

# *Division Two - Area Plan Regulations*

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# Article 200

## AREA PLAN REGULATIONS: TITLE AND CONTENTS

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### Sections:

110.200.00	Title
110.200.05	Contents

**Section 110.200.00 Title.** Division Two of Chapter 110, Development Code, is entitled Area Plan Regulations.

**Section 110.200.05 Contents.** Division Two consists of the following articles:

- (a) ARTICLE 200 AREA PLAN REGULATIONS: TITLE AND CONTENTS
- (b) ARTICLE 202 AREA PLAN GENERAL REGULATIONS
- (c) ARTICLE 204 FOREST AREA
- (d) ARTICLE 206 HIGH DESERT AREA
- (e) ARTICLE 208 NORTH VALLEYS AREA
- (f) ARTICLE 210 SOUTH VALLEYS AREA
- (g) ARTICLE 212 SOUTHEAST TRUCKEE MEADOWS AREA
- (h) ARTICLE 214 SOUTHWEST TRUCKEE MEADOWS AREA
- (i) ARTICLE 216 SPANISH SPRINGS AREA
- (j) ARTICLE 218 SUN VALLEY AREA
- (k) ARTICLE 220 TAHOE AREA
- (l) ARTICLE 222 TRUCKEE CANYON AREA
- (m) ARTICLE 224 VERDI AREA
- (n) ARTICLE 226 WARM SPRINGS AREA



# Article 202

## AREA PLAN GENERAL REGULATIONS

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### Sections:

110.202.00	Purpose
110.202.05	Compliance with Area Plans
110.202.10	Area Plans
110.202.15	Regulatory Zones
110.202.20	Uses
110.202.25	Development Standards
110.202.30	Signs
110.202.35	Subdivisions
110.202.40	Infrastructure
110.202.45	Development Approvals
110.202.50	Definitions
110.202.55	Nonconformities
110.202.60	Other Regulations
110.202.65	Special Regulations

**Section 110.202.00 Purpose.** The purpose of this article, Article 202, Area Plan General Regulations, is to set forth general regulations to implement the area plans contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

**Section 110.202.05 Compliance with Area Plans.** All development shall substantially comply with the text, policies and various maps of the Washoe County Master Plan, including Volume Two: Area Plans.

*[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 1447, provisions eff. 9/9/10.]*

**Section 110.202.10 Area Plans.** The area plans subject to the provisions of this article include:

- (a) Forest Area Plan;
- (b) High Desert Area Plan;
- (c) North Valleys Area Plan;
- (d) South Valleys Area Plan;
- (e) Southeast Truckee Meadows Area Plan;
- (f) Southwest Truckee Meadows Area Plan;
- (g) Spanish Springs Area Plan;
- (h) Sun Valley Area Plan;

- (i) Tahoe Area Plan;
- (j) Truckee Canyon Area Plan;
- (k) Verdi Area Plan; and
- (l) Warm Springs Area Plan.

*[Refer to the Washoe County Planning Areas map to generally identify the planning areas listed.]*

*[Renumbered from 110.202.05 and amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.202.15 Regulatory Zones.** The regulatory zones for each area plan are identical to the regulatory zone categories as shown on the Regulatory Zone map in each respective area plan.

*[Renumbered from 110.202.10 by Ord. 875, provisions eff. 8/3/93. Amended by Ord. 1447, provisions eff. 9/9/10.]*

**Section 110.202.20 Uses.** Uses in the area plans shall comply with this section.

- (a) Primary Allowed Uses. Provisions for primary allowed uses are set forth in Article 302, Allowed Uses.
- (b) Accessory Uses. Provisions for uses which are accessory to the primary uses are set forth in Article 306, Accessory Uses and Structures.
- (c) Temporary Uses and Structures. Provisions for temporary uses and temporary structures are set forth in Article 310, Temporary Uses and Structures.
- (d) Other Regulations on Uses. Additional regulations for specific uses are set forth in the other articles in Division Three.
- (e) Special Provisions for Uses. Special provisions specific to individual area plans are set forth in Articles 204 through 226.

*[Renumbered from 110.202.15 and amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.202.25 Development Standards.** All development in the area plans shall comply with this section.

- (a) Density and Intensity Standards. Maximum number of units allowed per acre, site coverage, and height of structures are set forth in Article 402, Density/Intensity Standards.
- (b) Lot Standards. Minimum and maximum size of lots and the minimum average lot width are set forth in Article 404, Lot Standards.
- (c) Building Placement Standards. Building setbacks and yard requirements are set forth in Article 406, Building Placement Standards.
- (d) Common Open Space Development. Provisions for common open space development are set forth in Article 408, Common Open Space Development.

- (e) Other Development Standards. Additional development standards are set forth in the other articles in Division Four.
- (f) Special Provisions for Development Standards. Special provisions specific to individual area plans are set forth in Articles 204 through 226.

*[Renumbered from 110.202.20 by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.202.30 Signs.** Signs within the area plans shall comply with Division Five.

