of structures and their approximated sizes. The Plan will eliminate the need for the airport to apply for a special use permit, variance or any other regulatory permits, except for building permits, that govern development of land. The airport will host a neighborhood meeting as a public noticing courtesy. The Plan will include but not be limited to: any future ancillary uses, buildings and uses, storage of materials and aircraft, and infrastructure normally provided at public airports. The timing of the submittal of the Plan and implementation of the Plan will be at the discretion of the airport. However, development plans that deviate substantially from the Plan shall include a justification for the deviation, and a new Conceptual Development Plan will be designed and submitted that is consistent with the proposed development.
- (3) Lighting. Installation of runway lighting for use in night operations shall be allowed with the approval of the FAA and NDOT Aviation Planning, provided that such lighting systems are operated on an as needed basis, with an automatic shut off system to ensure that the lights are illuminated for the minimum amount of time required for safe flight operations.
- (4) Access. The airport shall maintain open public access to federal lands to the north and west of the property on which the airport is operated.
- (5) The encroachment of industrial, commercial and residential uses on airport facilities will not be grounds to limit or eliminate airport facilities.

SECTION 24. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.216.80 and read as follows:

Section 110.216.80 Allowable Uses in the Spanish Springs Planning Area.

- (a) Applicability. In some instances, allowable uses within certain land use designations of the Spanish Springs Planning Area vary from those allowed for the same land use in Article 302, Allowed Uses, of the Washoe County Development Code. The following tables delineate land uses allowed for certain designations found in the Spanish Springs Planning Area. For land

use designations not listed below, the land uses assigned by Article 302, Allowed Uses, of the Washoe County Development Code will apply. All other uses are prohibited.

Table C-1: Allowed Uses (Residential Use Types)

Residential Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Residential							
Single Family, Detached	A	A	A	--	--	--	--
Single Family, Attached	A	A	--	--	--	--	--
Duplex	--	--	--	--	--	--	--
Multi-Family	--	--	--	--	--	--	--
Attached Accessory Dwelling	A	A	A	--	--	--	--
Detached Accessory Dwelling	S ₁	S ₁	S ₁	--	--	--	--
Detached Accessory Structure	A	A	A	--	--	--	--
Residential Group Home	A	A	A	--	--	--	--
Manufactured Home Parks	--	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.

Table C-2: Allowed Uses (Civic Use Types)

Civic Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Administrative Services	--	--	--	A	A	A	A
Child Care							
Family Daycare	A	A	A	A	--	--	--
Large-Family Daycare	A	A	A	A	--	--	--
Child Daycare	A	A	A	A	A	A	--
Community Center	--	--	--	A	A	A	--
Convalescent Services	--	--	--	A	A	A	--
Central and Library Services	A	A	A	A	A	A	--
Education	S ₁	S ₁	S ₁	S ₂	A	A	--
Group Care	S ₁	S ₁	S ₁	P	P	--	--
Hospital Services	--	--	--	S ₁	--	--	--
Major Public Facilities	--	--	--	--	--	--	A
Utility Services	A	A	A	A	A	A	A
Parks and Recreation							
Active	PR	PR	PR	PR	PR	A	A
Passive	A	A	A	A	A	A	A
Postal Services	S ₁	--	--	A	A	--	--
Public Parking Services	--	--	--	--	A	--	--
Religious Assembly	S ₁	S ₁	--	A	A	P	--
Safety Services	S ₁	S ₁	S ₁	S ₂	A	S ₁	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.

Table C-3: Allowed Uses (Commercial Use Types)

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Administrative Offices	--	--	--	A	A	A	A
Administrative Services				A	A	A	A
Adult Entertainment	--	--	--	--	--	--	--
Animal Sales and Services							
Commercial Kennels	--	--	--	--	S ₁	--	--
Commercial Stables	--	--	--	--	--	--	--
Grooming and Pet Stores	--	--	--	A	A	--	--
Pet Cemeteries	--	--	--	--	A	--	--
Veterinary Services, Agricultural	--	--	--	S ₁	S ₁	--	--
Veterinary Services, Pets	--	--	--	A	A	--	--
Automobile and Equipment							
Automobile Repair	--	--	--	A	A	--	--
Automotive Sales and Rentals	--	--	--	--	S ₁	--	--
Cleaning	--	--	--	A	A	--	--
Commercial Parking	--	--	--	--	S ₁	--	--
Equipment Repair and Sales	--	--	--	--	A	--	--
Storage of Operable Vehicles	--	--	--	--	A	--	--
Truck Stops	--	--	--	--	--	--	--
Building Maintenance Services	--	--	--	--	A	--	--
Commercial Antennas	--	--	--	--	--	--	--
Commercial Centers							
Community Centers	--	--	--	S ₁	--	--	--
Neighborhood Centers	S ₁	S ₁	--	S ₁	--	--	--
Regional Centers	--	--	--	--	--	--	--
Commercial Educational Services	--	--	--	A	A	A	--
Commercial Recreation							
Commercial Campground Facilities/RV Park	--	--	--	--	--	--	--
Destination Resorts	--	--	--	--	--	--	--
Indoor Entertainment	--	--	--	A	A	--	--
Indoor Sports and Recreation	--	--	--	A	A	--	--
Limited Gaming Facilities	--	--	--	A	A	--	--
Marinas	--	--	--	--	--	--	--
Outdoor Entertainment	--	--	--	--	--	--	--
Outdoor Sports and Recreation	--	--	--	A	A	--	--
Outdoor Sports Club	--	--	--	--	--	--	--
Unlimited Gaming Facilities	--	--	--	--	--	--	--
Construction Sales and Services	--	--	--	--	A	--	--
Continuum of Care Facilities, Seniors	S ₂	--	--	S ₂	--	--	--

Convention and Meeting Facilities	--	--	--	--	A	--	--
Eating and Drinking Establishments							
Convenience	--	--	--	A	A	--	--
Full Service	--	--	--	A	A	--	--
Financial Services	--	--	--	A	A	--	--
Funeral and Internment Services							
Cemeteries	--	--	--	--	--	--	--
Undertaking	--	--	--	A	A	--	--
Gasoline Sales and Service Stations	--	--	--	A	A	--	--
Airport/Helicopter Service							
Airport/Heliport	--	--	--	--	A	--	--
Helistop	--	--	--	--	A	--	--
Liquor Sales							
Off-Premises	--	--	--	A	A	--	--
On-Premises	--	--	--	--	--	--	--
Lodging Services							
Bed and Breakfast Inns	--	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--
Hotels and Motels	--	--	--	--	A	--	--
Vacation Time Shares	--	--	--	--	--	--	--
Medical Services	--	--	--	A	A	A	--

Table C-3: Allowed Uses (Commercial Use Types) continued

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Nursery Sales							
Retail	--	--	--	A	A	--	--
Wholesale	--	--	--	A	A	--	--
Personal Services	--	--	--	A	A	--	--
Personal Storage	--	--	--	A	A	--	--
Professional Services	--	--	--	A	A	--	--
Recycle Center							
Full Service Recycle Center	--	--	--	--	A	--	--
Remote Collection Facility	--	--	--	--	A	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	S ₁	--	--
Repair Services, Consumer	--	--	--	--	A	--	--
Retail Sales							
Comparison Shopping Centers	--	--	--	--	--	--	--
Convenience	S ₁	--	--	A	A	--	--
Specialty Stores	--	--	--	A	--	--	--
Secondhand Sales	--	--	--	--	--	--	--
Transportation Services --	--	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.

Table C-4: Allowed Uses (Industrial Use Types)

Industrial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Custom Manufacturing	--	--	--	--	A	--	--
Energy Production	--	--	--	--	--	--	--
General Industrial							
Heavy	--	--	--	--	--	--	--
Intermediate	--	--	--	--	A	--	--
Limited	--	--	--	--	A	--	--
High Technology Industry	--	--	--	--	A	--	--
Inoperable Vehicle Storage	--	--	--	--	--	--	--
Laundry Services	--	--	--	A	A	--	--
Marine Operations	--	--	--	--	--	--	--
Petroleum Gas Extraction	--	--	--	--	--	--	--
Salvage Yards	--	--	--	--	--	--	--
Wholesaling, Storage and Distribution							
Heavy	--	--	--	--	P	--	--
Light	--	--	--	--	A	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.

Table C-5: Allowed Uses (Agricultural Use Types)

Agricultural Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Agricultural Processing	--	--	--	--	--	--	--
Agricultural Sales	--	--	--	A	--	--	--
Animal Production							
Animal Slaughtering, Agricultural	--	--	--	--	--	--	--
Animal Slaughtering, Commercial	--	--	--	--	--	--	--
Crop Production	--	--	--	--	-	--	A
Forest Products	--	--	--	--	--	--	S ₁
Game Farms	--	--	--	--	--	--	S ₁
Produce Sales	--	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.

