



**Community Services Department
Planning & Building Division**

Master Plan Spanish Springs Area Plan



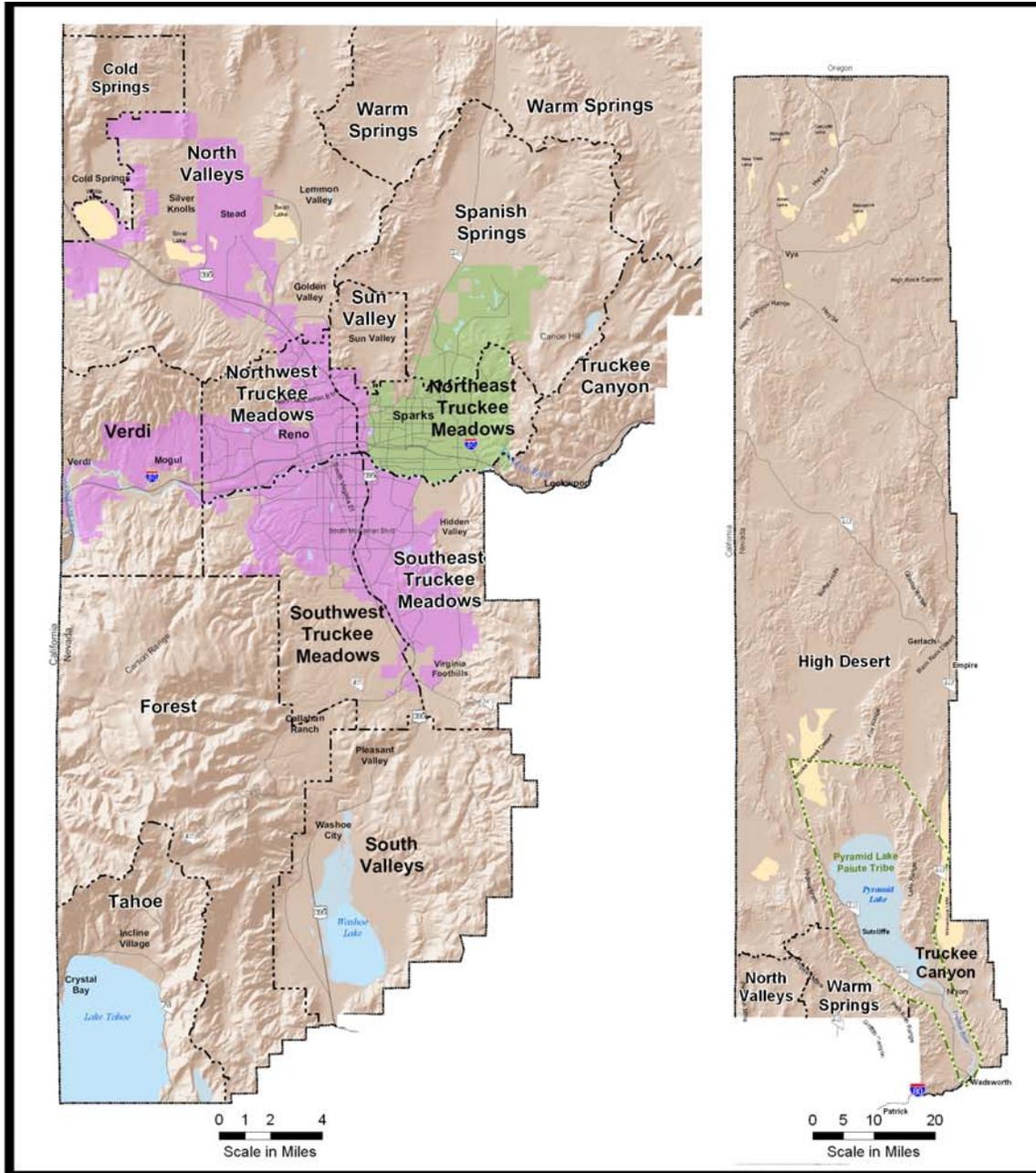
**Community Services Department
Planning & Building Division**

Master Plan Spanish Springs Area Plan

This document is one of a series that, as adopted, constitutes a part of the Master Plan for Washoe County, Nevada. The Washoe County Master Plan can be found on our department's website.

This printing of the Spanish Springs Area Plan reflects amendments adopted as part of Comprehensive Plan Amendment Case Number CP10-002. In accordance with Article 820 of the Washoe County Development Code, the amendment was adopted by Resolution Number 10-11 of the Washoe County Planning Commission on May 20, 2010, by the Washoe County Commission on July 13, 2010, and found in conformance with the Truckee Meadows Regional Plan by the Regional Planning Commission on September 8, 2010. The adopting resolution was signed by the Washoe County Commission Chairman on September 9, 2010. The Area Plan was amended October 2019 by WMPA19-0003; February 2020 by WMPA19-0005; January 2022 by WMPA21-0002; February 2023 by WMPA22-0006; July 2023 by WMPA23-0001.

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WASHOE COUNTY PLANNING AREAS

--- Planning Area boundary	☐ Dry Lakes
--- Washoe County boundary	☐ Water Bodies
--- Pyramid Lake Paiute Tribe boundary	☐ Hillshade, 10 meter elevations
☐ City of Reno	
☐ City of Sparks	

Source: Community Services Date: June 2006

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Scale Bars are shown below each map

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Introduction

The Spanish Springs Area Plan responds to a citizen-based desire to identify, implement and preserve the community character that has evolved in the Spanish Springs Valley over time.

Upon recommendation of the Washoe County Planning Commission, the Washoe County Board of County Commissioners directed the Department of Community Development to conduct a series of public workshops to identify the distinguishing characteristics of the Spanish Springs community.

The result of these workshops has been the development of a comprehensive vision for the Spanish Springs community that identifies an existing and desired community character. The Spanish Springs Area Plan implements and preserves this community vision and character.

Through cooperation with the Washoe County Board of County Commissioners and the Washoe County Planning Commission, the Spanish Springs community will maintain and apply objective standards and criteria that serve to manage growth and development in Spanish Springs in a manner that:

- Respects the rural heritage of the area by encouraging a rustic appearance and preserving scenic quality;
- Respects private property rights;
- Provides a range of low density housing opportunities;
- Provides open space and recreational opportunities;
- Provides local services and employment opportunities; and
- Ensures that growth is kept in balance with resources and infrastructure.

Vision

Manage growth in the Spanish Springs, focusing on a rustic appearance in keeping with the rural character of the area, while respecting private property rights.

Character Statement

The Spanish Springs community is located in the scenic Spanish Springs Valley, along the northern border of the City of Sparks. Over time, the community has evolved from its roots in ranching, agriculture and mining into an area of mixed land uses. Over the next 20 years, the community will provide a range of employment opportunities and a more limited, but still mixed, range of residential opportunities. Over this period, the distribution of land uses and the provision of public facilities and infrastructure will preserve and facilitate a community character that merges Spanish Springs' scenic, low-density, rural and western heritage with suburban residential, employment and commercial opportunities. Increasing employment opportunities will make it possible for more Spanish Springs residents to chose to work close to home, while an efficient Regional Transportation System will provide substantial and efficient links to the greater region.

The existing and desired land use pattern in the Spanish Springs planning area is discussed in the following text. A distinct suburban core is, and will continue to be, concentrated along Pyramid Highway. This suburban core includes a broad mix of non-residential uses together with residential densities of up to three dwelling units per acre. These suburban land uses are located predominately, but not exclusively, on the west side of Pyramid Highway. Outside the suburban core, a transition to a more rural character occurs. This transition occurs most rapidly in the west as elevation increases along the western slopes of the Spanish Springs Valley. To the north and east, the transition to rural stretches out into the valley and includes lower density, suburban residential opportunities (one- to five-acre parcels). The area outside the suburban core and

transition area is predominately of a rural character with rural residential densities (five plus acre parcels) and agricultural land uses. Aggregate mining is a significant component of the local landscape and is found in both the suburban and rural areas. To the south is the heavily suburbanized northern portion of the City of Sparks.

The suburban core, together with the transition zone, will be known as the Suburban Character Management Area (SCMA). This area will contain all commercial land use designations and residential densities greater than one unit per ten acres. The Suburban Character Management Area will be the designated growth area in the Spanish Springs Valley. Non-residential uses in the SCMA will maintain a link to the scenic, rural, western and agricultural character of the Spanish Springs planning area by developing a built environment that respects this heritage and seeks to preserve it whenever possible. Future commercial land use designations will be aimed at providing services and employment opportunities to the local community and not the greater region.

A portion of parcel number 089-160-04, located on the west slope of the Suburban Character Management Area, has operated as a public rural community airport, under private lease from the Bureau of Land Management. This small, public-use, rural community airport has been an important contributor to the formation of the community's character. The continuing operation of the airport at this relatively small scale could continue to make positive contributions to the character of the community provided that the future development and use of the property for airport activities is consistent with basic principles of community safety and compatibility.

The area's western character is partly realized in the equestrian orientation that has evolved in a substantial portion of the area devoted to larger parcels in both the suburban and rural areas. This equestrian character contributes significantly to a community desire to develop and maintain an integrated trail system that provides access to regional and local open space, as well as to local economic activity. The equestrian character is also closely tied to the scenic character of the Spanish Springs planning area. Open vistas of the surrounding ridges and more distant mountain ranges are an important identifying characteristic of the Spanish Springs planning area.

The tradition of scenic and recreational opportunities contributes to a strong desire for resource conservation in the community. The Spanish Springs community will participate in innovative projects that contribute to local and regional resource conservation efforts or that bring greater efficiency to the utilization of resources.

Vision and Character Management

Land Use

Goal One: The pattern of land use designations in the Spanish Springs Area Plan will implement and preserve the community character described in the Character Statement.

Policies

- SS.1.1 The Spanish Springs Character Management Plan map (CMP) shall identify the Spanish Springs Suburban Character Management Area (SCMA) and the Spanish Springs Rural Character Management Area (RCMA).
- SS1.2 The Policy Growth Level for the Spanish Springs Suburban Character Management Area is 1,500 new residential units of land use capacity. Land use intensifications will not add more than 1,500 new units of Land Use Capacity through 2025. The Washoe County Department of Community Development will be responsible for tracking increasing land use potential to ensure this growth level is not exceeded.
- SS.1.3 The following Regulatory Zones are permitted within the Spanish Springs Suburban Character Management Area:
- a. High Density Rural (HDR – One unit per 2.5 acres).
 - b. Low Density Suburban (LDS – One unit per acre).
 - c. Medium Density Suburban (MDS – Three units per acre).
 - d. High Density Suburban (HDS limited to the areas designated HDS prior to August 17, 2004)
 - e. Neighborhood Commercial/Office (NC).
 - f. General Commercial (GC)
 - g. Industrial (I).
 - h. Public/Semi-Public Facilities (PSP).
 - i. Parks and Recreation (PR).
 - j. General Rural (GR).
 - k. Open Space (OS).
 - l. Medium Density Rural (MDR – One unit per 5 acres).
- SS.1.4 The following Regulatory Zones are permitted within the Spanish Springs Rural Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
 - b. Low Density Rural (LDR – One unit per 10 acres).
 - c. Public/Semi-Public Facilities (PSP).
 - d. Parks and Recreation (PR).
 - e. Open Space (OS).
 - f. High Density Rural (HDR) – HDR limited to the areas designated HDR prior to August 17, 2004.
 - g. Medium Density Suburban (MDS) – MDS limited to areas designated MDS at the Planning Commission adoption of this plan (November 16, 2004).