*[Renumbered from 110.202.25 by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.202.35 Subdivisions.** Subdivisions within the area plans shall comply with Division Six.

*[Renumbered from 110.202.30 by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.202.40 Infrastructure.** The provision of infrastructure within the area plans shall comply with Division Seven.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.202.45 Development Approvals.** Development approval procedures within the area plans are set forth in Division Eight.

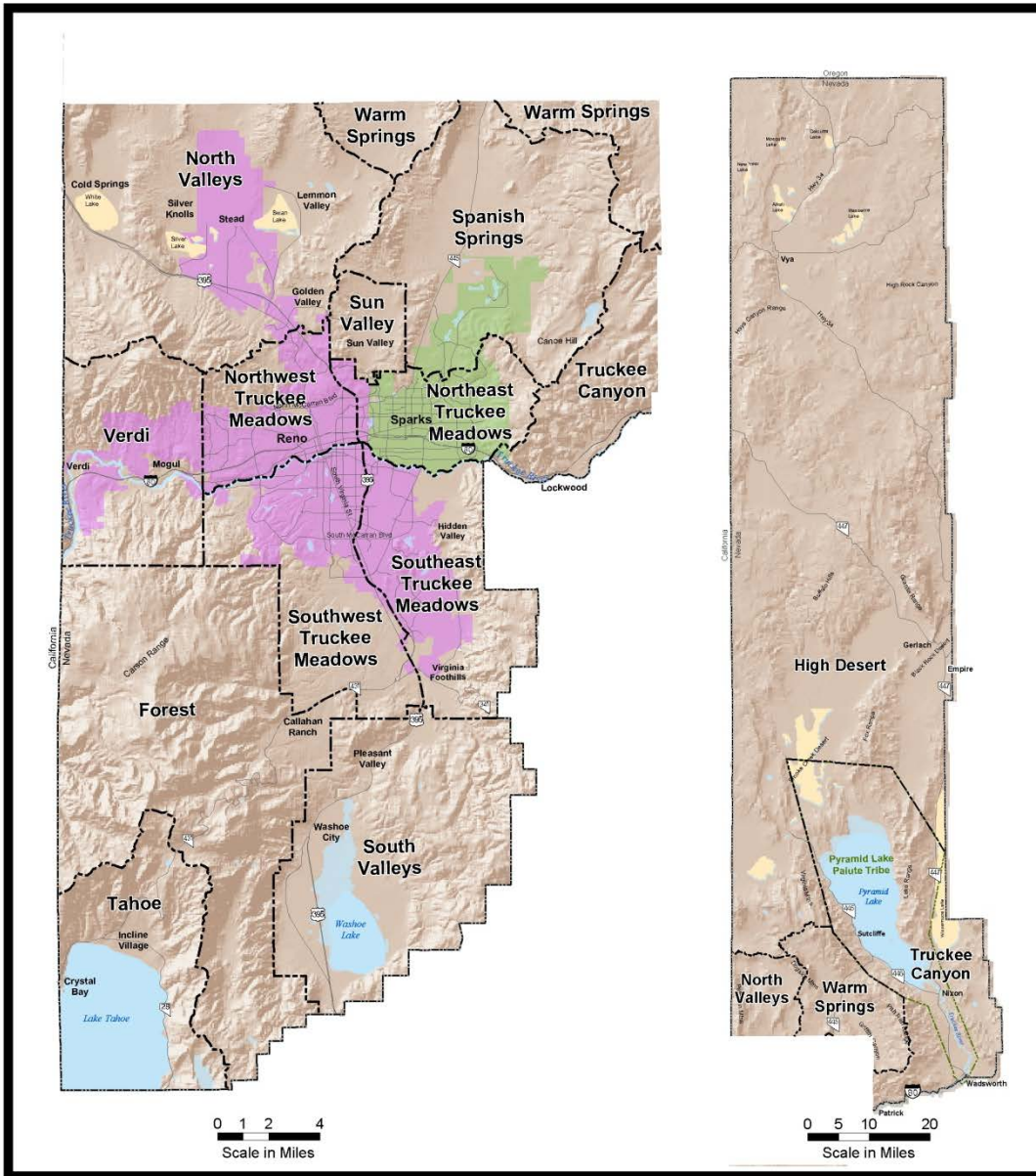
**Section 110.202.50 Definitions.** Definitions of words used throughout the Development Code are set forth in Article 902, Definitions.

**Section 110.202.55 Nonconformities.** Regulations for nonconforming uses, nonconforming structures, and nonconforming lots are set forth in Article 904, Nonconformance.

**Section 110.202.60 Other Regulations.** Other regulations that may be applicable to the administration of the Development Code are set forth in the other articles in Division Nine.

**Section 110.202.65 Special Regulations.** Special development regulations specific to individual area plans are set forth in Articles 204 through 226.

[The Washoe County Planning Areas map is not a part of the Washoe County Development Code, but is included for reference only as a visual aid to generally identify the planning areas listed in Section 110.202.10.]