SECTION 25. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.218.45 and read as follows:

Section 110.218.45 Downtown Sun Valley Design and Development Standards.

- (a) **Purpose.** These design and development standards set forth standards for uses within the Sun Valley Planning Area. The areas in which these standards apply are identified as Downtown Sun Valley on Map 110.218.45.1 Sun Valley Planning Area Communities- Downtown Sun Valley. The design standards are intended to provide assurances that the Downtown portion of Sun Valley will develop in accordance with the community’s desire to see quality projects along Sun Valley Boulevard with a “mixed-use” design theme. “Mixed-use” is defined as commercial or office use combined with residential use in a single structure. “Mixed-use” commercial or office uses will be located on the ground floor, with residential on the second floor. Refer to Photo A-1 in this section for photographic examples. The standards establish specific site planning, architectural, landscape, pedestrian realm, signage and lighting criteria by which each proposal shall be evaluated for compliance and approval.
- (b) **Applicability.** Map 110.218.45.1 Sun Valley Planning Area Communities- Downtown Sun Valley depicts the geographic area of applicability wherein these development standards will be enforced. With the exception of land uses associated with public facilities, parks and recreation and mobile home parks, these standards will be applied to all new Tourist Commercial, General Commercial, Neighborhood Commercial/Office, High Density Suburban and Low Density Urban land uses within the “Downtown” area of Map 110.218.45.1 Sun Valley Planning Area Communities- Downtown Sun Valley.
- (c) **Design Review Process.** These development standards supersede Sections 110.218.00 through 110.218.35 of the Washoe County Development Code in the specific “Downtown” geographic area identified as the Sun Valley Planning Area Communities Map. Where the standards found in this section are silent, the Sections 110.218.00 through 110.218.35 will be in effect. These standards are to be enforced by Washoe County staff when evaluating permits for development activity. Small deviations from these standards may be permitted at the applicant’s request, provided the Director of the Planning and Building Division has made a

determination that the deviation is in substantial conformance with the intent of these standards. The applicant shall have the sole responsibility for compliance with all applicable statutes, codes, ordinances or other regulations for all work performed on the premises by or on behalf of the applicant.

- (d) **Site Development Standards.** The following site development standards are established to help implement a “mixed-use” community character. The use of such tools as landscaping and pedestrian amenities mitigate the impact of development on adjacent and nearby parcels while helping to implement and preserve the desired character. Personal storage has a separate set of design criteria and is addressed in the sub-section entitled Personal Storage Standards. Before any site is designed, the designer shall meet with County staff at a pre-application meeting. At the pre-application meeting, the designer shall have the following documents prepared at a conceptual level.
- (1) Narrative that clearly describes the character of the proposed site along with a description of how proposed development would relate to, and physically connect with, the adjacent development and community.
 - (2) Location of property boundary and setbacks.
 - (3) Floor plans.
 - (4) Location of existing or abandoned buildings, adjacent driveways, off-street vehicular connections, pedestrian ways, access points and public easements.
 - (5) Major utility easements.
 - (6) Climatic factors such as wind, sun angles, solar exposure and shade pattern.
 - (7) Preliminary traffic impact analysis and traffic circulation diagram.
 - (8) Other features of the site and/or surrounding area that may be impacted by, or may impact, the proposed development, including data for adjoining properties that are within 100 feet of the boundary of the proposed development.
- (e) **Mixed Use.** All General Commercial and Neighborhood Commercial/Office properties are afforded the opportunity to add a residential component of Low Density Urban, if incorporated into a mixed-use development that meets the standards of Sections 110.218.45(f) through 110.218.45(p).

Photo A-1: Desirable Design Characteristics for Mixed-Use Development



- (f) **Building Heights.** The maximum building height is limited to two stories. The maximum height standards do not apply to elements such as parapet walls, roof-mounted equipment, elevator towers, belfries, cupolas, water towers, silos, windmills, water tanks, etc., provided that the aggregate floor area of such structures is not greater than one-half of the total roof area.
- (g) **Setbacks.** At a minimum, building setbacks shall be those established in Article 406 of the Washoe County Development Code. Varied setbacks are encouraged to create usable open areas between buildings and to create a feeling of openness along Sun Valley Boulevard.
- (h) **Signs.**
 - (1) When more than one tenant shares a development site, signs shall be integrated as one unit to create shared identity for the property or be located and/or designed as a unified package so that signs do not visually compete with each other.
 - (2) Signs should be an integral design element of a building's architecture. The location of any signs shall be determined in the early stages of design. Sign locations should be integrated with the overall design of the site and the adjacent streetscape. Integration with significant landscape elements is encouraged.
 - (3) Signs shall be compatible with the project's overall character and building design in terms of size, shape, color, texture and lighting. Signs should be integrated so that they appear to be a natural part of the building façade. Repetitious signage information on the same building frontage should be avoided. The name of the business or other written advertising should not be the dominant architectural feature of a building.
 - (4) Signs shall not have flashing light elements or be constructed of highly reflective materials. Signs that are illuminated should be internally illuminated or should use a light projected onto the sign from light sources mounted above the sign. In order to minimize light spillage, the light shall be directed onto the sign only. The illumination source shall be fully shielded so that the light intensity will not trespass onto surrounding areas.
 - (5) Signs should be carefully located for safety, not blocking views of oncoming traffic at street intersections or driveways. Signs should promote easy readability and serve their intended function. The scale of the sign should relate to the intended viewer.
- (i) **Pedestrian Realm/Pathways.** Formal landscaped pedestrian pathways shall be established on the boundaries of developments fronting on Sun Valley Boulevard. These landscaped pathways will provide separation between commercial and residential uses and Sun Valley Boulevard. Property owners will be responsible for maintaining these improvements.
 - (1) Along Sun Valley Boulevard, there will be a minimum 20-foot wide landscaped common area easement along the property line within the setback. The developer shall construct an 8- to 10-foot wide multi-purpose trail within this easement that meanders through the landscaped area. The trail will be constructed of asphalt or concrete. The remaining area within the easement shall be comprised entirely of landscaping, consistent with Section 110.218.45(n).
 - (i) On the portions of all the side streets within "Downtown Sun Valley" there will be a 15-foot wide landscape easement running the length of the property frontage, excluding any driveways or access points.
 - (ii) Prior to the construction of each path segment, an 8- to 10-foot wide public use easement will be dedicated to Washoe County.
 - (2) **Pedestrian Orientation.**
 - (i) Mixed-use developments shall emphasize and incorporate pedestrian orientation in the project's overall design. Proposed projects shall provide site design and building scale features with a primary emphasis on streetscape functionality and pedestrian

access to a site. Building placement shall provide interconnected walkways to enhance pedestrian accessibility and safety. Interconnected walkways shall be designed with similar and/or complementary details, colors and finishes.

- (ii) New projects should incorporate elements that will benefit the greater district. Considerations should be made for the possibility of sharing driveways, creating shared circulation systems, shared pedestrian circulation systems, and other functional areas where a coordinated site design will benefit the cohesiveness of the larger district. Safe pedestrian crossing at exits and entrances of the circulation networks shall be required.
- (iii) Corner sites are visually important to both street approaches and can create challenges relative to pedestrian and vehicular circulation. All development on a corner should consider adjacent development on each of the intersecting streets.
- (j) **Parking Requirements.** Mixed-use projects shall be designed to minimize motor vehicle circulation through local single-family neighborhood streets. Project designs will also take into consideration traffic conditions such as queuing, access points and proximity to intersections. Off-street parking requirements shall be those established in Article 410 of the Washoe County Development Code. Design exceptions to Section 110.410.25 are noted below:
 - (1) Mixed-use developments are encouraged to provide parking on the sides of the building in order to allow for more pedestrian-oriented access from Sun Valley Boulevard to the front main entrance. Dedicated parking areas for the residential component of the mixed-use development should be located on the side or in the back of the building.
 - (2) New construction or redevelopment of commercial properties along Sun Valley Boulevard shall combine vehicle entrances with adjacent properties to provide combined parking and landscaping. If contiguous commercial properties are not developed at the same time, then the vehicle access point to Sun Valley Boulevard will be located close to the property line between adjacent parcels.
 - (3) In order to provide safe pedestrian access to site buildings, any large, open parking area shall include pedestrian walkways between opposing rows of parking at a ratio of 1 walkway per 75 parking spaces per project. The intent of this requirement is to provide areas within larger parking lots where pedestrians can safely reach businesses without having to walk exclusively in the drive aisles. Photo A-2 in this section provides photographs illustrating pedestrian walkway concepts. Smaller parking courts and areas with fewer than 75 parking spaces are exempt from this provision.
 - (i) Walkways must be a minimum of 48 inches wide, excluding vehicle overhang space.
 - (ii) Walkways may be striped on the asphalt between perpendicular rows of parking and paved through landscape areas and must be extended safely through planters with ramps or aprons.
 - (iii) Any extension of walkways across drive aisles must occur at delineated crosswalks.
 - (iv) Walkways will be designed to be compatible with handicap accessibility standards.