- SS.1.5 In some cases, the land uses available in certain regulatory zones in the Spanish Springs Area Plan differ from those in the same regulatory zones in the Development Code. Appendix C – Allowable Land Uses in the Spanish Springs Area Plan, lists the land uses available under each land use designation in the Spanish Springs Area Plan. Regulatory zones not listed above in policies SS 1.3 and SS 1.4 are not permitted in the Spanish Springs Area Plan.
- SS.1.6 Staff will review any proposed Master Plan Amendment against the findings identified in the Plan Maintenance section of this plan and make a recommendation to the Planning Commission. At a minimum, the Planning Commission must make each of these findings in order to recommend approval of the amendment to the Board of County Commissioners.
- SS.1.7 Tentative subdivision maps will not be approved for any development until the impacts of that development have been included in any applicable water resources facilities plan.
- SS.1.8 The Washoe County Planning Commission will review any application to expand the Suburban Character Management Area into the Rural Character Management Area against the findings in the Plan Maintenance section of this plan. At a minimum, the Planning Commission must make each of the applicable findings in order to recommend approval of the amendment to the Board of County Commissioners.

Goal Two: Establish standards and guidelines for future use and development of the Spanish Springs Public Airport to ensure that the operation of airport facilities in the Spanish Springs Planning Area is consistent with the Community Character and basic standards for safety and compatibility.

Policies

- SS.2.1 The operation of airport facilities on that portion of parcel number 089-160-04 that the Land Use map (see Page D-7) designates as 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 at the time of the amendment of the area plan for the airport 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
 - i. 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; the airport is unable to prevent this under the terms of the BLM lease as of the time of the amendment to the area plan for the airport.
 - ii. 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

- i. 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.
- ii. 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.
- iii. The airport and its users will adhere to all local, state and federal regulations pertaining to handling of hazardous materials.
- iv. 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

- i. 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.
- ii. Development – Prior to any future development, the airport will submit to the Community Development Department a Conceptual Development Plan for future development of the airport facilities. The Plan will be a conceptual agreement between the airport and the Community Development 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 submit the Plan to the Citizen Advisory Board 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.
- iii. 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.
- iv. 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.
- v. The encroachment of industrial, commercial and residential uses on airport facilities will not be grounds to limit or eliminate airport facilities.

Transportation

Goal Three: The regional and local transportation system in the Spanish Springs planning area will be a safe, efficient, multi-modal system providing significant connections to the greater region, and access to commercial services, public lands and employment opportunities in the community. The system will contribute to the preservation and implementation of the community character as described in the Spanish Springs Vision and Character Statement.

Policies

- SS.3.1 Washoe County's policy level of service (LOS) for local transportation facilities in the Spanish Springs planning area is LOS "C."
- SS.3.2 The Washoe County Regional Transportation Commission (RTC) sets levels of service on regional roads. Washoe County will advocate for the RTC to establish policy levels of service "C" for all regional roads in the Spanish Springs planning area.
- SS.3.3 Washoe County will strongly advocate the prioritization of improvements to Pyramid Highway and qualified regional roads and arterials within the boundaries of this area plan in the Regional Transportation Improvement Program in order to achieve and maintain established levels of service.
- SS.3.4 The necessary right-of-way and intersection requirements identified in the Pyramid Highway Corridor Management Plan or the Regional Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.
- SS.3.5 Washoe County will be an advocate for restricted access to Pyramid Highway pursuant to the provisions of the Pyramid Highway Corridor Management Plan.
- SS.3.6 Washoe County will support and be an advocate for new regional connections that provide alternatives to Pyramid Highway.
- SS.3.7 Washoe County will ensure that the details of all new road construction that implement the adopted Regional Transportation Plan will be subject to a comprehensive public review and comment process.
- SS.3.8 Washoe County will be an advocate for the establishment of transit services to and within the Spanish Springs planning area.
- SS.3.9 Future development plans must consider, and be consistent with, multi-modal opportunities, including the eventual establishment of transit services in the Spanish Springs planning area, by conforming to the appropriate site design and development standards as detailed in Appendix A – Western Theme Design Guidelines and Appendix B – Business Park Design Guidelines.
- SS.3.10 Washoe County will work with the Regional Transportation Commission (RTC) to develop and implement an RTC bikeways plan for the Spanish Springs planning area that is integrated with the local and regional trails system and provides access to commercial services and employment opportunities. [See Recreational Opportunities Plan map.]
- SS.3.11 At the request of the Department of Public Works, non-residential projects shall submit traffic reports and mitigation plans to the Departments of Public Works and Community Development for review and approval prior to the issuance of building permits for the project.

- SS.3.12 The Department of Community Development will provide an annual status report to the Planning Commission regarding the implementation of all transportation related policies in this plan.

Scenic/Recreational/Cultural Resources

Goal Four: Maintain open vistas of the surrounding ridges and more distant mountain ranges, and minimize the visual impact of hillside development.

Policies

- SS.4.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of utility distribution infrastructure within the Suburban Character Management Area. Utility transmission facilities will be subject to a special use permit. In considering whether to grant a special use permit or in consideration of any conditions including underground placement which may be placed upon an approval, the Planning Commission will utilize the best available information including, but not limited to, the most recent Regional Utility Corridor Report and any Environmental Impact Statement or other study undertaken regarding the proposal.
- SS.4.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development.
- SS.4.3 The grading design standards referred to in Policy SS.4.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

Goal Five: The built environment will implement and preserve the community character as described in the Spanish Springs Vision and Character Statement.

Policies

- SS.5.1 Development, including that granted by a special use permit, but excluding educational facilities and exemptions as specifically provided in Appendix D – Village Green Commerce Center Specific Plan, within the Spanish Springs planning area will comply with the appropriate development standards and design guidelines as detailed in Appendix A –Western Theme Design Guidelines and Appendix B – Business Park Design Guidelines.
- SS.5.2 The Washoe County Development Code will incorporate the standards and guidelines referenced in Policy SS.5.1 above.
- SS.5.3 In order to provide flexibility in the application design guidelines to individual applicant circumstances, minor modifications may be granted by the Director of Community Development upon written request of the applicant in instances where granting the request would be in substantial compliance with the overall character and intent of the guidelines.

Goal Six: Public and private development will respect the value of cultural and historic resources in the community.

Policies

- SS.6.1 Prior to development in the Rural Character Management Area, with the exception of single family homes and uses accessory to single family homes, the

Nevada Department of Conservation and Natural Resources will be contacted and, if the department requests, an appropriate archaeological investigation should be conducted.

- SS.6.2 Washoe County will cooperate and participate with state and federal agencies in the planning and conservation activities of those agencies related to cultural and historic resources.
- SS.6.3 Washoe County will pursue funding opportunities for the identification and conservation of cultural and historic resources.
- SS.6.4 Educational and interpretive displays will be provided at all parks and trailheads to provide the public with pertinent information regarding cultural and historic resources located in or near those facilities.

Goal Seven: The Spanish Springs planning area will contain an extensive system of parks and trails that provides the community and the region with a broad range of recreational opportunities; provides connections between major developments, recreational facilities, the Regional Trail System, public lands and schools; and contributes to the preservation and implementation of the community character.

Policies

- SS.7.1 Updates to the Parks District Master Plan for the Spanish Springs planning area (District 2C) will look to this goal for direction. The Parks District 2C Master Plan will seek to preserve and implement the community character.
- SS.7.2 New trails will be designed to accommodate equestrian, pedestrian and off-road bicycle traffic, unless technical or severe economic hardships warrant consideration of a more limited use.
- SS.7.3 Parking will be provided at all trailheads unless technical or safety issues prevent the construction of parking facilities.
- SS.7.4 As new residential and commercial properties develop in the Spanish Springs Valley, the Washoe County Department of Parks and Recreation will review development proposals for potential trail connections.
- SS.7.5 Washoe County will work collaboratively with the City of Sparks to determine appropriate trail alignments and connections between unincorporated Washoe County and properties within the City of Sparks and the Sparks sphere of influence.
- SS.7.6 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Parks and Recreation will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the Spanish Springs planning area or connect existing trails.
- SS.7.7 Development proposals and population trends will be evaluated on their impact to an established community standard of seven acres of community park per 1,000 residents. When warranted, the Washoe County Department of Parks and Recreation will request the dedication of an appropriate amount of community park acreage as property develops within the planning area.
- SS.7.8 Washoe County will work with the Regional Transportation Commission (RTC) to develop and implement an RTC bikeways plan for the Spanish Springs planning area that is integrated with the local and regional trails system, and that provides access to commercial services and employment opportunities. [See Recreational Opportunities Plan map.]

Natural Resources

Air Resources

Goal Eight: The Spanish Springs planning area will maintain or exceed federal, state and local carbon monoxide, ambient particulates (pm10) and ozone air quality standards, and the vistas of the surrounding ridges and more distant mountain ranges will not be obstructed by man-made pollutants.

Policies

- SS.8.1 Washoe County will ensure that the Regional Transportation Commission gives significant consideration to issues of air quality in the creation of any regional transportation plan that may have the ability to positively or negatively impact air quality in the Spanish Springs planning area.
- SS.8.2 Development in the Spanish Springs area will comply with all state and federal standards regarding Air Quality.

Land Resources

Goal Nine: The built environment will minimize the destructive potential of any identified geological hazard.

Policies

- SS.9.1 Development proposals within the Spanish Springs planning area will include detailed soils and geo-technical studies sufficient to:
- Ensure structural integrity of roads and buildings.
 - Provide adequate setbacks from potentially active faults.
 - Minimize erosion potential.
- SS.9.2 Development proposals on areas with identified geological hazards will follow the recommendations of any geo-technical study conducted pursuant to Policy SS.9.1.

Land Resources – Mining

Goal Ten: Maintain the existing and future viability of aggregate mining operations in the Spanish Springs planning area.

Policies

- SS.10.1 New development will not impair the ability to meet the conditions of a special use permit for aggregate mining.
- SS.10.2 The encroachment of industrial, commercial and residential uses on aggregate facilities will not be grounds to limit or eliminate aggregate facilities.
- SS.10.3 Sand and rock resources are currently being mined within the Spanish Springs Area Plan. These common minerals are among the most important in Nevada in terms of market value based on annual production and to fill community needs for construction materials. The Spanish Springs Area Plan attempts to maintain the status quo regarding aggregate mining (aggregate facilities) and allows continued production of aggregates within the Spanish Springs Area Plan.

Water Resources – Flooding

Goal Eleven: Personal and economic loses associated with flooding will be minimized. Development in the Spanish Springs planning area will be protected from the 100-year flood event.

Policies

- SS.11.1 Washoe County will utilize the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) as the basis for the delineation of floodplains and floodways, unless more recent research and surveys are presented and accepted by FEMA that establish a more accurate delineation.
- SS.11.2 The Washoe County Department of Water Resources will construct and maintain the North Spanish Springs Floodplain Detention Facility and appurtenant conveyance structures, as illustrated on the Spanish Springs Master Plan map. The facilities are to be designed to accommodate the flow resulting from a buildout condition based upon land use designations in effect as of 2004.
- SS.11.3 Development in areas where the land use designations have changed subsequent to the 2004 baseline will provide on-site mitigation to ensure that the North Spanish Springs Floodplain Detention Facility and appurtenant conveyance structures remain hydraulically equivalent to the baseline design.

Water Resources – Supply

Goal Twelve: Water resources will be supplied to land uses in the Spanish Springs planning area according to the best principles/practices of sustainable resource development.

Policies

- SS.12.1 Residential and commercial development must utilize one or a combination of the following reliable water resources that are replenished in quantities to meet the needs of the area without reliance upon groundwater mining or recharge from agricultural uses:
- a. Decreed Truckee River water rights or other approved imported surface water rights when used with an appropriate drought yield discount as determined by the water purveyor and approved by the State Engineer.
 - b. Imported groundwater from a source that is replenished in sufficient quantity to meet the demands placed upon a source without groundwater mining.
 - c. Certificated groundwater rights or permitted quasi-municipal groundwater rights (that existed as of May 22, 1990) matched by imported, decreed surface water from a source such as the Truckee River.
 - i. For residential developments, the quantity of imported water or decreed surface water shall be equal to 50 percent of the groundwater demand.
 - ii. For developments other than residential (commercial, industrial, recreational, etc.), the quantity of the matching imported or decreed surface water rights shall be equal to 100 percent of the calculated demand.
 - iii. The Truckee River surface water dedicated must be capable of diversion to the Orr Ditch.
- SS.12.2 To the extent that reuse water is available to meet a new proposed non-potable water demand that is consistent with the use of reclaimed water, potable water shall not be supplied to meet the demand.

