

PROPOSED AMENDMENTS

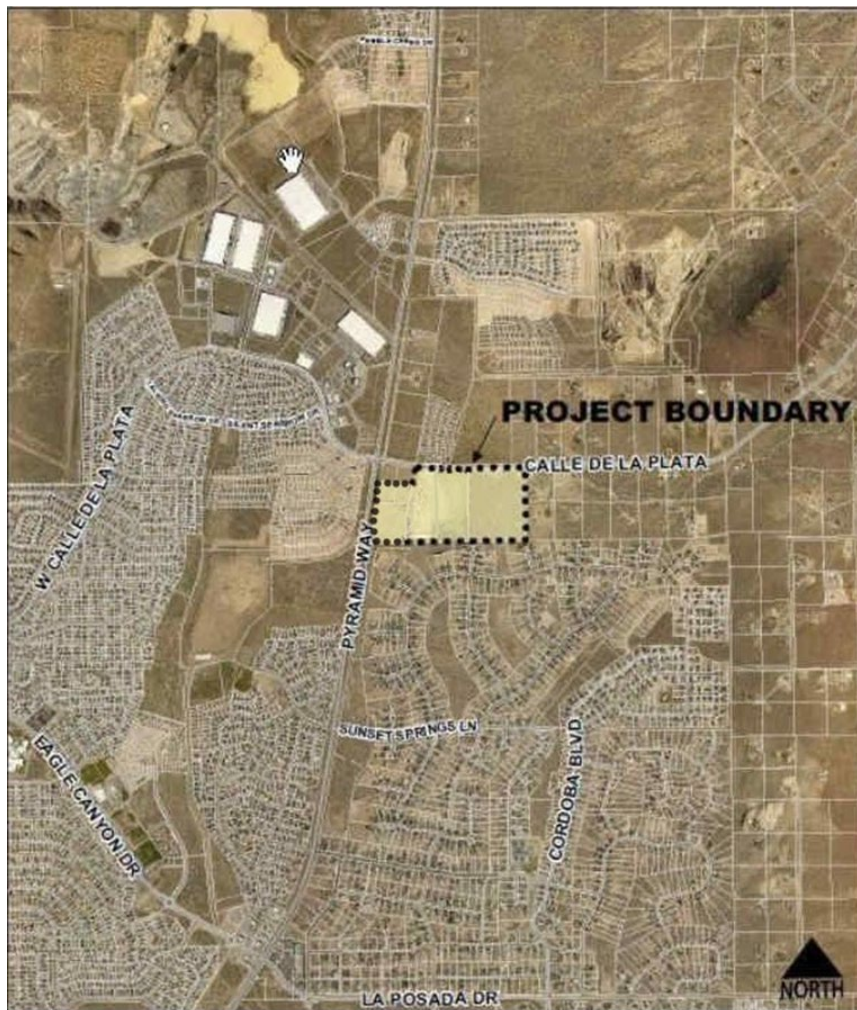
~~Section 110.216.70 Specific Plans.~~ Some parcels in the Spanish Springs planning area may be subject to a specific plan and/or a document labeled as a “specific plan” and its associated development standards. By way of example, the Village Green Commerce Center Specific Plan falls within this planning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

Section 110.216.70 Village Green Modifier. The purpose of this section is to establish regulations to promote development within the area identified as the Village Green Community.

- (a) **Applicability.** The highlighted areas shown on the Village Green Community Area Location Map 110.216.60.1, delineates all parcels within the Village Green Community Area.

Map 110.216.60.1

VILLAGE GREEN COMMUNITY AREA LOCATION MAP



- (b) **Building Site Coverage.** There is no building site coverage requirement.
- (c) **Setbacks.** 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 Way	150 feet
Internal parcels	0 feet

- (d) **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.

(e) **Trash Enclosures.**

- i. 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.
- ii. Trash enclosures colors shall match the primary colors of the building in which they serve.
- iii. A minimum of one 6' (foot) evergreen tree and 5 shrubs (2-gallon minimum) shall be planted on three sides of the trash enclosure.
- iv. 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).
- v. Trash enclosure openings shall include gates that provide a minimum 80% screening of dumpster areas.
- vi. There shall be no trash enclosures on the building side directly adjacent to and facing any residential parcels.

(f) **Fences and Walls.**

- i. 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.
- ii. 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.
- iii. 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).

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

(g) Truck Delivery Areas.

- i. Loading "docks" shall be screened from view of residential areas by using architectural elements such as walls, fencing and/or landscaping.
- ii. Loading docks are prohibited within 100' (feet) of any residential uses or residentially zoned properties.
- iii. 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.

(h) Utilities.

- i. 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.

(i) Architecture.

- i. 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.
- ii. Primary buildings shall use a variety of building material, patterns, and textures and blank walls will not be allowed.
- iii. 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).
- iv. Exterior detailing with columns or other projections will be used to demarcate entrances to buildings.
- v. Any equipment on the roofs will be screened and not visible from roadways or ground level of adjoining parcels.

(j) Lighting.

i. General Lighting.

- 1. On-site lighting shall confine light to the property through selection, location, and mounting of the fixtures.
- 2. Accent lighting may be used to highlight architectural elements, signage, landscaping, and water features with restrictions described below.
- 3. 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.
- 4. Lighting shall implement dark skies standards, with no spill-over of light or glare may project beyond the exterior boundaries of the Specific Plan area.

5. A photometric plan demonstrating compliance with this standard shall be submitted for approval by Washoe County concurrently with building permit(s).
 6. 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.
- ii. **Exterior Sign Lighting.**
1. Sign lighting shall be diffused stationary lighting of constant intensity. Flashing and animated signs shall be prohibited.
 2. All lighted signs are required to use individual letter lighting rather than total illumination.
 3. 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).
 4. Illuminated signs are allowed for all other building elevations other than those described above.
- iii. **Parking Lot Lighting.**
1. 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.
 2. 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.
 3. 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.
 4. 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.
- (k) **Landscaping.** A minimum of 15% of the gross site area of a parcel shall be landscaped.
- (l) **Buffer Yards.**
- i. 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:
 - ii. 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.

- iii. **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.
 - iv. **Access and Parking** - There is no parking or access allowed in a buffer yard unless required for emergency vehicle circulation.
 - v. **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.
- (m) **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.
- (n) **Public Trail Easement** . A public trail easement shall be located along the western property line of APNs: 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.