Photo A-2: Pedestrian Walkways within Parking Lots



(l) Screening of Exterior Mechanical Equipment and Communication Devices.

- (1) Exterior mechanical equipment shall be kept to a minimum, shall be designed in an orderly, compact manner, and shall be painted a color to blend with the adjacent background.
- (2) All roof-mounted equipment shall be hidden from view with parapet walls or screening. Screens shall be attractive in appearance and reflect or complement the architecture and color of the building. Mechanical equipment shall not extend above the enclosing wall or screen.
- (3) Exterior-mounted electrical equipment shall be mounted in a location where it is screened from public view. Exterior electrical equipment shall not be mounted on the public street side of any building, unless located behind a screening wall or screened with plantings.
- (4) Antenna, transmission or reception devices visible from ground level shall be painted a color to blend with the adjacent background, and hidden from view with parapet walls or screening. Screens shall be attractive in appearance and reflect or complement the architecture and color of the building.

(m) Fences and Walls.

- (1) No fence or wall exceeding 3 feet in height shall be designed or constructed within the front yard setbacks.
- (2) All fences and walls shall be designed as integrated parts of the overall architectural and site design. All fences and walls are limited to 6 feet in height.
- (3) Walls shall be constructed of block in a finish and color that complements the colors selected for site buildings.

(n) Landscape Design Standards. Formal landscaping within the “Downtown” area of Map 110.218.45.1 Sun Valley Planning Area Communities- Downtown Sun Valley is essential to creating an attractive and pleasant environment. The intent of these standards is to provide landscaping design criteria that will help promote an image that is attractive across all the developments. All areas to be landscaped shall be planted with trees, shrubs, groundcover, etc., selected from the recommended plant list in Table A-1 in this section. Developers should assess existing landscaping on developed land adjacent to their property and, whenever possible, reinforce and complement that established character. Areas visible from public streets should emphasize attractive landscaping.

- (1) **General Requirements.** Landscape requirements shall generally be those established in Article 412 of the Washoe County Development Code. Additional criteria and design exceptions to Article 412 are noted below:
 - (i) Parking lots, service or storage areas, trash enclosures, etc., shall be partially screened with plant material whenever possible.
 - (ii) The use of landscape-related walls, planters, enhanced paving, etc., is encouraged. The inclusion of such features may substitute for landscaping, subject to the approval of the Director of the Planning and Building Division and compliance with the Washoe County Development Code.
 - (iii) Parcels adjacent to residential development shall use accent trees and shrubs, in combination with other techniques (such as berms, fences, walls), to screen parking areas and other less attractive views.
 - (iv) The basic landscape character will be created by the use of pre-selected plants, shrubs and trees as shown in Table A-1 in this section. Other plant materials may be used with approval of the Director of the Planning and Building Division.

- (v) Surface water features using groundwater are not allowed in the Sun Valley planning area. Surface water features using reclaimed water may be created provided applicable health regulations are followed.
 - (vi) The Washoe County Division of Engineering and Capital Projects shall require all new development to conform to low impact development (LID) guidelines adopted by Washoe County.
- (2) **Parking Lot Landscaping.** Parking lot landscaping requirements shall be those established in Section 110.412.50 of the Washoe County Development Code. Additional requirements are noted below:
- (i) Landscaping shall not be less than 15 percent of the site area of the parking lot.
 - (ii) The pedestrian walkways detailed in the Parking Requirements sub-section and in Photo A-1 in this section may count for up to 25 percent of the total site landscape requirement.
- (3) **Slopes.**
- (i) Treatments should be applied to slopes to revegetate with drought tolerant, native and naturalizing, grass and shrub plants and to prevent erosion. Slope treatments shall include soil amendments to improve growing conditions for sustainable plant growth, improving availability of nutrients through microbial activity, and enhancing water percolation/retention.
 - (ii) Slope treatments shall include materials such as mulch and tackifier, with a life span of at least three years, applied to the soil surface. A permanent irrigation system will be installed for any trees or shrubs planted on a slope.
- (4) **Irrigation.**
- (i) All landscaped areas shall be irrigated by an automatic irrigation system with low precipitation rate devices that can be adjusted to not exceed the soil infiltration rate. All systems shall be routinely monitored and adjusted for efficient water delivery for thriving plant growth.
 - (ii) Systems should be designed so that areas with different watering requirements are controlled separately.
 - (iii) Irrigation equipment shall be located and installed to minimize negative visual impacts.
 - (iv) Moisture sensors and other water conserving devices are encouraged.
 - (v) If reclaimed water is available for irrigation, it shall be used to the fullest extent allowed.

Table A-1: Recommended Plants

Common Name	Botanical Name	Rabbit and Deer Resistant	Drought Tolerant	Erosion Control
<i>Deciduous Shrubs</i>				
Alpine Current	<i>Ribes alpinum</i>			
Golden Current	<i>Ribes aureum</i>		√	
Staghorn Sumac	<i>Rhus typhina</i>			
Amur Maple	<i>Acer ginnala</i>			
Smoke Tree	<i>Cotinus coggygria</i>	√	√	

Tartarian Honeysuckle	<i>Lonicera tatarica</i>		√	
Western Sand Cherry	<i>Prunus besseyi</i>		√	
Nanking Cherry	<i>Prunus tomentosa</i>		√	
Squawbush Sumac	<i>Rhus trilobata</i>		√	
Peking Cotoneaster	<i>Cotoneaster acutifolius</i>			
Elijah Blue Fescue	<i>Festuca cinerea</i> 'Elijah Blue'			
Beach Wormwood	<i>Artemesia stelleriana</i> 'Silver Brocade'			
Blue Oat Grass	<i>Helictotrichon sempervirens</i>			
Maiden Grass	<i>Miscanthus sinensis</i> 'Gracillimus'	√		
Evergreen Shrubs				
Big Sagebrush	<i>Artemesia tridentata</i>	√	√	
Bitterbrush	<i>Pershia tridentata</i>		√	
Moonlight Broom	<i>Cytisus scoparius</i> 'Moonlight'	√	√	
Mountain Mahogany	<i>Cercocarpus ledifolius</i>		√	
Horizontal Juniper	<i>Juniperus horizontalis</i>	√	√	
Oregon Grapeholly	<i>Mahonia aquifolium</i>	√		
Mugo Pine	<i>Pinus mugo</i>	√		
Lydia Broom	<i>Genistia lydia</i>	√	√	
Mint Julep Juniper	<i>Juniperus chinensis</i> 'Mint Julep'	√	√	
Deciduous Trees				
Amur Maple	<i>Acer ginnala</i>		√	
Black Locust	<i>Robinia pseudoacacia</i>		√	
Prunus blireiana	Flowering Plum			
Amur Chokecherry	<i>Prunus maacki</i>			
Chanticleer Flowering Pear	<i>Pyrus callieriana</i>			
Hackberry	<i>Celtis occidentalis</i>		√	
Idaho Locust	<i>Robinia ambigua</i> 'Idahoensis'		√	
Goldenrain Tree	<i>Koelreuteria paniculata</i>		√	
Russian Olive	<i>Elaeagnus angustifolia</i>	√	√	
Western Catalpa	<i>Catalpa speciosa</i>			
White Oak	<i>Quercus alba</i>			
Bur Oak	<i>Quercus macrocarpa</i>		√	
Blue Ash	<i>Fraxinus quadrangulata</i>	√	√	
American Ash	<i>Fraxinus americana</i>		√	
Columnar English Oak	<i>Quercus robur</i> 'Columnaris'			

Common Name	Botanical Name	Rabbit and Deer Resistant	Drought Tolerant	Erosion Control
Evergreen Trees				
Rocky Mountain Juniper	<i>Juniperus scopulorum</i>	√	√	
Arizona Cypress	<i>Cupressus arizonica</i>	√	√	
Austrian Black Pine	<i>Pinus nigra</i>			
Scotch Pine	<i>Pinus sylvestris</i>	√	√	

Singleleaf Piñon Pine	<i>Pinus monophylla</i>	√	√	
Colorado Blue Spruce	<i>Picea pungens glauca</i>	√		
Ground Covers				
Bearberry	<i>Arctostaphylos uva-ursi</i>	√	√	√
Lavendar Cotton	<i>Santolina chamaecyparissus</i>	√	√	
Winter Creeper	<i>Euonymus fortunei</i>			
Snow in Summer	<i>Cerastium tomentosum</i>	√	√	√
Periwinkle	<i>Vinca major</i>			√
Brooms	<i>Genista spp.</i>	√	√	√
Hall's Japanese Honeysuckle	<i>Lonicera japonica 'Halliana'</i>			√
Potentilla	<i>Potentilla verna</i>			
Virginia Creeper	<i>Parthenocissus quinquefolia</i>			√
Wolly Yarrow	<i>Achillea tomentosa</i>		√	

(o) **Architectural Standards.** The architectural standards focus on what is important to the success of the “Downtown” area within Map 110.218.45.1 Sun Valley Planning Area Communities- Downtown Sun Valley. The standards are to ensure a high level of architectural quality, but are not overly prescriptive, in order to allow for innovative design. The standards will direct the development and redevelopment of Sun Valley Boulevard as a mixed-use downtown district.