- SS.12.3 The assessment of a refundable fee for the purpose of developing artificial recharge or water distribution and treatment facilities may be required with any of the water resource options discussed in Policy SS.12.1.
- SS.12.4 Except for reliable water supply resources as described in Policy SS.12.1, the Washoe County Board of County Commissioners will not approve residential or commercial development if the demands upon the proposed permanent source of water supply exceed the average annual replenishment from natural sources and artificial recharge authorized by the State Engineer under a recharge/recovery permit.
- SS.12.5 New residential subdivisions (e.g. tentative parcel map, tentative subdivision map) utilizing Medium Density Suburban land use densities (MDS: 1 du/ac to max. 3 du/1 ac) or greater densities approved after January 1, 1996 shall be required to use an imported water source, except subdivisions approved on land designated Medium Density Suburban prior to October 1, 1995.
- SS.12.6 Washoe County strongly encourages the City of Sparks to apply the adopted Spanish Springs Area Plan water resources policies for development using groundwater resources within the Spanish Springs Hydrographic Basin and located in their sphere of influence as shown on the adopted Truckee Meadows Regional Plan Spheres of Influence (SOI), SOI Study Areas map.
- SS.12.7 The creation of parcels and lots in the Spanish Springs planning area shall require the dedication of water rights to Washoe County in quantities that are consistent with the water use standards set by the State Engineer and/or Washoe County.
- SS.12.8 Dedication of water rights to Washoe County at the time of building permit approval or final map recordation is required. A plan for the transfer, change in point of diversion, or change in use shall be outlined in sufficient detail to clearly state intended use. Water systems and facilities shall meet all applicable state and local requirements and shall make adequate provision for matters including, but not limited to, minimum size of system, inspection, fee collection and maintenance. The standards and procedures for the creation of water systems and facilities are subject to review and approval by the Board of County Commissioners.
- SS.12.9 Existing water rights (permitted and certificated) and water resources shall be retained in the valley whenever possible. Transfer of water (except those transfers in compliance with Policy SS.12.1) shall be discouraged unless the social, economic and environmental consequences are identified and mitigation measures are established.
- SS.12.10 In cooperation with the Washoe County Department of Water Resources, the Department of Community Development will provide an annual report on the implementation of all water related policies in this plan.

Water Resources – Quality

Goal Thirteen: The quality of water from the Spanish Springs Hydrographic Basin will be protected from degradation resulting from human activities.

Policies

- SS.13.1 The Washoe County Department of Water Resources will continue to maintain and implement a Wellhead Protection Plan for the Spanish Springs Hydrographic Basin.
- SS.13.2 Washoe County will continue to pursue the Spanish Springs Nitrate Occurrence Project until remediation of the nitrate occurrence problem is complete.

Goal Fourteen: Wetlands will be protected from the negative impacts of development to the standards established by state and federal agencies responsible for wetland regulation.

Policies

SS.14.1 All development will meet or exceed the standards for wetland development and impact established by state and federal agencies responsible for wetlands management.

Water Resources – Service

Goal Fifteen: Water resources will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the Spanish Springs Vision and Character Statement.

Policies

SS.15.1 Whenever applicable, all development within the Spanish Springs Suburban Character Management Area will connect to a community water service.

SS.15.2 Infrastructure for the storage and distribution of treated effluent for irrigation purposes will be encouraged in the Spanish Springs planning area.

SS.15.3 Whenever feasible, the use of treated effluent for irrigation purposes will be required.

SS.15.4 Washoe County will review all projects to ensure surface water features are not created using groundwater except that surface water features using recycled groundwater in the form of treated effluent may be created provided applicable health regulations are followed.

SS.15.5 The standards and procedures for the creation of water systems and facilities are subject to review and approval by the Board of County Commissioners.

Water Resources – Wastewater

Goal Sixteen: Wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the Spanish Springs Vision and Character Statement.

Policies

SS.16.1 Whenever applicable, all development within the Spanish Springs Suburban Character Management Area will connect to a community sewer service.

SS.16.2 Washoe County will continue to pursue the conversion of existing septic systems in portions of the Spanish Springs planning area to community sewer or alternative wastewater treatment processes.

SS.16.3 Washoe County will continue to study the necessity and feasibility of constructing a wastewater treatment facility in the Spanish Springs planning area. Any such study will establish the use of the Truckee Meadows Wastewater Reclamation Facility (TMWRF) as a baseline and will compare the costs/benefits of a new facility with the costs/benefits of sending wastewater to the TMWRF. If and when it is determined that such a facility is necessary and feasible, the County will pursue the development of the facility. The facility will be subject to the requirements of the Washoe County Development Code and will comply with any conditions of development placed upon the project by the Washoe County Planning Commission and/or the Washoe County Board of County Commissioners. At a minimum, the facility will comply with the following standards:

- a. The facility will be located a minimum of 1,500 feet from any residential unit.
- b. The facility will be landscaped in a manner to screen and integrate the facility into its surroundings.
- c. The facility will utilize odor control on all odor-generating processes.

Plan Maintenance

Goal Seventeen: Amendments to the Spanish Springs Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments must conform to the Spanish Springs Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Policies

- SS.17.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:
- a. The amendment will further implement and preserve the Vision and Character Statement.
 - b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
 - c. The amendment will not conflict with the public's health, safety or welfare.
- SS.17.2 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:
- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
 - b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
 - c. For commercial and industrial land use intensifications, the overall percentage of commercial and industrial regulatory zone acreage will not exceed 9.86 percent of the Suburban Character Management Area.
 - d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2.
 - e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs

Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.

- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2.
- h. If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.
- i. Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

SS.17.3 For proposals to establish or intensify commercial land uses, a market analysis has been conducted that clearly establishes a community serving trade area, provides convincing evidence of a need to increase the inventory of community-serving commercial land use opportunities, and demonstrates no negative impact on the qualitative jobs/housing balance in the Spanish Springs planning area (i.e. the relationship between anticipated employment types/wages and housing costs).

SS.17.4 For any amendment that proposes to alter the Spanish Springs Vision or Character Statement, the Department of Community Development has conducted a series of community visioning workshops with the Spanish Springs Citizen Advisory Board (CAB), and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment.

SS.17.5 Except as modified by SS.17.5.1, for any amendment that proposes to expand the Suburban Character Management Area into the Rural Character Management Area and/or to revise the Character Statement, the Department of Community Development has conducted a series of community visioning workshops with the Spanish Springs Citizen Advisory Board (CAB) and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment; and a proposed land use change accompanies the boundary change proposal,

and the land use proposal meets all of the applicable policies of the Spanish Springs Area Plan.

SS.17.5.1 When the Truckee Meadows Regional Planning Governing Board has approved an amendment to the Truckee Meadows Service Area (TMSA) regarding land that is located partially or wholly in the Rural Character Management Area, and which land is contiguous to the boundaries of the Suburban Character Management Area, that Suburban Character Management Area may be considered for expansion within the TMSA and without the visioning workshops described in SS.17.5 above so long as any such expansion is based on the following, and publically evaluated:

- a. The effect on services of a possible increase in residential development potential; and
- b. The effect on services of a possible increase in commercial/industrial development potential.

SS.17.6 As a non-municipal airport, the Spanish Springs Airport (SSA) is an existing use as of the adoption of the plan. The legal and future use of the SSA shall be determined through an amendment of the plan depending on the resolution of all code enforcement violations existing prior to 2005.

SS.17.7 The Department of Community Development will provide the Planning Commission with a status report on the implementation of this plan no later than 18 months from the date of final adoption.

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Appendix A – Western Theme Design Guidelines

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Purpose

These design guidelines set forth development standards for certain uses within the Spanish Springs Area Plan. The areas in which these guidelines apply are identified on the Spanish Springs Character Management Plan map. The design guidelines are intended to provide area residents and Washoe County with the assurances that the non-residential component within the area plan will develop in accordance with the Spanish Springs community's expressed preference for quality projects with a "western" theme. The guidelines establish specific site planning, architectural, landscape, signage and lighting criteria by which each proposal shall be evaluated for compliance and approval.

Applicability

The Spanish Springs Character Management Plan map depicts the geographic area of applicability wherein these guidelines will be enforced. With the exception of land uses associated with mining and educational, and airport uses, these guidelines will be applied to all non-residential uses within the area designated on the Character Management Plan map.

Design Review Process

It is anticipated that the guidelines will be incorporated into Article 216 of the Washoe County Development Code as development standard modifiers for Spanish Springs. Prior to the necessary amendments to the Development Code, this appendix will serve as the regulatory framework for development standards in the Spanish Springs Area Plan. These guidelines supersede Sections 110.216.10 through 110.216.25 of the Washoe County Development Code in the specific geographic areas identified on the Spanish Springs Character Management Plan map for their application. Where these guidelines are silent, the provisions of the Washoe County Development Code will be in effect.

These guidelines are to be enforced by Washoe County staff when evaluating permits for development activity. Small deviations from these guidelines may be permitted at the applicant's request, provided the Director of Community Development has made a determination that the deviation is in substantial conformance with the intent of these guidelines. 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.

Site Development Guidelines

The following site planning guidelines are established to help implement and preserve the community character described in the Spanish Springs Area Plan Character Statement. 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 on page A-20.

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.

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.

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.

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. A graphic illustrating buffer widths, locations and composition is shown on page A-6.

1. 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 Area Plan. 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.
2. Landscaped buffers shall consist of more formal landscaping as defined in the Landscape Design Guidelines section 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 under the heading Setbacks in the Site Development Standards section. 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 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 the Landscape Design Guidelines section. 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.

Trails/Pathways

The Eagle Canyon Trail is shown crossing the Neighborhood Commercial/Office area that exists on the north side of Eagle Canyon Drive. The approximate location is shown on the Recreational Opportunities Plan map. This trail will be located within the 25-foot-wide buffer along Eagle Canyon Drive and continue within a 30-foot-wide buffer along Pyramid Highway. Construction of the 10-foot-wide asphalt or concrete trail along Pyramid Highway adjacent to the commercial site is the responsibility of the developer. The trail along Eagle Canyon Drive shall be constructed of asphalt by the Washoe County School District pursuant to its special use permit to construct the Spanish Springs Middle School. Prior to the construction of each trail segment, 10-foot-wide easements for public use to Washoe County shall be recorded. Maintenance of all trails within the development is the responsibility of Washoe County.

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.

1. 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 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.

Refuse Collection Areas

1. 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.
2. Refuse container enclosures should be designed of durable materials with finishes and colors that are unified and harmonious with the overall architectural theme.

Screening of Exterior Mechanical Equipment

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 compliment the architecture and color of the building. Mechanical equipment shall not extend above the enclosing wall or screen.

Photo A-1: Pedestrian Walkways within Parking Lots



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.

Utilities and Communication Devices

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

Fences and Walls

1. No fence or wall exceeding three 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 six feet in height, except as noted below.
3. Walls shall be constructed of block in a finish and color that complements the colors selected for site buildings.
4. Fencing shall be low and open split-rail style fencing that is consistent with the western-theme.

Landscape Design Guidelines

Formal landscaping within the commercial developments and around project perimeters facing streets is essential to creating a pleasant environment. The intent of these guidelines 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 on pages A-23 and A-24. 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.

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.

1. 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.
2. Parking lots, service or storage areas, trash enclosures, etc., shall be partially screened with plant material whenever possible.
3. 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 Washoe County Community Development staff and compliance with the Washoe County Development Code.
4. 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.

5. 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 callieriana

- 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

6. 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 Washoe County Community Development Staff.

Street Landscaping

1. 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.

2. 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.
3. 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.
4. Any common area landscaping on a parcel may be counted toward the minimum landscaping requirement for that parcel.

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.

1. Landscaping shall not be less than fifteen (15) percent of the site area of the parking lot.
2. The pedestrian walkways detailed in the Parking Requirements section of this document and in Photo A-1 may count for up to twenty-five (25) percent of the total site landscape requirement.