### WASHOE COUNTY PLANNING AREAS

<ul style="list-style-type: none"> <li><span style="border-bottom: 1px dashed black; width: 20px; display: inline-block; margin-right: 5px;"></span> Planning Area boundary</li> <li><span style="border-bottom: 1px solid black; width: 20px; display: inline-block; margin-right: 5px;"></span> Washoe County boundary</li> <li><span style="border-bottom: 1px dashed green; width: 20px; display: inline-block; margin-right: 5px;"></span> Pyramid Lake Paiute Tribe boundary</li> <li><span style="background-color: purple; width: 10px; height: 10px; display: inline-block; margin-right: 5px;"></span> City of Reno</li> <li><span style="background-color: green; width: 10px; height: 10px; display: inline-block; margin-right: 5px;"></span> City of Sparks</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: yellow; width: 15px; height: 15px; display: inline-block; margin-right: 5px;"></span> Dry Lakes</li> <li><span style="background-color: lightblue; width: 15px; height: 15px; display: inline-block; margin-right: 5px;"></span> Water Bodies</li> <li><span style="background-color: #d2b48c; width: 15px; height: 15px; display: inline-block; margin-right: 5px;"></span> Hillshade, 10 meter elevations</li> </ul>
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Source: Community Services

Date: October 2004

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.

Scale Bars are shown below each map

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# Article 204

## FOREST AREA

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### Sections:

110.204.00	Purpose
110.204.05	Mt. Rose Highway Scenic Roadway Corridor Standards
110.204.10	Open Space
110.204.15	Development Adjacent to Galena Creek Park

**Section 110.204.00 Purpose.** The purpose of this article, Article 204, Forest Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the Forest Area Plan contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

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

**Section 110.204.05 Mt. Rose Highway Scenic Roadway Corridor Standards.** The purpose of this section, Mt. Rose Highway Scenic Roadway Corridor Standards, is to establish regulations to develop, preserve and protect the inherent aesthetic quality of this scenic roadway.

- (a) Applicability. The Mt. Rose Highway scenic roadway corridor extends from the intersection with South Virginia Street to the jurisdictional line of the Tahoe Regional Planning Agency.
- (1) All new residential, civic, commercial, industrial and agricultural use types established within five hundred (500) feet of the centerline of Mt. Rose Highway shall comply with this section. No variance to this boundary, pursuant to Article 804, Variances, shall be processed or approved.
  - (2) The following use types are exempt from the provisions of this section:
    - (i) Construction, enlargement and use of any single family, detached, residence, and all related accessory uses (e.g. garages, barns, corrals, storage sheds) on a parcel entitled to one dwelling unit legally recorded as of April 1, 1996.
    - (ii) All existing tentative maps and phased final maps, currently active (not expired) and having obtained approval prior to April 1, 1996 are exempt from the provisions of this section.
    - (iii) All projects with an approved special use permit, design standards handbook and/or development agreement, currently active (not expired) and having obtained approval prior to April 1, 1996 are exempt from the provisions of this section.

- (b) Building Height. The maximum allowable height of buildings and structures shall be thirty-five (35) feet. If the underlying building pad has a slope in excess of fifteen (15) percent, an additional six (6) feet shall be added to the thirty-five (35) foot maximum. The Uniform Building Code (UBC), as currently enacted, shall be used as the measuring standard. Those structures and uses identified in Section 110.402.10, Heights, Special Provisions, are not subject to this section.
- (c) Setback. A minimum setback of thirty (30) feet shall be provided along any property line adjoining the Mt. Rose Highway.
  - (1) Structures shall not be permitted within the setback area. A freestanding sign is not considered a structure.
- (d) Parking and Loading. Parking and loading shall be in conformance with Article 410, Parking and Loading, and Article 412, Landscaping, and the following provisions:
  - (1) Adjacent to the Mt. Rose Highway, all uses proposing one hundred (100) or more parking spaces, parking areas between the right-of-way property line and the main structure shall be limited in size to fifty (50) parking spaces, resulting in a series of smaller parking courts. Parking courts shall be separated by a minimum width of five (5) feet of landscaped area, excluding access drive lanes.
  - (2) Adjacent to the Mt. Rose Highway, all surface parking areas between the right-of-way property line and the main structure shall provide adequate landscaping material (e.g. shrubs and trees) so as to provide a minimum of fifty (50) percent screening within five (5) years of planting to visually screen parked vehicles. Landscaping material placement and mature height shall be considered to protect distant views, where appropriate.
  - (3) Adjacent to the Mt. Rose Highway, all delivery bays, loading docks, roll-up doors, trash enclosures, heating and ventilation equipment and other accessory equipment shall be located in such a manner as not to be visible from the Mt. Rose Highway, or shall be fully screened pursuant to Article 412, Landscaping, and provisions of this section.
  - (4) Compliance with the minimum provisions of this section shall occur within the confines of the boundaries of the affected parcel(s) and shall not be satisfied by the use of public right-of-way.
- (e) Access. Access onto Mt. Rose Highway shall be in conformance with Nevada Department of Transportation regulations, Washoe County Development Code Article 436, Street Design Standards, and the following provisions:
  - (1) Access to any development shall be restricted to one (1) point for each property or two (2) points provided they are at least two hundred (200) feet apart.
  - (2) If a two-way, divided driveway is proposed, it shall be considered as one (1) access point.