(1) **General Guidelines.**

- (i) Primary building entries shall be readily identifiable and accessible.
- (ii) Minimum conflict should exist between service vehicles, private automobiles and pedestrians within the site.
- (iii) Clusters of buildings within defined centers shall incorporate the same design elements.
- (iv) Major building entries shall be highlighted by such features as:
 - (A) Deep overhangs that provide protective cover from the elements.
 - (B) Small plazas with site furnishings near storefronts.
 - (C) Special planters and plantings.
- (v) Accessory structures should relate to the character of the main building by using the same colors, materials, textures, shape, theme and architectural style.
- (vi) Outdoor dining areas are encouraged and should be used to enliven porches, plazas, buildings and street frontages. Outdoor dining areas should be oriented away from off-site residential uses that are sensitive to noise and nighttime activity.
- (vii) Buildings should incorporate sustainable and healthy building practices and products. Design strategies and building techniques should be utilized which minimize environmental impact, reduce energy consumption, and endure over time.
- (viii) Storage buildings and structures associated with a Personal Storage development that are located inside the exterior screening wall need not comply with these architectural standards. Any storage facility building (e.g. sales office, caretaker’s apartment, etc.) located outside the exterior screening wall must be constructed pursuant to the standards listed in this sub-section.

(2) **Building Massing and Form.**

- (i) All buildings shall be designed to a pedestrian scale.

- (ii) To the extent possible, building exterior walls shall incorporate:
 - (A) Design that gives the appearance of multiple structures when functionally possible.
 - (B) Offsetting building planes through wall step backs. (Refer to photographic examples in Photo A-1 in this section.)
 - (C) Treatment with multiple textures and materials to provide visual interest. (Refer to photographic examples in Photo A-1 in this section.)
 - (D) Clustering small-scale elements such as planter walls and columns/support posts around the major form.
 - (iii) Rear or side façades on smaller, stand-alone structures will be given architectural treatments that are consistent with front façades.
 - (iv) Rear or side façades on larger buildings with multiple tenants should include the same design elements as front façades where possible. Large, blank walls should be avoided or screened. (Refer to photographic examples in Photo A-1 in this section.)
 - (v) Building forms should be utilized to create pedestrian areas that are protected from the wind, but oriented to the sun.
 - (vi) New or redeveloped commercial and office development will be constructed with the main entrance facing Sun Valley Boulevard. Buildings that have no other option than to front on a side street will have the same or similar architectural features on the side and rear of a building that faces Sun Valley Boulevard.
 - (vii) Commercial or office uses will be located on the ground floor, with residential on the second floor. This order can be reversed for the properties on the east side of Sun Valley Blvd from Rampion Way north to Second Avenue that are substantially lower in elevation than Sun Valley Blvd.
- (3) **Materials.**
- (i) **Building Exterior Wall Materials**
 - (A) Materials on the rear and side façades of smaller one- or two-tenant structures shall be consistent with front façades.
 - (B) Materials shall blend with those existing in adjacent buildings within a defined center.
 - (C) Drainage pipes may be located on building fronts if thoughtfully incorporated into the building façade.
 - (D) Glass storefronts are permitted. Long, unbroken planes of glass are discouraged.
 - (ii) **Building Roofs**
 - (A) Roof colors and textures shall complement building exteriors.
 - (B) In instances where roof areas can be viewed from below, care should be taken that all roof vents, roof-mounted mechanical equipment, pipes, etc., are screened with architectural elements to reduce their appearance.
- (4) **Color and Texture.**
- (i) Exterior colors shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green.
 - (ii) Accent colors that complement the more prominent base tones are encouraged to highlight architectural details.

(iii) A mix of textures is encouraged.

(p) **Lighting Standards.** The lighting standards are intended to provide night safety without glare or spill over of light onto adjoining properties. Lighting fixtures should be compatible with the architectural character of existing buildings and the proposed development.

(1) **Safety/Security Lighting.**

(i) Lighting shall be indirect and subtle. Overhead pole-mounted down lighting is encouraged. Light standards shall not exceed 35 feet in height. Light standards within 100 feet of residential property shall not exceed 12 feet in height.

(ii) Exterior pole lighting shall be color-corrected lamps of appropriate intensity. Lamps that alter the colors of objects at night are prohibited. Lamps with the appropriate color spectrum include color-corrected sodium vapor, metal halide, mercury lamps, incandescent and fluorescent.

(iii) Lighting levels should emphasize walking areas so as to clearly identify the pedestrian walkways.

(iv) Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security. Lighting fixtures shall be a zero cutoff.

(v) Outdoor pedestrian use areas (e.g. courtyards, entryways, walkways) shall have sufficient illumination for safety and security.

(vi) Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover is allowed.

(vii) Where residential uses abut nonresidential uses, interior lighting of the nonresidential uses shall be controlled at night through the use of timers, window blinds or other acceptable means.

(2) **Architectural/Landscaping Lighting.**

(i) Lighting shall be indirect, such as soffit lighting, or incorporate a full-cutoff, shield-type fixture.

(ii) Exterior illumination to enhance building identity should respect and reinforce the architectural treatment of the building. The use of decorative fixtures that further convey the architectural theme is encouraged.

(iii) Landscape lighting shall be subtle and indirect, and should accentuate rather than overpower landscape features.

(iv) Special lighting may be introduced at key entries to indicate entrances and identity.

(3) **Exterior Sign Lighting.**

(i) Sign illumination shall be of diffused lighting that is stationary and of constant intensity. Flashing signs are prohibited.

(ii) Up-lighting shall not be allowed, except on monument or pylon signs.

(iii) Exposed neon signs shall be prohibited. Non-exposed channelized neon signs are permitted.

(q) **Personal Storage.** Personal storage facilities are an allowed use on those properties within the "Downtown" area of Map 110.218.45.1 Sun Valley Planning Area Communities- Downtown Sun Valley that are designated General Commercial and on Neighborhood Commercial/Office with a special use permit. The characteristics of this type of development are such that a unique set of standards is appropriate. Photographs illustrating desirable design characteristics for this type of development are shown in Photo A-3 in this section.

(1) **General Requirements.**

(i) **Building Height**

(A) Storage structures and RV awnings are limited to one story and an 18-foot maximum building height.

(B) Other buildings (e.g. sales offices, caretaker's apartment, etc.) must not exceed 35 feet in height.

(ii) **Parking Requirements**

(A) Parking shall be provided in accordance with Article 410 of the Washoe County Development Code.

(B) Two additional customer parking spaces may be provided outside the screen wall at the primary entrance to the development. These spaces must be located behind the front yard setback.

(2) **Personal Storage Setbacks.**

(i) Personal storage facilities with frontage on Sun Valley Boulevard will observe the 20-foot landscaped pedestrian pathway from the property line along this street frontage. This setback shall consist of a 10-foot meandering cement or asphalt path and landscaping, in accordance with the Personal Storage Landscape Standards sub-section.

(ii) Facilities with frontage on other public streets within the "Downtown" area boundaries will observe the 15-foot setback along the street frontage, pursuant to the provisions in the Personal Storage Landscape Standards sub-section. In no case shall the landscaping within the setback along a public street be less than 10 feet.

(iii) For side and rear yards not adjacent to public streets and abutting non-residential property, the setback may be 0 or 15 feet. A zero setback requires that a solid screen wall be placed on or immediately adjacent to the property line. A 15-foot setback requires landscaping in accordance with the Landscape Design Standards sub-section.

(3) **Personal Storage Fencing and Walls.**

(i) Personal storage facilities must be screened with an 8- to 10-foot tall solid and decorative wall that is consistent with established colors, treated with an anti-graffiti coating and integrated into the architectural and site design.

(A) The screen wall shall be considered a structure and must observe the setbacks identified in the Personal Storage Setbacks sub-section. Where the setback is zero (0), the wall may be placed on or immediately adjacent to the property line.