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.

Irrigation

1. 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.
2. Systems should be designed so that areas with different watering requirements are controlled separately.
3. Irrigation equipment shall be located and installed to minimize negative visual impacts.
4. Moisture sensors and other water conserving devices are encouraged.
5. If reclaimed water is available for irrigation, it shall be used to the fullest extent allowed.

Architectural Standards

The purpose of the architectural guidelines 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 the plan.

General Guidelines

1. Primary building entries shall be readily identifiable and accessible.
2. Minimum conflict should exist between service vehicles, private automobiles and pedestrians within the site.
3. All buildings shall have a rustic flavor and clusters of buildings within defined centers shall incorporate the same design elements.
4. 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.
5. 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.

Building Massing and Form

1. All buildings shall be designed to a pedestrian scale.
2. 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 Table A-2.)
 - d. Clustering small-scale elements such as planter walls and columns/support posts around the major form.
3. Rear or side facades on smaller, stand-alone structures will be given architectural treatments that are consistent with front facades.
4. 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 Table A-2.)
5. Building forms should be utilized to create pedestrian areas that are protected from the wind but oriented to the sun.
6. 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 Table A-2.)

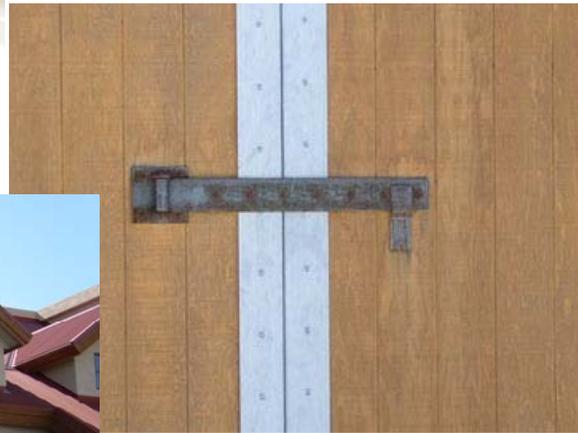
Materials

1. 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 Table A-2.)

Photo A-2: Representative Architectural Photos









- 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.
2. 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.

Color and Texture

1. 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.
2. Accent colors that complement the more prominent base tones are encouraged to highlight architectural details.
3. A mix of textures is encouraged.

Lighting Guidelines

The lighting guidelines 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
 - a. 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.
 - b. 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.
 - c. Lighting levels should emphasize walking areas so as to clearly identify the pedestrian walkways.
 - d. Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security. Lighting fixtures shall be a zero cutoff.
 - e. Outdoor pedestrian use areas (e.g. courtyards, entryways, walkways) shall have sufficient illumination for safety and security.
 - f. Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover is allowed.

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 section for this sign type.
 - 2 Freestanding pylon signs are allowed for Building Type “E” for personal storage facilities only.

Source: Washoe County Department of Community Development.

Sign Types and Descriptions

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.

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.

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.

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.

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/O) development; and one sign for a personal storage facility within the NC/O 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.

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.

Sign Type "7" Building Address/Suite Numbers

Addresses:

- a. Eighteen-inch height maximum.
- b. Precision cut metal in a finish that compliments the center theme.
- c. Numbers to be applied to the appropriate building face visible from the street.

Building Suite Numbers:

- a. Suite numbers must be displayed at both front and rear entrances.
- b. Six-inch height maximum, consistently applied throughout a defined center.

- c. Numbers, either hand painted, decal or stick-on lettering to be applied above or to the right of the appropriate entrance.
- d. Non-illuminated.

Sign Type “8” Temporary Construction/Leasing Sign

- a. Subject to the provisions of the Washoe County Development Code.

Sign Type “9” Vehicular Direction Sign

- a. Sign face colors, materials and typefaces shall compliment building architecture and existing signs.
- b. The use of rustic metal accents is encouraged.

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.

Personal Storage Guidelines

Personal storage facilities are an allowed use on those properties designated Neighborhood Commercial/Office (NC/O). The characteristics of this type of development are such that a unique set of guidelines is appropriate. Photographs illustrating desirable design characteristics for this type of development are shown in Photo A-3.

General Requirements

- 1. 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.
- 2. 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.

Setbacks

- 1. 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 the Landscape Design Guidelines section.
- 2. Facilities with frontage on other public streets will observe the 15-foot setback along the street frontage, pursuant to the provisions in the Landscape Design Guidelines section. In no case shall the landscaping within the setback along a public street be less than 10 feet.
- 3. 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 the Landscape Design Guidelines section.

Fencing and Walls

1. 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 Guidelines chapter 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 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.
2. All points of ingress and egress may be gated to permit controlled access.
3. Other fencing shall be low and open split-rail style fencing that is consistent with the western theme.

Landscape Guidelines

1. 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.
2. 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 Guidelines section.
3. 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.

Architectural Guidelines

1. 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).
2. Storage building roofs and awnings shall consist of standing seam metal. Corrugated metal is not permitted.
3. Colors and materials selected for the storage buildings must be reviewed and approved by staff.
4. Any storage facility structures (e.g. sales offices, caretaker's apartment, etc.) must be constructed pursuant to the standards listed in the Architectural Guidelines section if located outside of the exterior screen wall.

Lighting Guidelines

1. Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security.
2. 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.
3. Lighting shall be contained within the development boundaries and enclosure walls. No light spillover is allowed.
4. Special lighting may be introduced to indicate entrances and identity.

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



Table A-3: Recommended Plants

Common Name	Botanical Name	Rabbit and Deer Resistant	Drought Tolerant	Erosion Control
Deciduous Shrubs				
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>Artemisia stelleriana</i> 'Silver Brocade'			
Blue Oat Grass	<i>Helictotrichon sempervirens</i>			
Maiden Grass	<i>Miscanthus sinensis</i> 'Gracillimus'	√		
Evergreen Shrubs				
Big Sagebrush	<i>Artemisia 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	<i>Flowering Plum</i>			
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>		√	

Appendix B – Business Park Design Guidelines

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Purpose

These Business Park Design Guidelines set forth development standards for certain uses within the Spanish Springs Area Plan. The areas in which these guidelines apply are identified on the Spanish Springs Character Management Plan map. The guidelines 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.

Applicability

The Spanish Springs Character Management Plan map depicts the geographic area of applicability wherein these guidelines will be enforced. With the exception of land uses associated with mining and educational uses, these guidelines will be applied to all non-residential uses within the area designated on the Character Management Plan map.

Design Review Process

It is anticipated that the guidelines will be incorporated into the Washoe County Development Code as development standard modifiers for Spanish Springs. Prior to the necessary amendments to the Development Code, this appendix will serve as the regulatory framework for development standards in the Spanish Springs Area Plan. These guidelines supersede Sections 110.216.10 through 110.216.25 of the Washoe County Development Code in the specific geographic areas identified on the Spanish Springs Character Management Plan map for their application. Where these guidelines are silent, the provisions of the Washoe County Development Code will be in effect.

These guidelines are to be enforced by Washoe County staff when evaluating permits for development activity. Small deviations from these guidelines may be permitted at the applicant's request, provided the Director of Community Development has made a determination that the deviation is in substantial conformance with the intent of these guidelines. 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.

Architecture

Washoe County does not have architecture design standards that apply to the entirety of Washoe County. The Development Code does include area-specific design standards, such as those in Article 216 of the Development Code for the Spanish Springs Area. It is anticipated that future business park and commercial center development will have architectural standards imposed by one or more declarations of covenants, conditions and restrictions (CC&Rs), enforced by private architectural review committees.

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.

Lighting

Noise and Lighting Standards, 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 designated area will comply with the standards established in Article 414.

Article 414 includes requirements that light sources be located and installed in such a way as to prevent spillover lighting onto adjoining properties; a light standard in or within 100 feet of residential zones shall not exceed 12 feet in height; lighting design shall consider not only function and appearance, but reflect the existing character of the surrounding area; and 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.

County residents in Spanish Springs Valley define their area as having a rural character, which translates to subdued lighting. Residents living within the vicinity of non-residential areas will have concerns with lighting including: 24-hour illumination, brightness, glare, color, standard/post height, sign lighting, as well as blinking, flashing and neon lights. These concerns are addressed in Article 414. There will be a need for night lighting for security (such as for parking areas and for pedestrian walkways) and for deterring vandalism.

Lighting Standards

1. Ensure proper lighting for all parking, open space and recreational areas for security and safety.
2. 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.
3. The design of lighting fixtures and their structural support should be of a scale and design that is compatible with on-site buildings.
4. 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.

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 area plan 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 designated area will comply with the standards established in Article 414.

Noise Standards

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.

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. Residents living adjacent to non-residential uses are generally concerned with sign height, lighting (i.e. flashing, brightly lit, shining into residential neighborhoods), and consistency. Additional sign standards will be specified in the Design Guidelines, the CC&Rs or Design Standards Handbook for nonresidential uses.

Certain exceptions to Division Five can be approved. The first is an exception, which restricts project sale signs and area identification signs to property abutting the development or property owned by the developer. The exception allows owners to 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.

The second exception restricts the number of signs to one sign at each of no more than two major public entrances (i.e. entrances of collector or arterial streets) to the project area and restricts the height to eight feet. The exception allows owners to 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.

The third exception states that area identification signs shall not exceed six feet in height. The exception would allow area identification signs for residential and non-residential projects to 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.

Sign Standards

1. Illumination, if any, shall be of diffused light that is stationary and of constraint intensity. Flashing signs are prohibited.
2. Uplighting shall not be allowed, except on monument signs.
3. Exposed neon signs shall be prohibited. Non-exposed channelized neon signs are permitted.
4. Plastic or Plexiglas "can" signs are prohibited. All lighted signs are encouraged to be individual lighted letter or channelized neon.
5. Exterior sign design for individual businesses within an industrial or building complex shall be consistent.

6. Street front signs in the business park shall be monument style.
7. The sign shall be designed as an integral architectural element of the building site.

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.

Buffering and Screening Standards

In the areas specified below, 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.

1. Encourage transitioning and buffering (building setbacks, landscaping and screening) between differing land uses to minimize potential impacts between properties with low compatibility.
2. Provide mitigation for intense land uses or industrial uses to minimize visual and acoustic impacts to surrounding properties.
3. Encourage new development to create a common landscape and/or architectural design theme within distinct projects.
4. Avoid impairment of views from Pyramid Highway and surrounding properties.
5. 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.
6. The required buffer areas are described below and summarized in Table B-1.
 - a. **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. The Design Standards Handbook(s) for the business park will include the design and landscaping for the berm along Pyramid Highway.
 - b. **Eagle Canyon Drive** - A 25-foot buffer shall be provided on Neighborhood Commercial/Office (NC) designated land adjacent to the street right-of-way.
 - c. **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 guidelines.

- d. **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.
 - e. **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.
 - f. **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.
7. 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.
8. The following setbacks shall apply to structures along the Pyramid Highway:
- a. All main residential structures shall be set back at least 55 feet from the street right-of-way.
 - b. 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/pedestrianway 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.

Source: Washoe County Department of Public Works.

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 findings and recommendations of the Development Services Advisory Committee:

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.

Appendix C – Allowable Land Uses in the Spanish Springs Area Plan

In some instances, allowable uses within certain land use designations of the Spanish Springs Area Plan 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 Area Plan. 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.