- (f) Fences, Walls and Berms. Fences, walls and berms shall be in conformance with Article 406, Building Placement Standards, and Article 412, Landscaping, and the following provisions:
- (1) Within the setback area, solid fences, walls or berms shall be permitted provided they do not exceed four-and-one-half (4.5) feet in overall height. Fences and walls shall be constructed of wood, masonry, stone, decorative concrete block, or other textured surfaces. Berms shall be constructed of soil suitable for planting landscaping. Untextured cinder block walls and chain-link or cyclone fences are prohibited on parcels adjacent to the Mt. Rose Highway between the right-of-way property line and the main structure.
  - (2) Outside the setback area, fences and walls shall not exceed six (6) feet in height and shall be constructed of wood, masonry, stone, decorative concrete block, or other textured surfaces. Untextured cinder block walls and chain-link or cyclone fences are prohibited on parcels adjacent to the Mt. Rose Highway between the right-of-way property line and the main structure.
  - (3) Multiple retaining walls shall be separated horizontally by a distance equal to at least the height of the lower retaining wall.
  - (4) The use of color shall be limited to earth tones so that the color blends in with natural surroundings.
  - (5) Compliance with the minimum provisions of this section shall occur within the confines of the boundaries of the affected parcel(s) and shall not be satisfied by the use of public right-of-way.
- (g) Sign. All development shall comply with the following outdoor sign design standards. No variance to these sign standards, pursuant to Article 804, Variances, shall be processed or approved.
- (1) Neon signage shall be prohibited.
  - (2) Sign structures (e.g. supports, poles, sign boxes, etc.) shall be covered and trimmed with wood and/or stone materials.
  - (3) Illumination, if any, shall be of diffused light that is stationary and of constant intensity.
  - (4) Exterior sign illumination sources shall be shielded from view.
  - (5) Street-front signs shall be a monument style with a maximum height of ten (10) feet and a maximum surface area per side of sixty (60) square feet.
  - (6) Exterior signage design for individual businesses within a building or a shopping complex shall be consistent.
  - (7) Only one (1) freestanding sign is allowed per project within the boundary of the Mt. Rose Highway scenic roadway corridor.

- (8) Temporary Project Sales Signs must be located on-site with a maximum height of eight (8) feet and a maximum surface area per side of fifty (50) square feet. Temporary Project Sales Signs shall not be mobile or portable, or be mounted on any type of vehicle or trailer.
  
- (h) Architecture. The architectural design standards of this section shall apply to civic type uses, commercial type uses and multiple family type uses.
  - (1) The exterior siding and finishing shall be of wood, stone or stucco.
  - (2) The use of color shall be limited to earth tones so that the color blends in with natural surroundings.
  - (3) Roofs shall be of fire resistant material and earth tone in color. Shiny metal roofs shall be prohibited.
  
- (i) Electrical Transmission Lines. Transmission lines of up to 100 kilovolt that parallel the Mt. Rose Highway and new electrical distribution lines of up to 200 amperes shall be placed underground.

*[Amended by Ord. 875, provisions eff. 8/3/93. Renamed from "Mt. Rose Highway" and amended by Ord. 942, provisions eff. 4-1-96.]*

**Section 110.204.10 Open Space.** Residential development in the Galena Forest Estates-Callahan Ranch area (defined as those portions south of State Route 431 of T18N, R19E, Sections 34, 35 and 36, and T17N, R19E, Sections 2, 3, 4, 9, 10 and 11, which includes the area south and east of State Route 431, north of the Forest planning area boundary, and west of Fawn Lane) shall include a system of greenbelts along the various creeks. This open space shall be integrated with existing and approved greenbelts in adjacent developments, and shall be offered for dedication to the County.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.204.15 Development Adjacent to Galena Creek Park.** Any development adjacent to the Galena Creek Park shall provide appropriate screening and buffering to maintain the rural, natural forest character of the park.

# Article 206

## HIGH DESERT AREA

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### Sections:

110.206.00	<b>Purpose</b>
110.206.05	<b>Mobile Home and Manufactured Home Placement Standards, Development Standards and Design Standards</b>
110.206.10	<b>General Rural Regulatory Zone Area Modifier</b>

**Section 110.206.00 Purpose.** The purpose of this article, Article 206, High Desert Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the High Desert Area Plan contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

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

**Section 110.206.05 Mobile Home and Manufactured Home Placement Standards, Development Standards and Design Standards.** Mobile home and manufactured home placement standards, development standards and design standards in the High Desert planning area shall be regulated by the following provisions, and are exempt from the provisions of Article 312, Fabricated Housing:

- (a) **Placement Standards.** Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the High Desert planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, Neighborhood Commercial/Office, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility. Mobile homes and manufactured homes may also be placed on any General Rural Regulatory Zone parcel in the High Desert planning area.
- (b) **Development Standards.** All new placements of mobile homes and manufactured homes, including set-ups and installations, shall comply with the following development standards:
  - (1) **Density and Intensity Standards.** Mobile homes and manufactured homes shall be subject to the maximum number of units allowed per acre, site coverage and height of structures as set forth in Article 402, Density/Intensity Standards, for the regulatory zone in which they are located.
  - (2) **Lot Standards.** Mobile homes and manufactured homes shall be subject to the minimum and maximum size of lots and the minimum average lot width as set forth in Article 404, Lot Standards, for the regulatory zone in which they are located.