(B) The height of the screening wall may be staggered in order to properly screen storage buildings or awnings.

(ii) All points of ingress and egress may be gated to permit controlled access.

Photo A-3: Desirable Design Characteristics for Personal Storage Facilities



(4) Personal Storage Landscaping Standards.

- (i) It is anticipated that the majority of the developed site will be screened behind a solid wall; therefore, the use is not required to provide a minimum percentage of landscaping over the site.
- (ii) Except for the driveway and where pathway is required, the front yard setback shall consist of landscaping and pathway in accordance with Section 110.218.45(n).
- (iii) Where landscaping is required within the side and rear yard setbacks (i.e. adjacent to streets or where the screen wall is set back 15 feet from the property line), trees shall be planted at a ratio of 1 tree per 15 linear feet of wall. Trees may be clustered for a more natural appearance. (Refer to photographic examples in Photo A-3 in this section.) The tree mix within the setbacks shall consist of 60 percent evergreen and 40 percent deciduous trees. These trees may be selected from the approved list of plant materials in Table A-1 in this section.

(5) Personal Storage Architectural Standards.

- (i) Exterior colors for all structures shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green (Refer to photographic examples in Photo A-3 in this section.)
- (ii) Storage building roofs and awnings shall consist of standing seam metal. Corrugated metal is not permitted.
- (iii) Colors and materials selected for the storage buildings must be reviewed and approved by Washoe County Planning staff.
- (iv) Any storage facility structures (e.g. sales offices, caretaker's apartment, etc.) must be constructed pursuant to the standards listed Section 110.218.45(n) if located outside of the exterior screen wall.

(6) Personal Storage Lighting Standards.

- (i) Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security.
- (ii) Pole lights and standards within the self-storage and RV storage areas are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or placed on a timer.
- (iii) Lighting shall be contained within the development boundaries and enclosure walls. No light spillover is allowed.
- (iv) Special lighting may be introduced to indicate entrances and identity.

SECTION 26. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.218.50 and read as follows:

Section 110.218.50 Specific Plans. Some parcels in the Sun Valley planning area may be subject to a specific plan and/or a document labeled as a "specific plan" and its associated development standards. By way of example, the Falcon Ridge Specific Plan falls within this planning area. The Falcon Ridge Specific Plan is hereby incorporated by reference into this code section. Any amendments to the Falcon Ridge Specific Plan shall require a Development Code Amendment in

accordance with Article 818. For the most up to date information on specific plans, visit the Washoe County Planning Program's website or the Washoe County Regional Mapping System.

SECTION 27. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.226.40 and read as follows:

Section 110.226.40 Export of Native Water Resources. Water resources native to the Warm Springs Hydrographic Basin shall not be exported from the basin without prior approval of the Board of County Commissioners.

SECTION 28. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.226.45 and read as follows:

Section 110.226.45 Palomino Valley Community Modifiers. Within the boundaries of the Palomino Valley Community as depicted in Map 110.226.40.1 Warm Springs Planning Area Communities-Palomino Valley Community, the development standards set forth in the Warm Springs Specific Plan Development Standards Handbook will be applied to all applicable development. The handbook is hereby incorporated by reference into this section and available on the Washoe County Planning Program's website. Any amendments to the Warm Springs Specific Plan Development Standards Handbook shall require a Development Code Amendment in accordance with Article 818. When necessary, Washoe County may place conditions of approval on proposed development to ensure compliance with these standards. References to the "Warm Springs Community" and the "Specific Plan Area (SPA)" refer to the Palomino Valley Community.

SECTION 29. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.302.45 and read as follows:

Section 110.302.45 Diesel Power Generation. Within the Truckee Meadows Service Area (as defined in and by the Truckee Meadows Regional Plan), Washoe County will prohibit the use of diesel oil fueled, internal combustion power generation units synchronized with the regional electric grid, except for emergency conditions, unforeseen grid disturbances, maintenance activities or transmission limitations.

SECTION 30. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.340.70 and read as follows:

Section 110.340.70 Building Design. Buildings larger than 50,000 square feet must include articulated, decorated facades and height variations and transparency (e.g., windows).

SECTION 31. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.340.75 and read as follows:

Section 110.340.75 Air Quality. Discretionary permits likely to include combustible engines idling for periods longer than 10 minutes shall include conditions of approval addressing this issue to the satisfaction of the Community Services Department.

SECTION 32. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.406.50 and read as follows:

Section 110.406.50 Common Open Space Fences. Fencing installed along common open space areas within subdivisions should consist of an “open fence” design (e.g., split rail or equivalent).

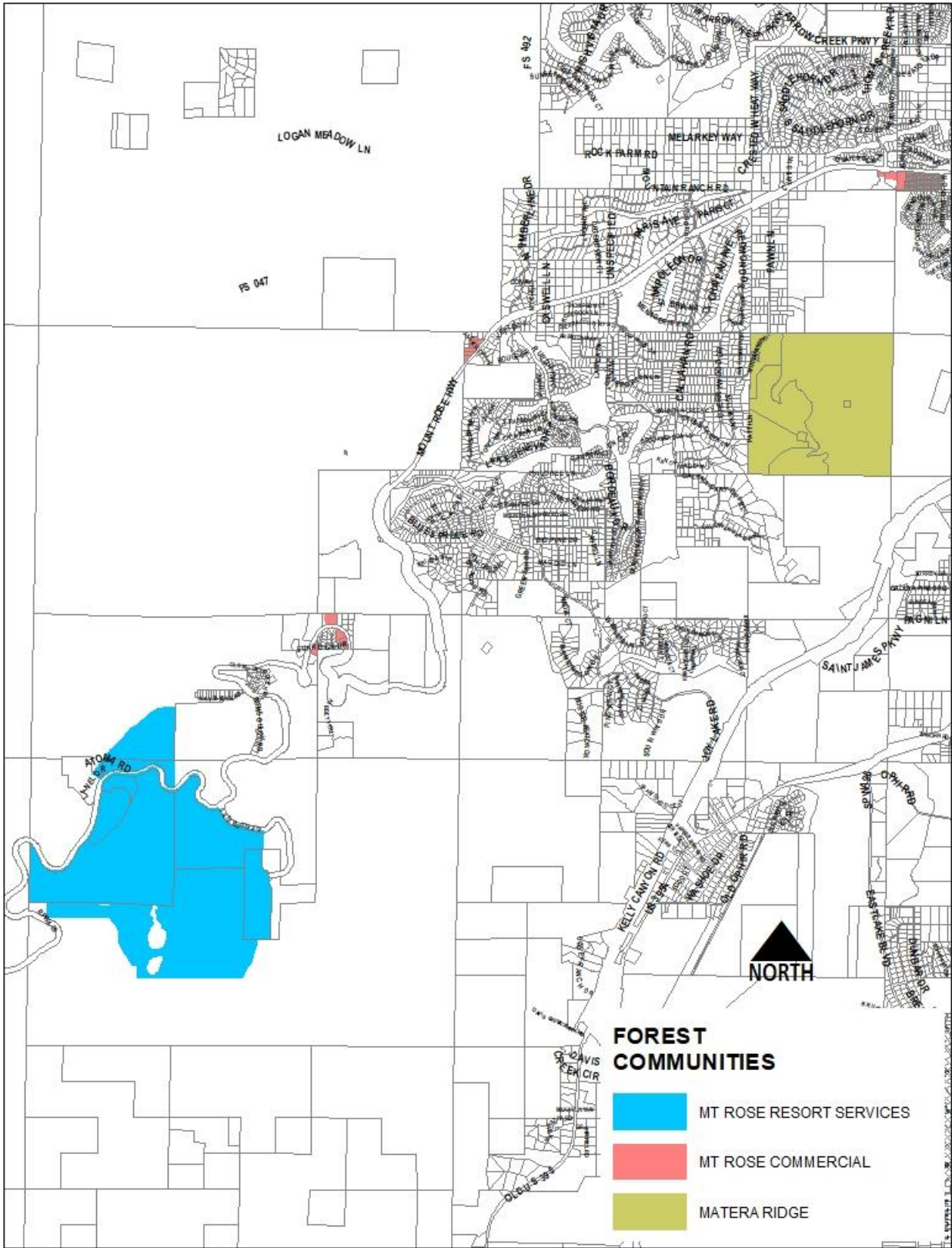
SECTION 33. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.820.75 and read as follows:

Section 110.820.75 Administrative Amendments.