Appendix D - Village Green Commerce Center Specific Plan Contents

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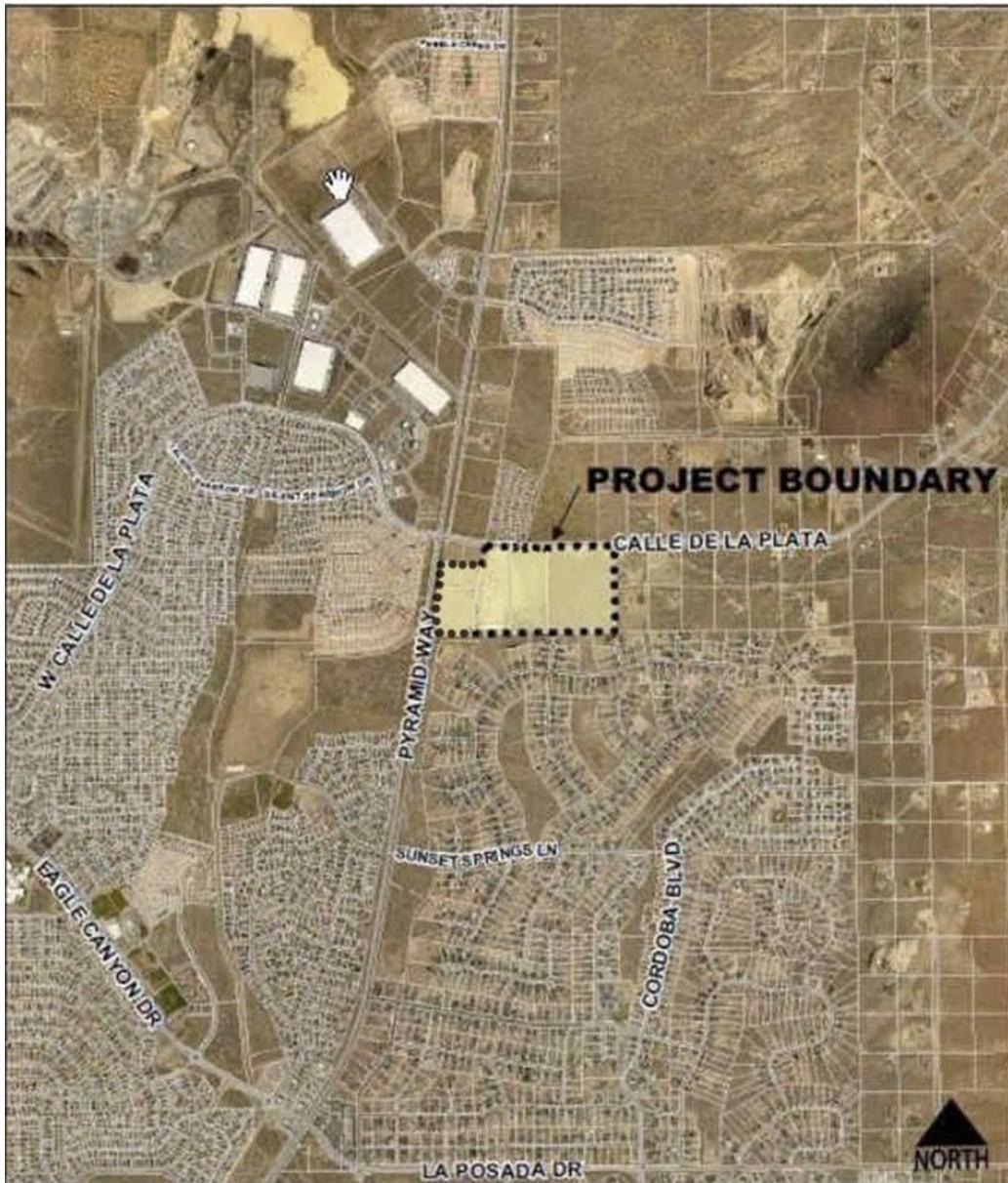
Village Green Commerce Center Specific Plan

Introduction

Project Location

Village Green Commerce Center is located on the south side of Calle de la Plata, east of Pyramid Highway in Spanish Springs. The project site (APNs 534-561-01, 04, 05, 06, 07, 08, 09 and 10) consists of 99.4± acres. As shown in Figure D-1 (below), 20.76± acres are used for the flood sedimentation basin, with the remaining 78.7± acres located further east along Calle de la Plata and Pyramid Highway.

Figure D-1: Location Map



Project Concept/Description

Village Green Commerce Center is envisioned to be an Industrial Park that creates a commerce and employment base within the Spanish Springs valley.

Purpose of a Specific Plan

Specific plans are a planning and regulatory mechanism that allow more precise implementation of the master plan by requiring or permitting large scale planning in order to protect the natural environment, ensure compatible uses, conserve energy, achieve coherent and diverse development patterns, and ensure that roads and other infrastructure are adequate to serve new development.

Development Standards

Village Green Commerce Center focuses development through design standards. The standards offer little flexibility in terms of architectural quality, required landscaping, streetscape treatments, and site planning standards. The Development Standards ensure compatibility with adjacent uses, provide proportional sizes/arrangements of buildings.

Standards Not Addressed

Any development standards not addressed in this handbook are subject to the requirements set forth in the Spanish Springs Area Plan and Washoe County Development Code in effect at the time of building permit application submittals.

Specific Plan Land Use

Land uses in Village Green Commerce Center are defined in three land use classifications of the Specific Plan which are Industrial, Public Facility/Semi-Public Facility, and Open Space. There is no further definition of land use designations or sub-categories thereof. The permitted uses are subject to the standards and conditions outlined within this Handbook. The sedimentation basin parcels (APN 534-561-06 and 07) are limited to public facility uses only.

Figure D-2: Specific Plan Land Uses



Site Planning

Setbacks

The setback standards are intended to complement adjacent properties and promote a uniform streetscape along Calle de la Plata. Table D-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table D-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table D-1: Building Setbacks

Location	Setback Requirement
Adjacent to Calle de la Plata	30 feet
South	50 feet (includes a buffer) ¹
West	5 feet
East	50 feet (includes a buffer) ¹
Pyramid Highway	150 feet

¹ See Figures D-3 and D-4, pages 7 and 9.

Additional Setback Requirements

Building setbacks from internal property lines may be zero. This applies to parcels created internally with zero setbacks for attached buildings.

Building Height

Maximum building height shall be 40' (feet).

All buildings exceeding 30' feet in height must be located 125' feet from any residential dwelling (not including any ancillary free-standing garages and shed structures) existing as of the date of this Master Plan Amendment. Buildings in excess of 30' feet in height shall include an additional setback beyond the 125' setback of one foot for each foot of building height greater than 30', up to a maximum building height of 40 feet high (i.e. a 40 foot high building will require a 135' building setback).

Building height is measured per the definitions in the Washoe County Development Code.

Trash Enclosures

All outdoor trash enclosures shall be visually screened with a solid non-combustible enclosure. A 6' (foot) minimum height shall be required to fully screen trash dumpsters.

Trash enclosures colors shall match the primary colors of the building in which they serve.

A minimum of one 6' (foot) evergreen tree and 5 shrubs (2-gallon minimum) shall be planted on three sides of the trash enclosure.

Trash enclosures located at the back sides of buildings do not require landscaping when screened with masonry walls that blend with the building architecture (colors and materials).

Trash enclosure openings shall include gates that provide a minimum 80% screening of dumpster areas.

There shall be no trash enclosures on the building side directly adjacent to and facing any residential parcels.

Fences and Walls

Maximum fence height for any perimeter fencing shall be 6' (feet). Chain link fencing is prohibited along the perimeter of the project. Perimeter refers to the exterior boundaries of the site, not internal lots.

Storage yards or business activities may be screened with fencing up to 8' (feet) in height. Chain link fencing must use wood or vinyl slats to provide screening.

A minimum 5' (foot) planter area must be provided adjacent to any fence in excess of 8' (foot) height. This planter area shall contain shrubs and/or trees to soften the bulky appearance of the fence (i.e. vines, columnar trees).

Fences and walls adjacent to buildings shall be architecturally integrated by using consistent color/finish, and materials.

Truck Delivery Areas

Delivery area standards provide for necessary functions while protecting from unsightly views.

Loading "docks" shall be screened from view of residential areas by using architectural elements such as walls, fencing and/or landscaping.

Loading docks are prohibited within 100' (feet) of any residential uses or residentially zoned properties.

Delivery hours are allowed from 6:00 a.m. to 9:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 pm on weekends and nationally recognized holidays. Truck deliveries are prohibited for all other hours.

Utilities

Any development projects on the site will include underground utilities, other than above ground transformers, backflow preventers, irrigation control boxes and other miscellaneous utility equipment typically required to be above ground

Architecture

Village Green Commerce Center architecture promotes a contemporary industrial architecture and design and no longer promotes a Western Theme Design as required by Appendix A of the Spanish Springs Area Plan.

General Guidelines

Exterior building colors shall use earth tones and non-reflective material. Vibrant colors may be used to accent architectural features and project entries. Vibrant colors may be used with business logos.

Primary buildings shall use a variety of building material, patterns, and textures and blank walls will not be allowed.

There shall be no walls more than 50 feet in length horizontally where there is no change in height, material, color, patterns, textures and/or evergreen trees (at least seven-foot in height).

Exterior detailing with columns or other projections will be used to demarcate entrances to buildings.

Any equipment on the roofs will be screened and not visible from roadways or ground level of adjoining parcels.

Lighting

General Standards

Lighting design will conform to Washoe County Development Code requirements.

On-site lighting shall confine light to the property through selection, location, and mounting of the fixtures.

Accent lighting may be used to highlight architectural elements, signage, landscaping, and water features with restrictions described below.

All exterior lighting shall utilize energy efficient lighting such as LED, low pressure sodium lamps, high pressure sodium lamps or metal halide lamps. Mercury vapor lighting shall be prohibited.

Lighting shall implement dark skies standards, with no spill-over of light or glare projecting beyond the exterior boundaries of the Specific Plan area.

A photometric plan demonstrating compliance with this standard shall be submitted for approval by Washoe County concurrently with building permits(s).

Prior to the issuance of a certificate of occupancy for new buildings within the Village Green Commerce Center Specific Plan, an evening inspection shall be conducted by Washoe County to validate the photometric plan to further ensure that spill-over and glare do not occur to surrounding properties and that all lighting conforms to Washoe County code requirements.

Exterior Sign Lighting

Sign lighting shall be diffused stationary lighting of constant intensity. Flashing and animated signs shall be prohibited.

All lighted signs are required to use individual letter lighting rather than total illumination.

Illuminated signs are prohibited for the building facades directly adjacent to and directly facing residential property lines. These refer to those buildings located directly adjacent to and facing residential property lines adjacent to the Village Green Commerce Center (adjacent to existing residential).

Illuminated signs are allowed for all other building elevations other than those described above.

Parking Lot Lighting

Parking lot lighting is required for public safety. This lighting shall be designed and located to minimize direct glare onto adjoining residential property or streets.

Parking lot lighting shall incorporate dimming features to reduce the overall brightness between the hours of 9:00 pm to 6:00 am, 7 days per week.

All exterior lighting shall use energy efficient lighting standards such as LED, low pressure sodium lamps, high pressure sodium lamps, or metal halide lamps. Mercury vapor lighting shall be prohibited.

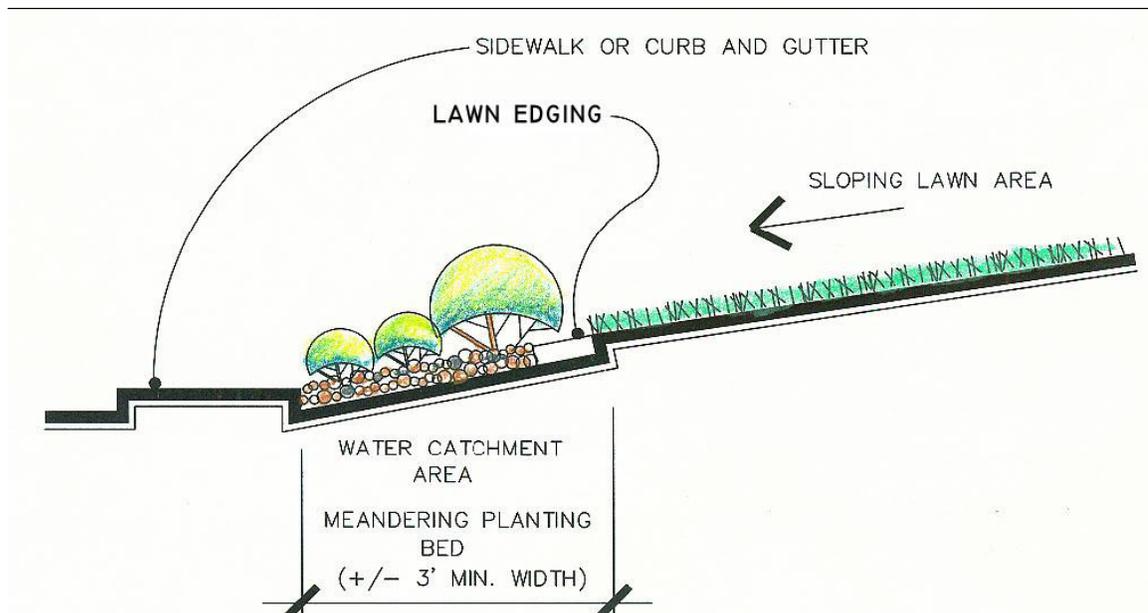
Free-standing parking lot lighting shall be limited to a maximum of 12-feet in height and shall comply with the spill-over/glare restrictions as required under the General Standards.