- (3) Building Placement Standards. Mobile homes and manufactured homes shall be subject to the building setbacks and yard requirements as set forth in Article 406, Building Placement Standards, for the regulatory zone in which they are located.
  - (4) Parking. Properties on which mobile homes and manufactured homes are placed shall contain at least two (2) off-street parking spaces. These parking spaces do not have to be located in an enclosed garage or carport.
  - (5) Skirting. Complete perimeter solid skirting, of a material and color complimentary to the mobile home or manufactured home, shall be provided from the bottom of the mobile home or manufactured home to the ground surface within sixty (60) days of the set-up date. The exterior covering of the mobile home or manufactured home can be used to satisfy the skirting requirement, except that, when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
  - (6) Foundations. The foundation system must be safe and secure and must comply with the manufacturer's set-up instructions or a federal agency's (HUD/FHA, VA, FNMA or FmHA) approved mobile home and manufactured home foundation system. The foundation system must be set so that the height at the perimeter does not exceed a maximum of thirty-six (36) inches as measured from the bottom of the frame (e.g. support I-beam) to the surrounding finished grade, with at least one (1) section of the perimeter not exceeding sixteen (16) inches in height. The transportation hitch and wheels must be removed from the mobile home or manufactured home within sixty (60) days of occupancy, and the equipment must be either physically removed from the parcel or stored under the unit and be completely concealed by the skirting.
  - (7) Flood Areas. Mobile homes and manufactured homes located in flood hazard areas or limited flooding areas shall comply with the requirements of Article 416, Flood Hazards.
- (c) Design Standards. All new placements of mobile homes and manufactured homes, including set-ups and installations, shall comply with the following appearance standards to ensure aesthetic compatibility with development in the High Desert planning area:
- (1) Exterior Siding. Exterior siding of the mobile home or manufactured home shall be made of a non-reflective material.
  - (2) Roofing Material. The roof of the mobile home or manufactured home shall be constructed of non-reflective materials. Tarps, cloth or other temporary weatherproofing material shall not be allowed as a permanent roof.

*[Added by Ord. 875, provisions eff. 8/3/93. Amended by Ord. 939, provisions eff. 11/1/95; Ord. 1023, provisions eff. 7/1/98.]*

**Section 110.206.10 General Rural Regulatory Zone Area Modifier.** In addition to the regulations of the General Rural Regulatory Zone described in Article 106, Regulatory Zones, and

the allowed uses described in Article 302, Allowed Uses, the following regulation modifiers shall apply in the High Desert planning area:

(a) Allowed Uses:

(1) Residential Use Types:

- (i) Family residential - attached accessory dwelling;
- (ii) Family residential - detached accessory dwelling;
- (iii) Manufactured home parks; and
- (iv) Group home.

(2) Civic Use Types:

- (i) Administrative services;
- (ii) Child care - family daycare;
- (iii) Community center;
- (iv) Convalescent services; and
- (v) Postal services.

(3) Commercial Use Types:

- (i) Administrative offices;
- (ii) Animal sales and services - veterinary services, agricultural;
- (iii) Animal sales and services - veterinary services, pets;
- (iv) Commercial educational services;
- (v) Commercial recreation - commercial campground facilities;
- (vi) Lodging services - bed and breakfast inns;
- (vii) Medical services;
- (viii) Nursery sales - retail;
- (ix) Personal services;
- (x) Personal storage;
- (xi) Recycle center - remote collection facility;
- (xii) Repair services, consumer; and
- (xiii) Retail sales - convenience.

(4) Agricultural Use Types:

- (i) Agricultural processing;
- (ii) Agricultural sales; and
- (iii) Produce sales.

(5) Multi-Uses:

- (i) Company towns, bunkhouse and permanent employee housing;
- (ii) Livestock camps; and
- (iii) Railroad camps, highway camps and temporary employee housing.

(b) Requiring a Board of Adjustment Approved Special Use Permit Subject to the Provisions of Article 810, Special Use Permits:

(1) Civic Use Types:

- (i) Hospital services.