- (a) Purpose of Administrative Amendments. The purpose of this section is to specify those amendments that can be made to the Master Plan administratively, and that have no substantive effect on the text of the plan.**
- (b) Requirements for Inclusion. To qualify for an administrative amendment under this section, the amendment must be:**
 - (1) A change in spelling or grammar to correct a typographical error, including, without limitation, misspellings, incorrect cross-references, and grammatical errors; or**
 - (2) A change made to update a hyperlink to an external plan or document.**
- (c) Administrative Process. The Director shall have the sole authority to initiate an administrative amendment to the Master Plan that qualify under 110.820.75 (b).**

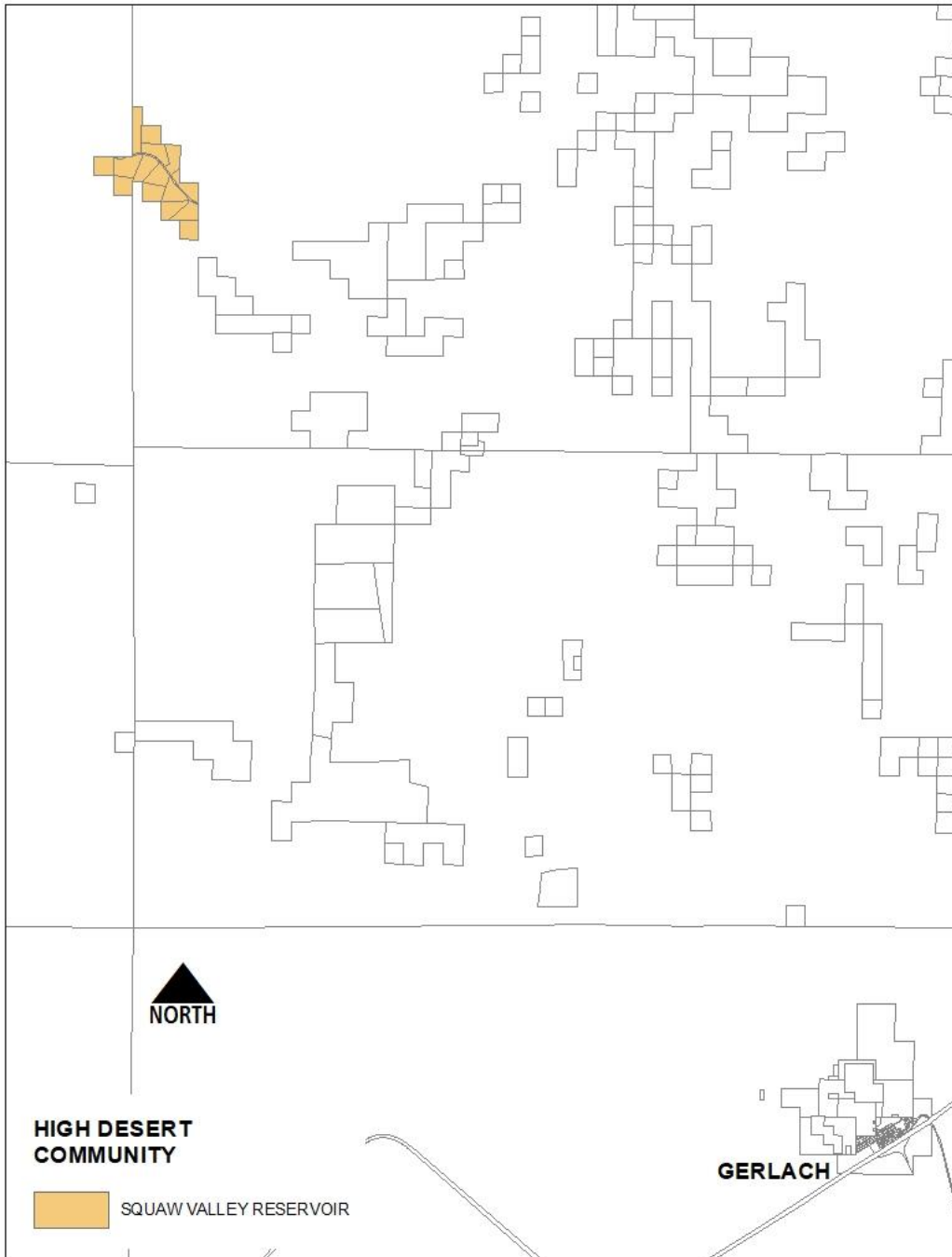
SECTION 34. Chapter 110 of the Washoe County Code is hereby amended by adding a new Map which shall be labeled Map 110.204.1 Forest Planning Area Communities Map, as follows:

Map 110.204.1 Forest Planning Area Communities Map.



SECTION 35. Chapter 110 of the Washoe County Code is hereby amended by adding a new Map which shall be labeled Map 110.206.1 High Desert Planning Area Communities Map- Squaw Valley Reservoir, as follows:

Map 110.206.1 High Desert Planning Area Communities Map- Squaw Valley Reservoir



DRAFT: October 9, 2023

SECTION 36. Chapter 110 of the Washoe County Code is hereby amended by adding a new Map which shall be labeled Map 110.206.25.1 High Desert Planning Area Communities Map- Downtown Gerlach, as follows:

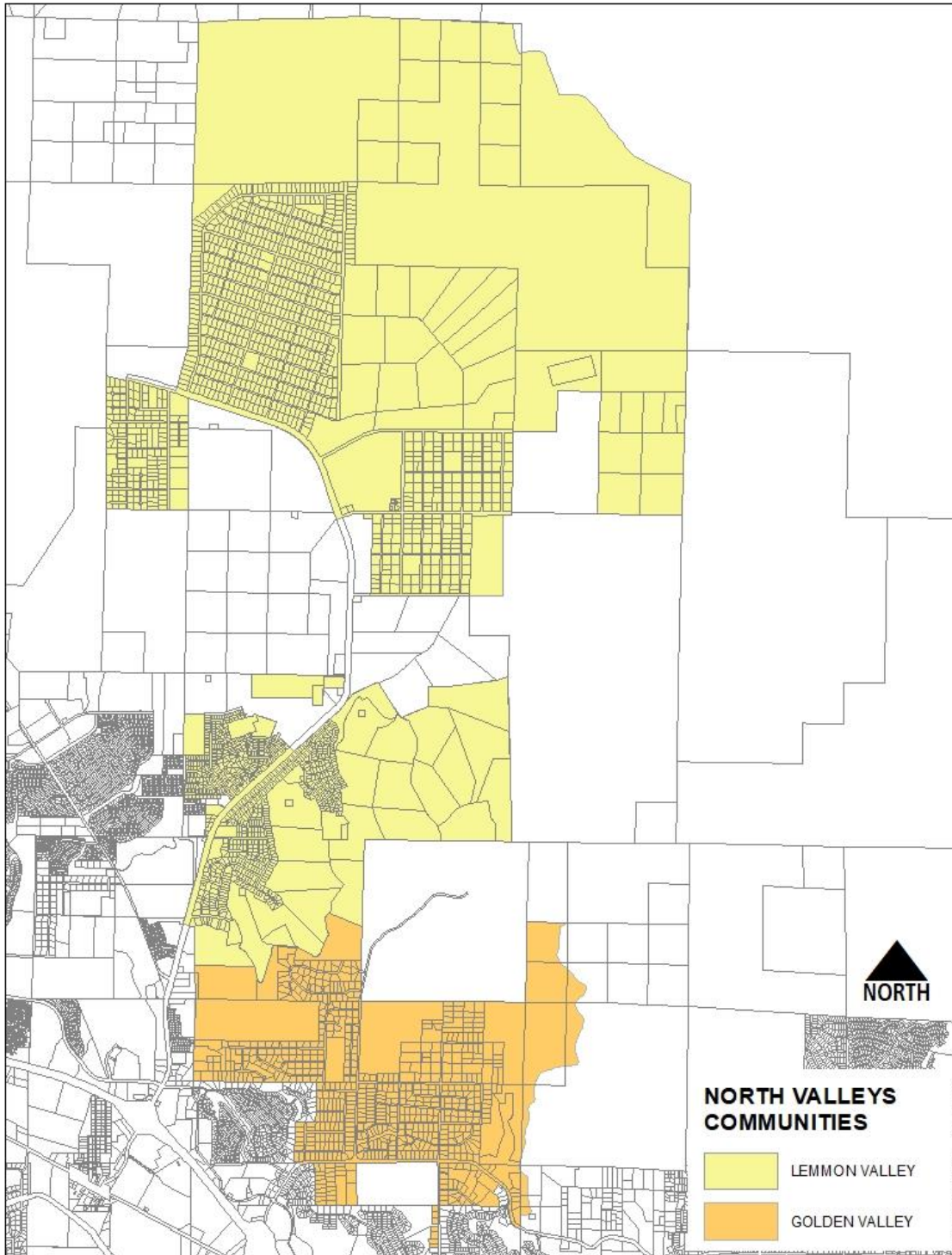
Map 110.206.25.1 High Desert Planning Area Communities Map- Downtown Gerlach