Landscaping

A minimum of 15% of the gross site area of parcel shall be landscaped.

Turf Areas: A “water catchment area” or a planting bed shall separate lawn areas from hard surfaces such as streets and sidewalks in order to catch runoff (see Figure D-3 below).

Figure D-3: Turf Areas



Calle de la Plata and Pyramid Way Streetscape

A 20' (foot) minimum landscape strip shall be provided along Calle de la Plata and Pyramid Way. No buildings or parking areas shall encroach into this area.

Trees within the streetscape shall be planted at one tree per 25' lineal feet of Calle de la Plata and Pyramid Way frontage. Plantings shall include a mix of evergreen and deciduous trees at the discretion of the landscape architect to create visual interest and frame project architecture, or entries.

Deciduous trees shall be a minimum 1.5" (inch) caliper at time of planting, with evergreen trees at a minimum of 8' (feet) height at time of planting. A minimum of 5 shrubs (2 gallon minimum) shall be planted for every tree within the Calle de la Plata and Pyramid Way streetscape.

Use of lawn, xeriscape no-turf ground surfaces including rock, berming, and landscape boulders may be included into the Calle de la Plata and Pyramid Way streetscape design at the discretion of the landscape architect.

Buffer Yards

Landscape buffers are included in the 50' minimum building setbacks that are required on the south and east external property lines of the site. Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

Building Orientation - All buildings oriented along south and east property lines shall have the "quiet" side of a building facing the south and east property lines. There shall be no dock doors on the building side directly adjacent to and facing any residential parcel. Parking, driveways, office doors and fire doors shall be allowed on any building side.

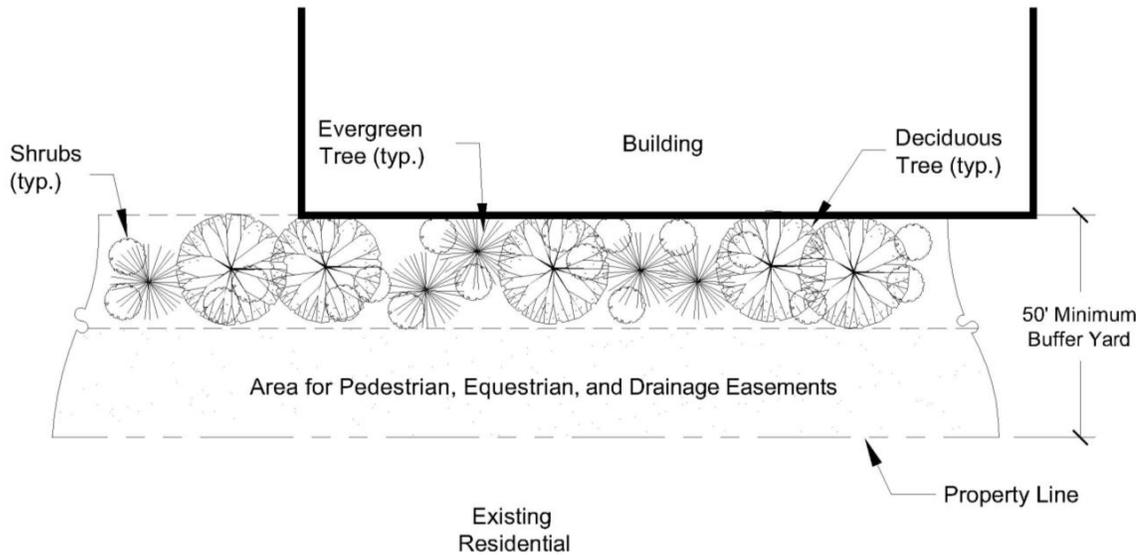
Building Setback - All buildings adjacent to residential property lines shall maintain at least a 50' (foot) building setback from the south and east property lines.

Access and Parking - There is no parking or access allowed in a buffer yard unless required for emergency vehicle circulation.

Landscape Screening - Landscaping shall be provided at a rate of 50% evergreen trees and 50% deciduous trees with a planting density that is required by the development code for the buffer areas (See Figure D-4 – Buffer Yard Planting Plan). The intent of the planting density is to provide a reasonable screening of all buildings along these property lines and soften the impact of building mass. It shall be the discretion of the landscape architect to determine the location of plant material, and selection of plant material with emphasis on reducing the visual impact of building mass.

Figure D-4: Buffering Yard Planting Plan

Note:
Tree planting to include a mix of 50% Deciduous and 50% Evergreen Trees



Evergreen Trees shall be 50% @ 7' Height Min.
50% @ 6' Height Min.

Deciduous Trees shall be 50% @ 2" Caliper Min.
50% @ 1" Caliper Min.

Administration

Transportation Improvements

The Village Green Commerce Center will be required to improve Calle de la Plata to a commercial collector roadway standard from the easterly project boundary to the Pyramid Highway right-of way (ROW). Prior to the submittal of a building permit, each developer shall enter into an agreement with Washoe County stipulating the transportation improvements to be constructed by the developer and the timing of construction of said improvements to the satisfaction of the County Engineer.

Public Trail Easement

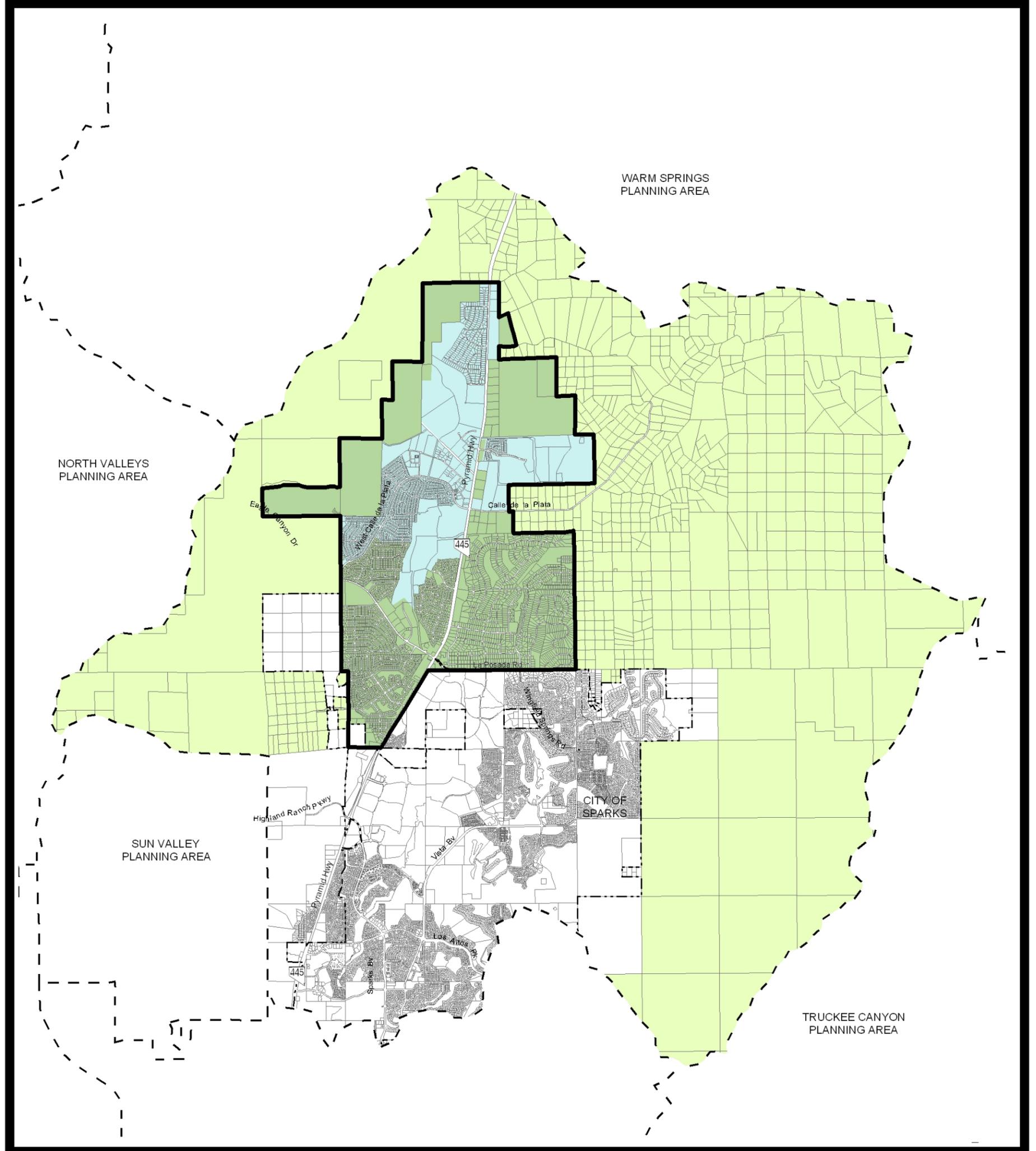
A public trail easement shall be located along the western property line of APN 534-561-08 and 534-561-09. This easement shall be 15 feet in width and meet the basic criteria for a public trail as defined by the Washoe County Parks Department.

Appendix E - Maps

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Master Plan	E-7
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Recreational Opportunities Plan	E-11
Streets and Highway System Plan	E-13

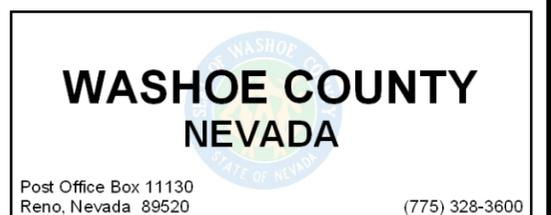
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SPANISH SPRINGS CHARACTER MANAGEMENT PLAN

-  SUBURBAN CHARACTER MANAGEMENT AREA
-  RURAL CHARACTER MANAGEMENT AREA
-  DESIGN GUIDELINES APPENDIX A (Spanish Springs Area Plan)
-  DESIGN GUIDELINES APPENDIX B (Spanish Springs Area Plan)