(2) Commercial Use Types:

- (i) Adult entertainment;
- (ii) Automotive and equipment - automotive repair;
- (iii) Automotive and equipment - cleaning;
- (iv) Automotive and equipment - equipment repair and sales;
- (v) Automotive and equipment - storage of operable vehicles;
- (vi) Automotive and equipment – truck stops;
- (vii) Commercial centers – neighborhood centers;
- (viii) Commercial recreation - indoor entertainment;
- (ix) Commercial recreation - indoor sports and recreation;
- (x) Commercial recreation – limited gaming facilities;
- (xi) Construction sales and services;
- (xii) Eating and drinking establishments - convenience;
- (xiii) Eating and drinking establishments - full service;
- (xiv) Liquor sales – off-premises;



- (xv) Liquor sales – on-premises;
- (xvi) Retail sales - specialty stores;
- (xvii) Recycle center – full service recycle center;
- (xviii) Recycle center – residential hazardous substance recycle center;
- (xix) Secondhand sales; and
- (xx) Transportation services.

(3) Multi-Uses:

- (i) Private air strips and glider ports.

(4) Industrial Use Types:

- (i) General industrial – heavy;
- (ii) General industrial – intermediate;
- (iii) General industrial – limited;
- (iv) Inoperable vehicle storage;
- (v) Laundry services;
- (vi) Salvage yards;
- (vii) Wholesaling, storage and distribution – heavy; and;
- (viii) Wholesaling, storage and distribution – light.

(5) Agricultural Use Types:

- (i) Animal slaughtering, commercial.

*[Added by Ord. 916, provisions eff. retro. to 5/26/93, amended by Ord. 1378, provisions eff. 8/1/08; Ord. 1485, provisions eff. 3/27/12.]*



# Article 208

## NORTH VALLEYS AREA

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### Sections:

110.208.00	Purpose
110.208.10	Residential Subdivision Landscaping
110.208.15	Neighborhood Commercial
110.208.20	Signs
110.208.25	Architecture
110.208.30	Height Restrictions
110.208.35	Water Rights Dedication Requirements
110.208.40	Community Water and Sewer Service Requirements
110.208.45	Master Plan Amendments Findings

**Section 110.208.00 Purpose.** The purpose of this article, Article 208, North Valleys Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the North Valleys Area Plan contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

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

**Section 110.208.10 Residential Subdivision Landscaping.** All new residential subdivisions approved pursuant to Article 608, Tentative Subdivision Maps, shall include a requirement for the subdivider to install climatic adaptive landscaping in the front yard area between the front property line and the main building of each new residential lot.

*[Renumbered and renamed from 110.208.20 entitled "Landscaping" and amended by Ord. 867, provisions eff. 5/27/93. Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.208.15 Neighborhood Commercial.** Commercial uses in a residential land use regulatory zone shall be allowed only along existing or proposed collector or arterial streets.

*[Renumbered from 110.208.25 by Ord. 867, provisions eff. 5/27/93.]*

**Section 110.208.20 Signs.** All development shall comply with the following outdoor sign design standards:

- (a) Neon signage shall be prohibited;
- (b) Signs shall be of wood and/or stone construction;
- (c) Illumination, if any, shall be of diffused light that is stationary and of constant intensity;
- (d) No uplighting shall be allowed;

- (e) Street-front signs shall be a maximum height of eight (8) feet and a maximum surface area per side of forty (40) square feet; and
- (f) Exterior signage design for individual businesses within a building or a shopping complex shall be consistent.

*[Renumbered from 110.208.30 by Ord. 867, provisions eff. 5/27/93. Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.208.25 Architecture.** The architectural design standards of this section shall apply to civic type uses, commercial type uses and multiple family type uses.

- (a) The exterior siding and finishing shall be of wood or stone.
- (b) The use of color shall be limited to earth tones so that the color blends in with natural surroundings.
- (c) Roofs shall be of fire resistant material and earth tone in color. Shiny metal roofs shall be prohibited.

*[Renumbered from 110.208.40 by Ord. 867, provisions eff. 5/27/93.]*

**Section 110.208.30 Height Restrictions.** In addition to height restrictions established in Article 402, Density/Intensity Standards, and Article 406, Building Placement Standards, all new structures are limited to two stories in height, except where height in excess of two stories is critical to the function of the structure, such as in the case of communication towers and other similar structures.

*[Renumbered from 110.208.40 by Ord. 867, provisions eff. 5/27/93. Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.208.35 Water Rights Dedication Requirements.**

- (a) Lemmon Valley Hydrographic Basin. Proof of sufficient certificated water rights, or imported water rights for other hydrographic basins, or "will serve" letters when served by a water purveyor, shall be submitted with the following applications for development: final division of land maps, final parcel maps, final subdivision maps, special use permits, and applications for building permits in the Lemmon Valley Hydrographic Basin, whichever occurs first. Applications for development that do not demonstrate proof of adequate water resources to serve the proposed development shall be rejected.
- (b) Cold Springs Hydrographic Basin, Red Rock Hydrographic Basin, Long Valley Hydrographic Basin, Antelope Valley Hydrographic Basin, and Bedell Flat Hydrographic Basin. Proof of sufficient certificated or permitted water rights, or imported water rights for other hydrographic basins, or "will serve" letters when served by a water purveyor, shall be submitted with all applications for development, including division of land maps, parcel maps, subdivision maps, special use permits, and Master Plan land use change applications in the Cold Springs Hydrographic Basin, Red Rock Hydrographic Basin, Long Valley Hydrographic Basin, Antelope Valley Hydrographic Basin, and Bedell Flat Hydrographic Basin. Applications for development that do not demonstrate proof of adequate water resources to serve the proposed development shall be rejected.