DRAFT: October 9, 2023

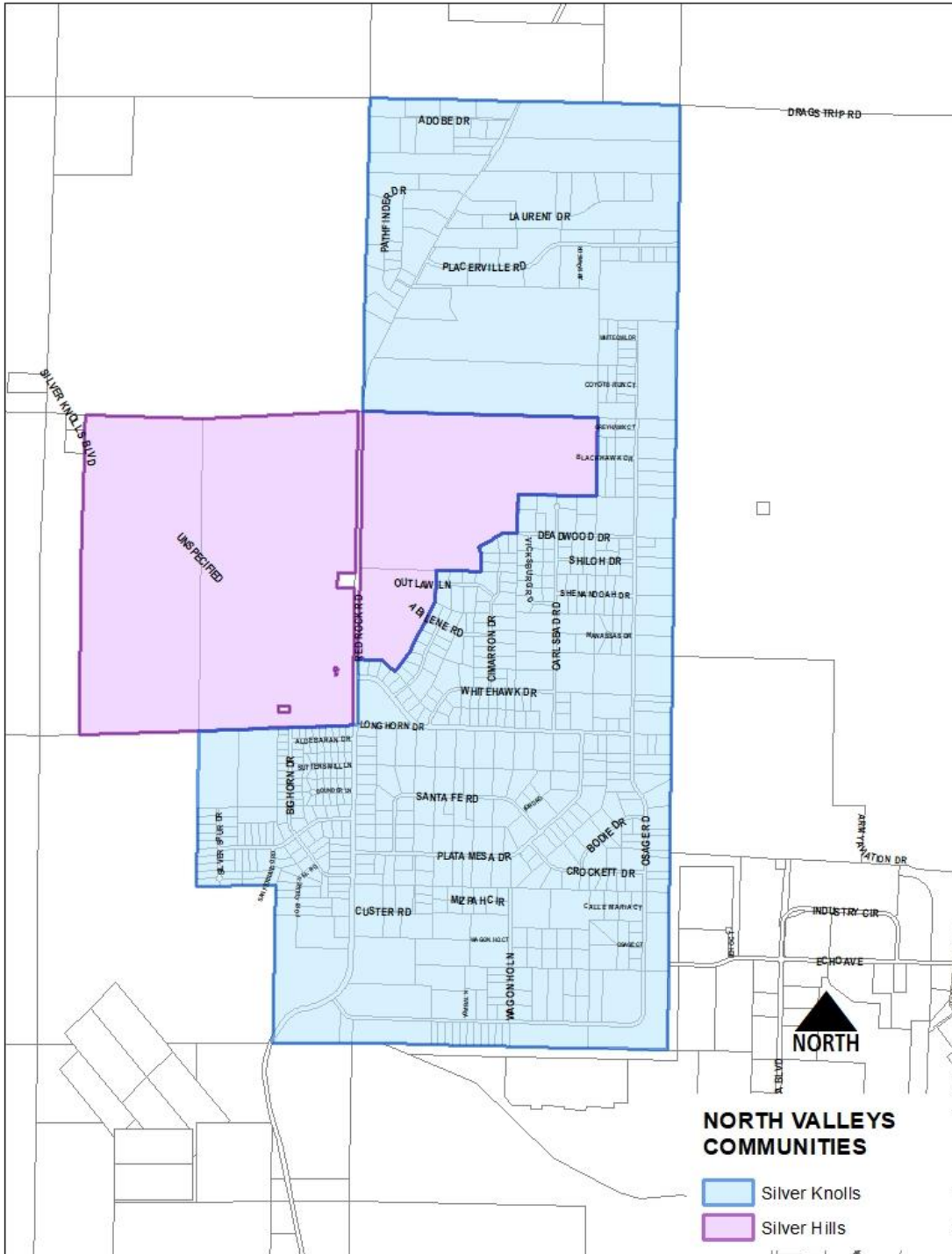
SECTION 37. Chapter 110 of the Washoe County Code is hereby amended by adding a new Map which shall be labeled Map 110.208.1 North Valleys Planning Area Communities East, as follows:

Map 110.208.1 North Valleys Planning Area Communities East



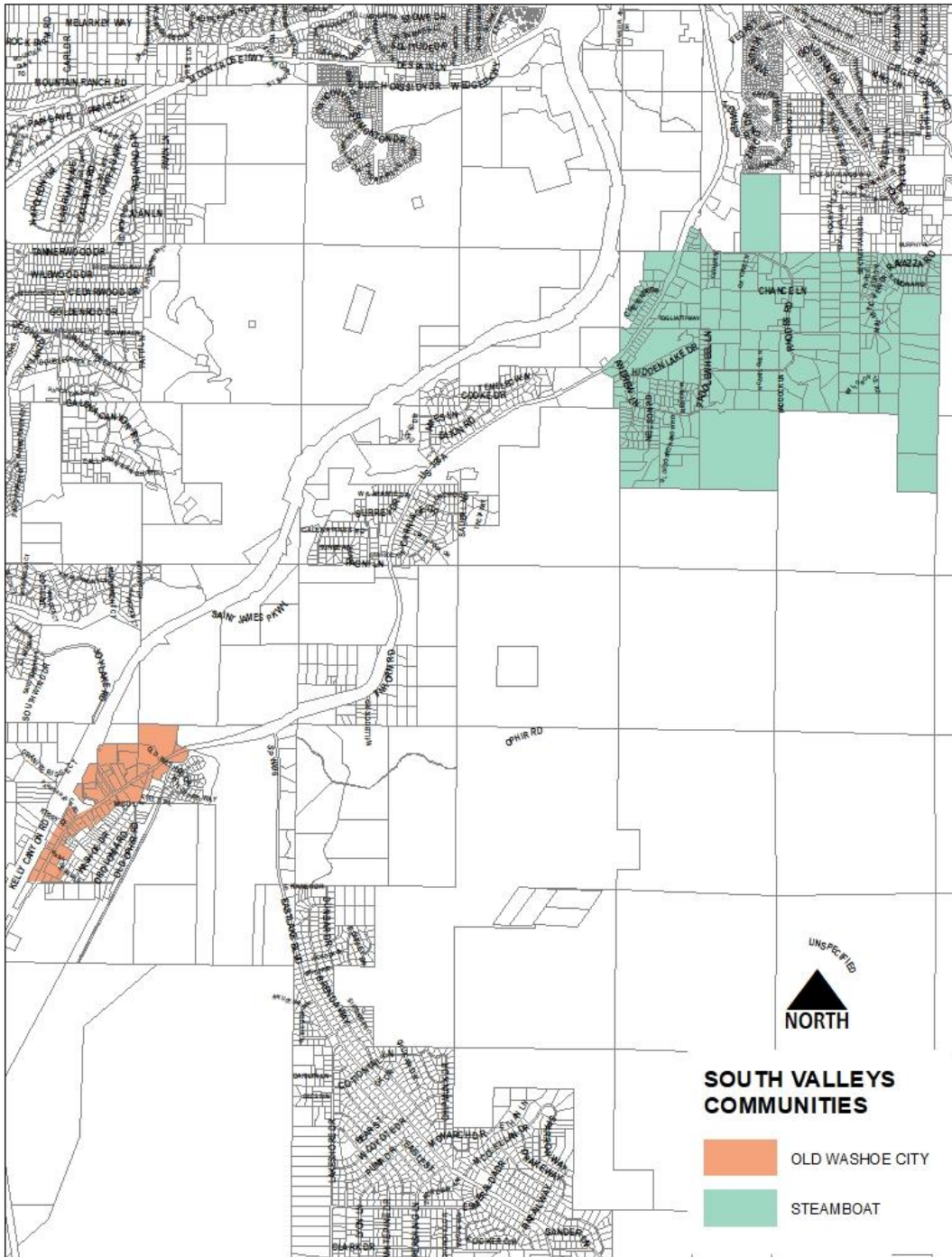
SECTION 38. Chapter 110 of the Washoe County Code is hereby amended by adding a new Map which shall be labeled Map 110.208.2 North Valleys Planning Area Communities West, as follows:

Map 110.208.2 North Valleys Planning Area Communities West



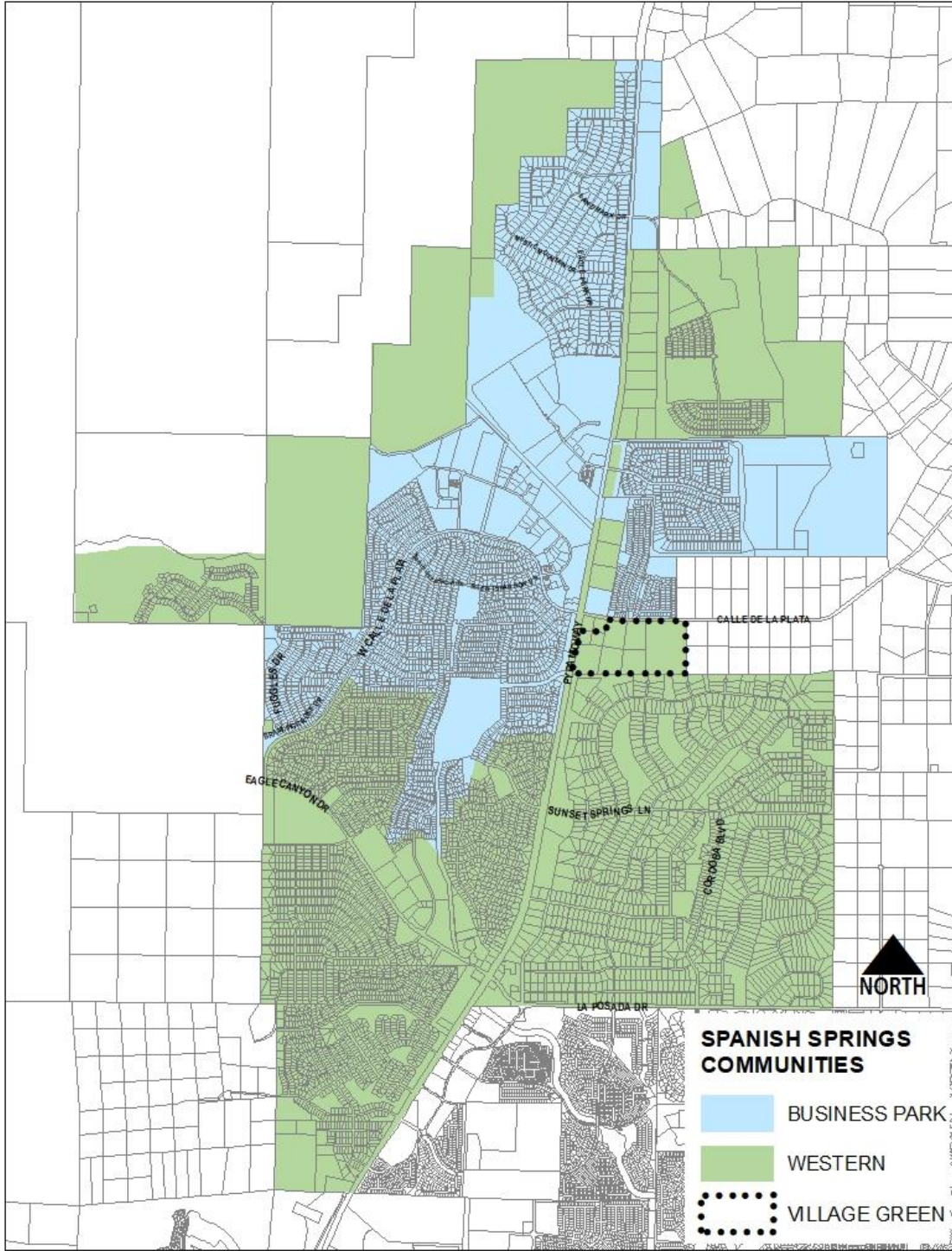
SECTION 39. Chapter 110 of the Washoe County Code is hereby amended by adding a new Map which shall be labeled Map 110.210.1 South Valleys Planning Area Communities, as follows:

Map 110.210.1 South Valleys Planning Area Communities



SECTION 40. Chapter 110 of the Washoe County Code is hereby amended by adding a new Map which shall be labeled Map 110.216.1 Spanish Springs Planning Area Communities, as follows:

Map 110.216.1 Spanish Springs Planning Area Communities



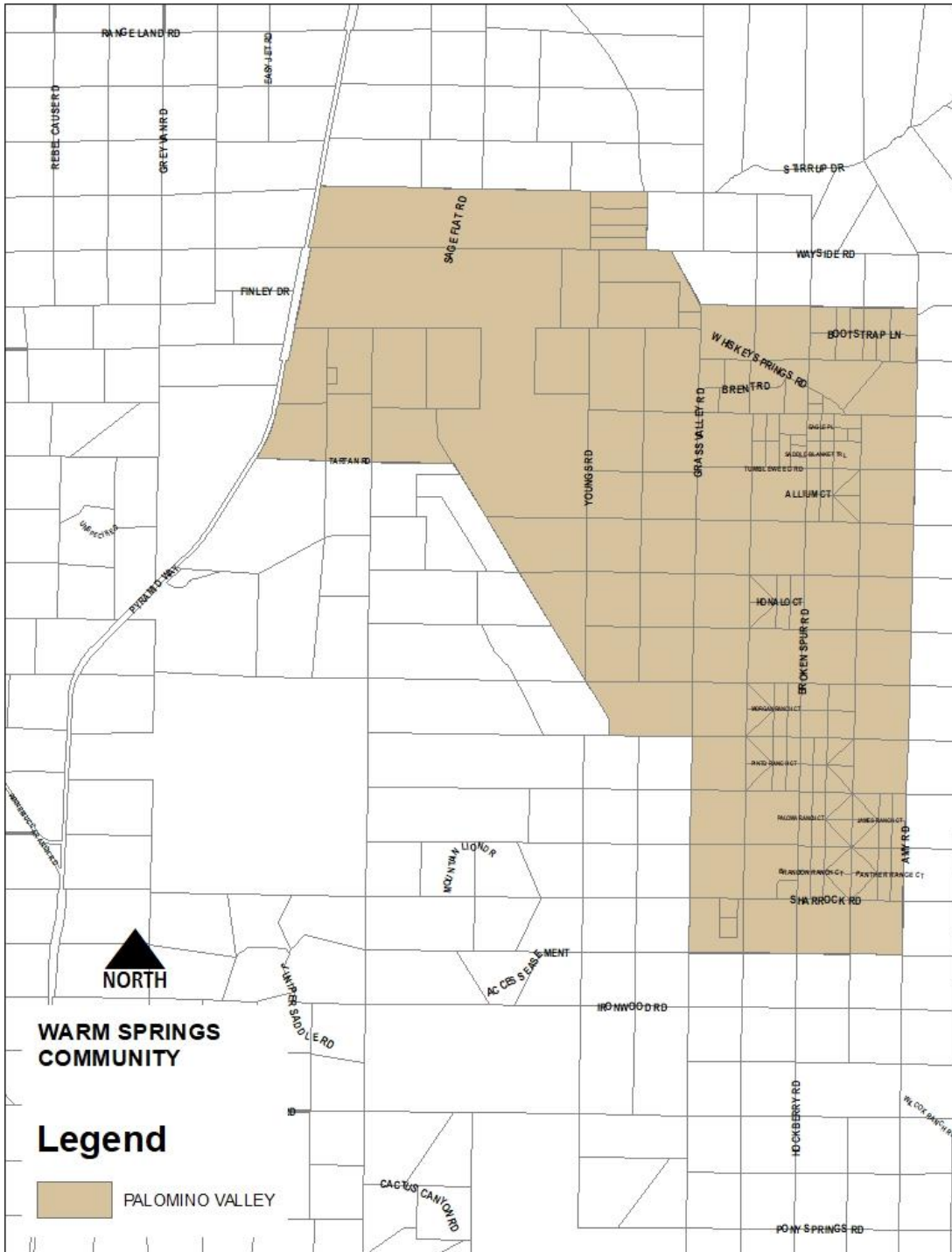
SECTION 41. Chapter 110 of the Washoe County Code is hereby amended by adding a new Map which shall be labeled Map 110.218.45.1 Sun Valley Planning Area Communities- Downtown Sun Valley, as follows:

Map 110.218.45.1 Sun Valley Planning Area Communities- Downtown Sun Valley



SECTION 42. Chapter 110 of the Washoe County Code is hereby amended by adding a new Map which shall be labeled Map 110.226.40.1 Warm Springs Planning Area Communities- Palomino Valley Community, as follows:

Map 110.226.40.1 Warm Springs Planning Area Communities- Palomino Valley Community



SECTION 43. General Terms.

1. All actions, proceedings, matters, and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.
2. The Chair of the Board and officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.
3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.
4. Each term and provision of this Ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this Ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then the offending provision or term shall be excised from this Ordinance. In any event, the remainder of this Ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

DRAFT: October 9, 2023

Passage and Effective Date

Proposed on _____ (month) _____ (day), 2023.

Proposed by Commissioner _____.

Passed on _____ (month) _____ (day), 2023.

Vote:

Ayes:

Nays:

Absent:

Alexis Hill, Chair
Washoe County Commission

ATTEST:

Jan Galassini, County Clerk

This ordinance shall be in force and effect from and after the _____ day of the month of _____ of the year _____.