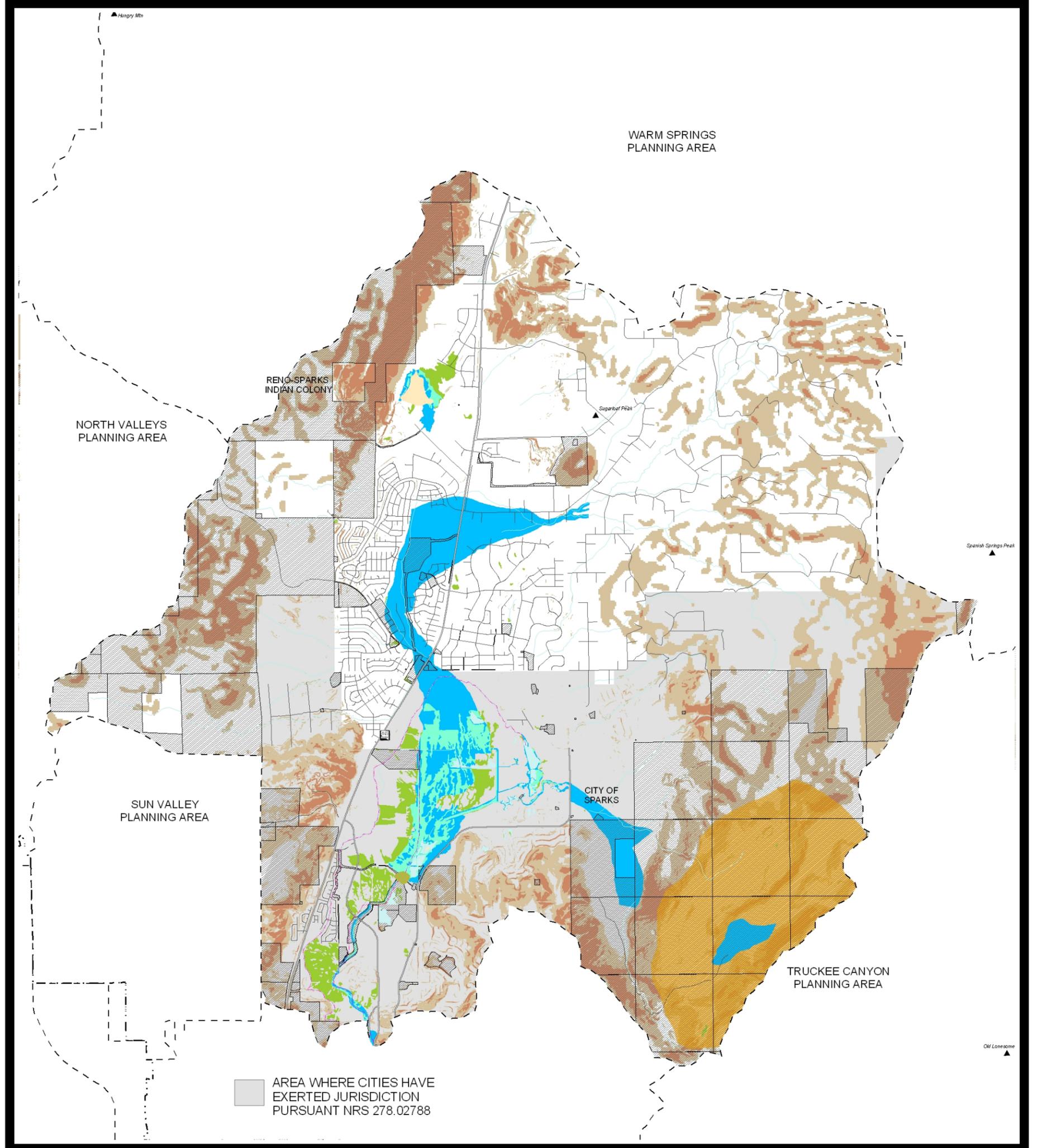
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SOURCE: COMMUNITY SUPPORT SERVICES

WCPC DATE: December 1, 2009
BCC DATE: January 12, 2010
RPC DATE: April 14, 2010

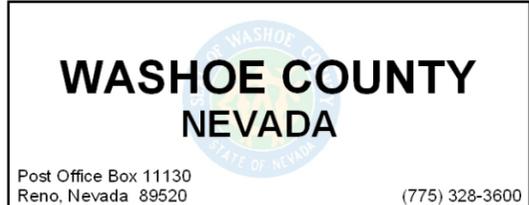
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SPANISH SPRINGS DEVELOPMENT SUITABILITY

- | | | |
|---|--|---|
| INTERMITTENT LAKE / ISLANDS | NATIONAL WILDLIFE REFUGE (SHELDON) | 1% FEMA FLOOD HAZARD |
| WATER BODY | AREAS OF CRITICAL ENVIRONMENTAL CONCERN (ACEC) | FLOODWAY (FEMA) |
| UNCONSTRAINED | WILDERNESS AREAS (WA) | POTENTIAL WETLANDS |
| PUBLIC LAND | WILDERNESS STUDY AREAS (WSA) | BOTH POTENTIAL FLOOD HAZARD AND POTENTIAL WETLANDS |
| NATIONAL CONSERVATION AREA (NCA) BOUNDARY | SLOPES GREATER THAN 15% | U.S. ARMY CORPS OF ENGINEERS C.W.A. SECTION 404 WETLANDS (Known Coverage / Limited) |
| ROADS | SLOPES GREATER THAN 30% | |
| DITCHES | | |

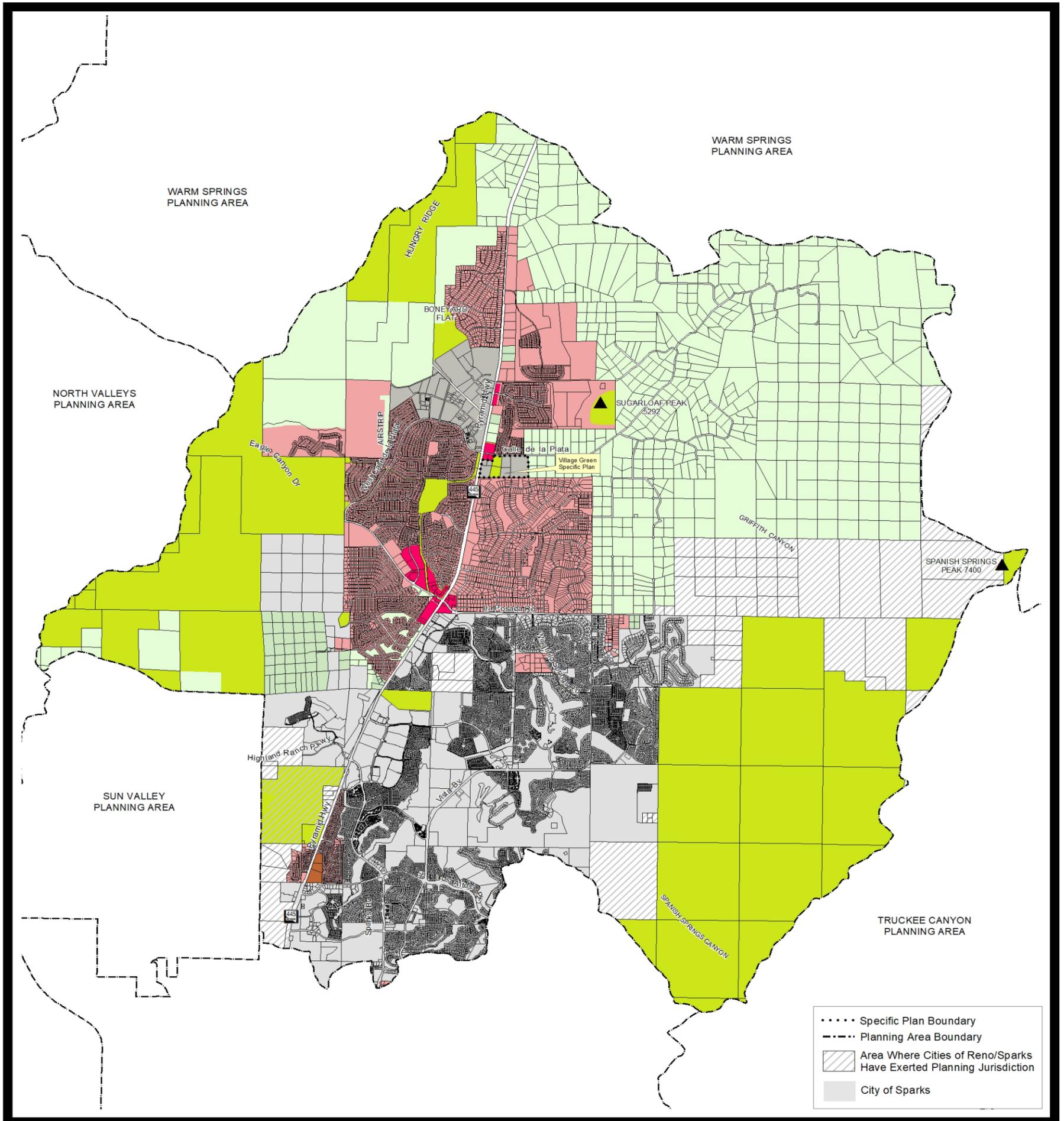
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SOURCE: COMMUNITY SUPPORT SERVICES/BUREAU OF LAND MANAGEMENT(BLM)/U.S. FISH AND WILDLIFE SERVICE/ U.S. FOREST SERVICE/NATIONAL WETLAND INVENTORY

WCPC DATE: December 1, 2009
BCC DATE: January 12, 2010
RPC DATE: April 14, 2010

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SPANISH SPRINGS MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

SOURCE: Planning and Building Division

PC Date: April 4, 2023
 BCC Date: May 23, 2023
 TMRPA Conformance Date: July 27, 2023

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0 2,500 5,000 Feet

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

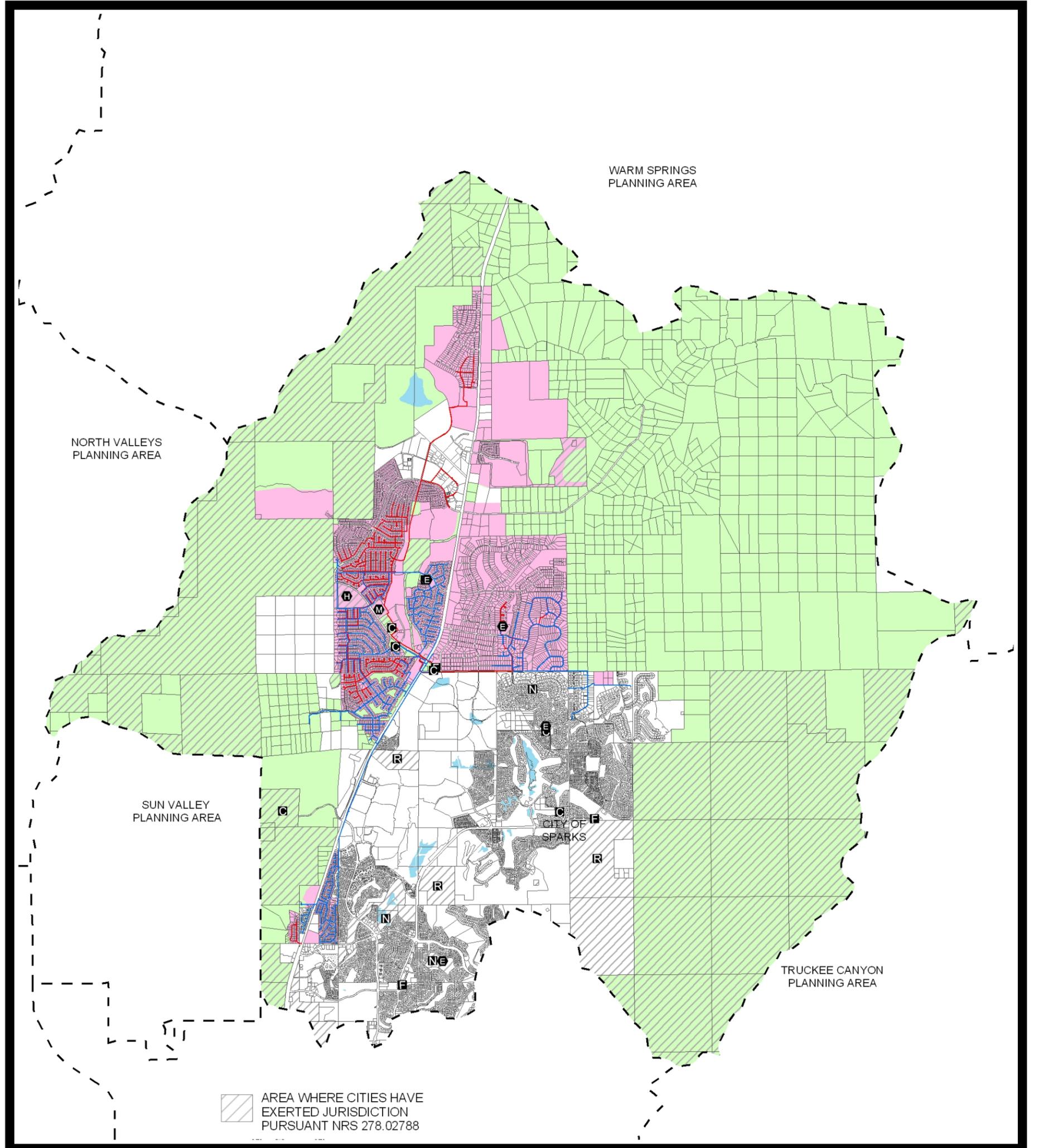
DATE: 7/27/2023 DIRECTOR: [Signature]