*[Renumbered from 110.208.45 by Ord. 867, provisions eff. 5/27/93. Renamed from “Lemmon Valley Water Rights” and amended by Ord. 948, provisions eff. 5/1/96. Amended by Ord. 1067, provisions eff. 6/25/99; Ord. 1447, provisions eff. 9/9/10.]*

**Section 110.208.40 Community Water and Sewer Service Requirements.**

- (a) All parcel maps and subdivision maps in the Low Density Suburban (LDS: max. 1 du/ac) and greater density land use designations (i.e. regulatory zones), and common open space development subdivisions creating net densities greater than one dwelling per acre, shall require either the installation of dry-line sanitary sewer laterals from the edge of the subdivision boundary to each new residence, or installation of Advanced Environmental Denitrification Treatment (AEDT), on-site sewage disposal systems as approved by Nevada Division of Environmental Protection, Washoe County District Health Department and Washoe County Utility Services Division. Use of AEDT systems require provisions for long-term maintenance as part of the subdivision approval.
- (b) The Washoe County District Health Department and/or the Nevada Division of Environmental Protection may require immediate connection to a community sewer treatment service if their adopted regulations and local site conditions do not warrant the use of on-site sewage disposal systems.
- (c) All new commercial and industrial development(s) requiring an on-site sewage disposal system tank capacity greater than 1,500 gallons per acre, based on Washoe County District Health Department fixture calculations, shall connect to a community sewer system.

*[Added by Ord. 948, provisions eff. 5/1/96.]*

**Section 110.208.45 Master Plan Amendment Findings.** In addition to the findings identified in Article 820, Amendment of Master Plan, applications to amend the North Valleys Area Plan shall include a finding demonstrating adequate future infrastructure capacity to serve the additional projected demand for the requested land use designation (i.e. regulatory zone).

*[Added by Ord. 948, provisions eff. 5/1/96. Amended by Ord. 1447, provisions eff. 9/9/10.]*

*[Previous Section 110.208.05 entitled “U.S. 395” renumbered from 110.208.10 by Ord. 867, provisions eff. 5/27/93; amended by Ord. 875, provisions eff. 8/3/93; and repealed by Ord. 949, provisions eff. 5/1/96. Previous Section 110.208.35 entitled “Parking Lots and Other Paved Areas” repealed by Ord. 867, provisions eff. 5/27/93.]*



# Article 210

## SOUTH VALLEYS AREA

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### Sections:

110.210.00	<b>Purpose</b>
110.210.05	<b>Water Rights Dedication Requirements</b>
110.210.10	<b>General Commercial Modifier</b>

**Section 110.210.00 Purpose.** The purpose of this article, Article 210, South Valleys Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the South Valleys Area Plan contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

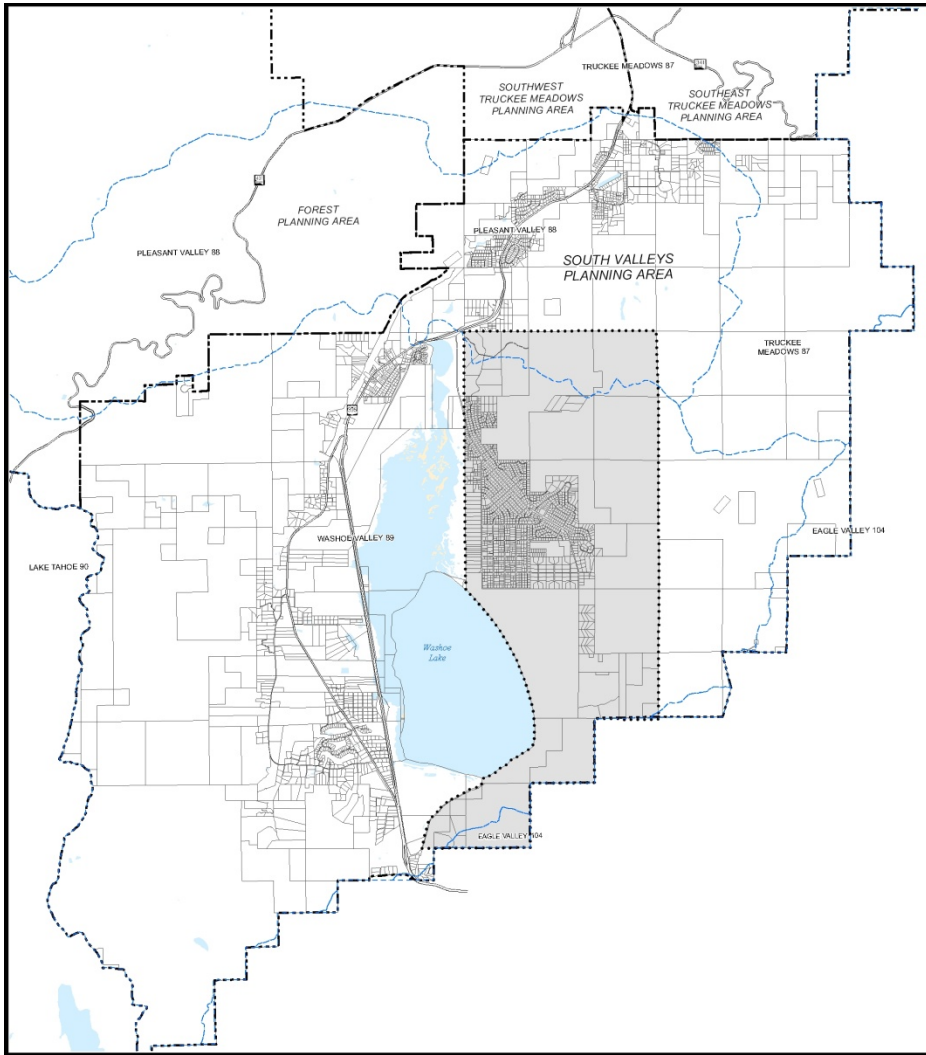
*[Amended by Ord. 1447, provisions eff. 9/9/10.]*