Community Services Department

WASHOE COUNTY NEVADA

1001 E Ninth St
 Reno, Nevada 89512 (775) 328-3600

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SPANISH SPRINGS PUBLIC SERVICES AND FACILITIES PLAN

PUBLIC SERVICES

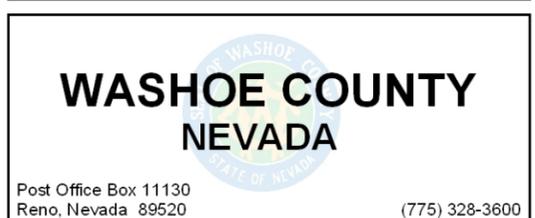
-  SUBURBAN COMMUNITY WATER AND SANITARY SEWER SERVICE AREA
-  RURAL SERVICE AREA (NOT PLANNED FOR COMMUNITY WATER AND SANITARY SEWER)
-  COMMUNITY WATER LINES
-  COMMUNITY SANITARY SEWER LINES
-  PUBLIC LAND

PUBLIC FACILITIES (Existing)

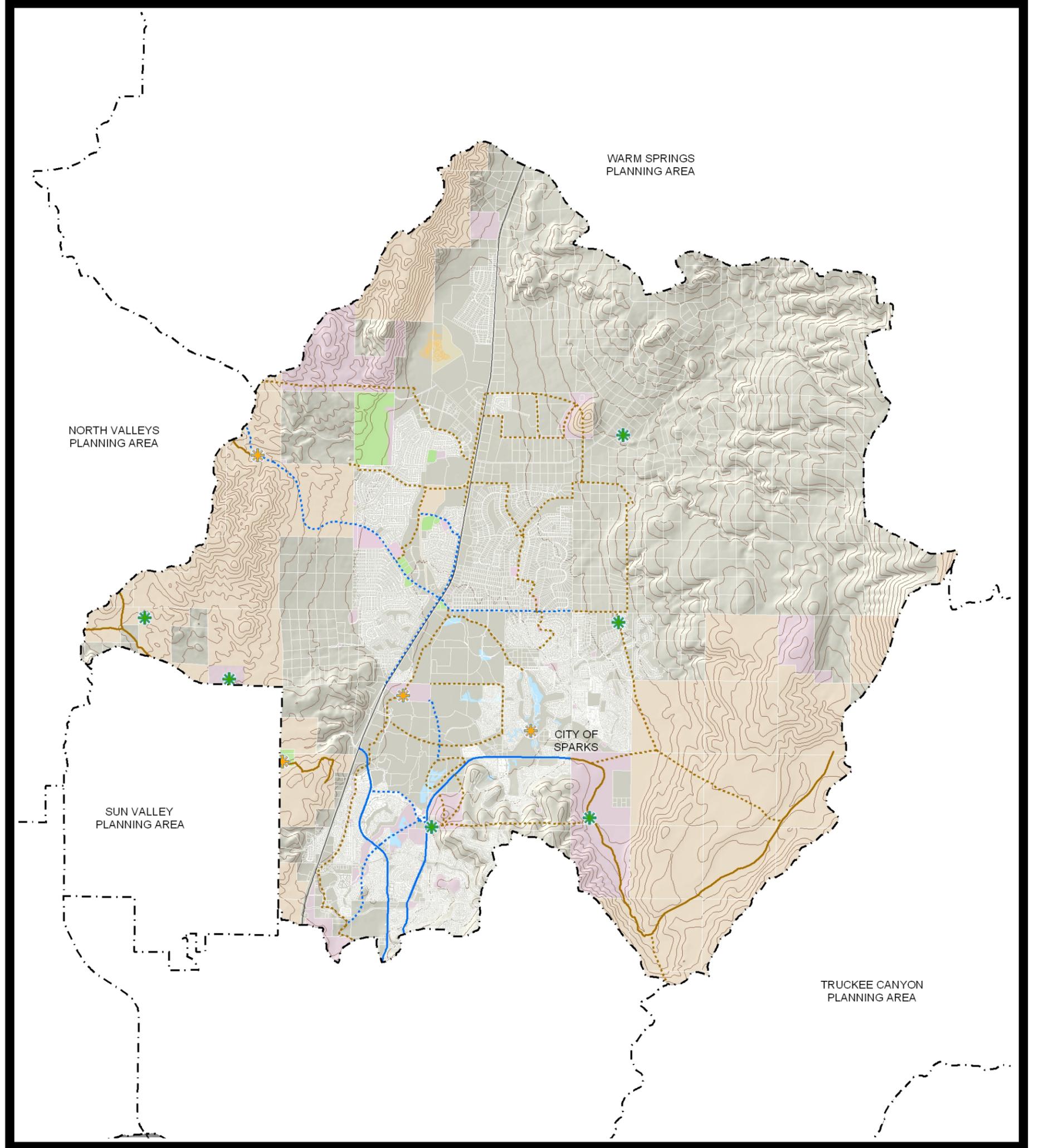
-  FIRE STATION
-  SCHOOL (E-Elementary, M-Middle, H-High)
-  GOVERNMENT BUILDING (Libraries, Administration Buildings, etc.)
-  PARK (C-Community, R-Regional, N-Neighborhood, S-Special Use)

Please also refer to the adopted Park District Master Plans.

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SPANISH SPRINGS RECREATIONAL OPPORTUNITIES PLAN

- | | | | | | | | | |
|---|--------------------------------|---|----------|---|----------|--|--|--|
|  | RECREATIONAL AREAS |  | Existing |  | Proposed |  | TRAIL HEAD | |
|  | OPEN SPACE, PUBLIC |  | |  | |  | SCHOOL
(E-Elementary, M-Middle, H-High) | |
|  | PUBLIC LANDS |  | |  | |  | TRAIL
Bike / Pedestrian | |
|  | WATER BODY |  | |  | |  | TRAIL
Multipurpose | |
|  | PLAYA | | | | | | | Please refer to the adopted Park District
Master Plans. |
|  | CONTOUR LINES, 100 FT INTERVAL | | | | | | | |

SOURCE: COMMUNITY SUPPORT SERVICES

WCPC DATE: December 1, 2009
BCC DATE: January 12, 2010
RPC DATE: April 14, 2010

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



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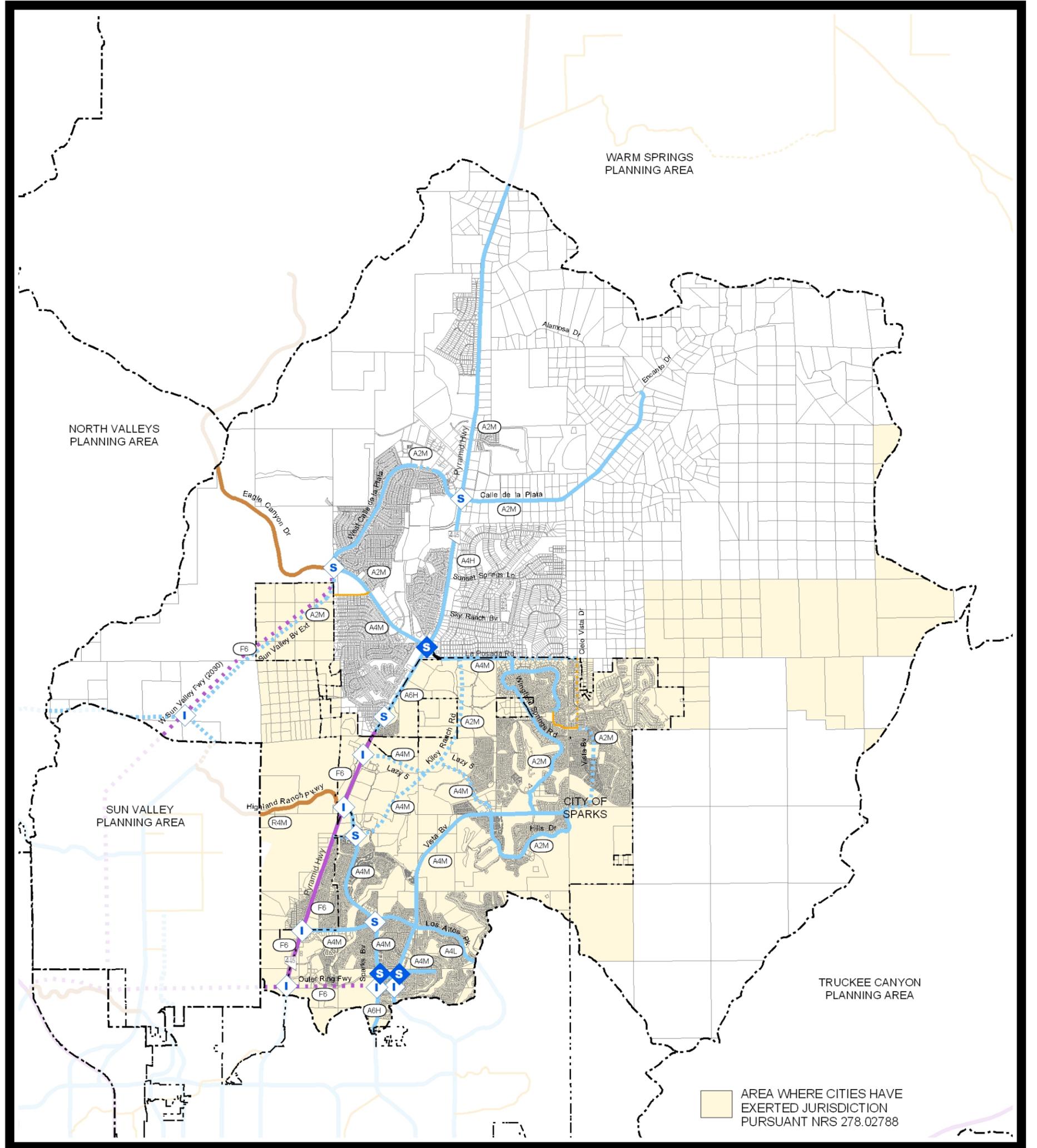
**Department of
Community Development**

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520

(775) 328-3600

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SPANISH SPRINGS STREETS AND HIGHWAY SYSTEM PLAN

EXISTING	PROPOSED	
		FREEWAY
		ARTERIAL
		RURAL HIGHWAY
		COLLECTOR
		GRADE SEPARATED INTERCHANGE
		SIGNALIZED INTERSECTION

PLANNED GEOMETRIC DESIGN

	DEGREE OF ACCESS CONTROL
H	HIGH CONTROL
M	MODERATE CONTROL
L	LOW CONTROL
U	ULTRA LOW CONTROL
	NUMBER OF TRAFFIC LANES
	FUNCTIONAL CLASSIFICATION
F	FREEWAY
A	ARTERIAL
C	COLLECTOR
R	RURAL
L	PRIVATE/LIMITED ACCESS
E	EMERGENCY

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YEAR 2025 ROADWAY NETWORK PROVIDED BY THE REGIONAL TRANSPORTATION COMMISSION, EXCEPT FOR MOST COLLECTORS. ADDITIONAL RIGHT OF WAY MAY BE NEEDED TO ACCOMMODATE FULL MASTER PLAN DEVELOPMENT IN THE REGION

PC DATE: December 1, 2009
BCC DATE: January 12, 2010
RPC DATE: April 14, 2010

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