### **Section 110.210.05 Water Rights Dedication Requirements.**

- (a) Washoe Valley Hydrographic Basin. Dedication of sufficient certificated water rights from the Washoe Valley Hydrographic Basin, or imported water rights from an adjoining hydrographic basin when a parcel is split by the Washoe Valley Hydrographic Basin, or "will serve" letters when served by a water purveyor, shall be provided for all development in the Washoe Valley Hydrographic Basin, including maps of division into large parcels, parcel maps, and subdivision maps, and new civic, commercial and industrial use types.
  - (1) Proposed parcel maps and tentative subdivision maps in the East Lake area of the Washoe Valley Hydrographic Basin shall not create parcels of less than five (5) acres until a new imported surface or groundwater water source from a different hydrographic basin is available and approved by the County. Refer to Map 110.210.05.1, South Valleys Area Plan and Hydrobasins, to identify the East Washoe Valley 5 Acre Parcel Limitation Boundary.
  
- (b) Pleasant Valley Hydrographic Basin, Eagle Valley Hydrographic Basin, and Truckee Meadows Hydrographic Basin. Dedication of sufficient certificated or permitted water rights from the specified hydrographic basins, or imported water rights from an adjoining hydrographic basin when a parcel is split by the specified hydrographic basins, or "will serve" letters when served by a water purveyor, shall be provided for all development in the Pleasant Valley Hydrographic Basin, Eagle Valley Hydrographic Basin, and Truckee Meadows Hydrographic Basin, including division of land maps, parcel maps, subdivision maps, and new civic, commercial and industrial use types.

Map 110.210.05.1

### SOUTH VALLEYS AREA PLAN AND HYDROBASINS



<b>SOUTH VALLEYS AREA PLAN AND HYDROBASINS</b>	
<ul style="list-style-type: none"><li> AREA PLAN BOUNDARIES</li><li> PARCELS</li><li> HYDROBASIN BOUNDARIES WITH STATE CODES (#)</li><li> EAST WASHOE VALLEY 5-ACRE PARCEL LIMITATION BOUNDARY (per Nevada State Engineer)</li></ul>	<p>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.</p> <p>0 0.5 1 2 Miles</p> <p></p> <p></p> <p><b>Department of Community Development</b></p> <p><b>WASHOE COUNTY NEVADA</b></p> <p>Post Office Box 11130 Reno, Nevada 89520 (775) 328-3600</p>
<small>Source: Community Services Program/Nevada State Engineer/Washoe County Department of Water Resources</small>	<small>Date: January 2007</small>

Source: Department of Water Resources and Department of Community Development.

*[Renumbered from Section 110.210.10 and amended by Ord. 875, provisions eff. 8/3/93. Renamed from "Water Resources" and amended by Ord. 1043, provisions eff. 12/1/98; Map 110.210.05.1 updated with Ord. 1378, provisions eff. 8/1/08.]*



**Section 110.210.10 General Commercial Modifier.** In addition to the regulations of the General Commercial Regulatory Zone described in Article 106, Regulatory Zones, and the allowed uses described in Article 302, Allowed Uses, the following regulation modifiers shall apply for those parcels designated General Commercial on the Regulatory Zone map in the vicinity of U.S. Highway 395, Washoe City, in the South Valleys planning area, Sections 23 and 24, T17N, R19E:

- (a) Requiring a Board of Adjustment Approved Special Use Permit Subject to the Provisions of Article 810, Special Use Permits:
  - (1) Civic Use Types:
    - (i) Hospital services; and
    - (ii) Public parking services.
  - (2) Commercial Use Types:
    - (i) Automotive and equipment – automotive sales and rentals;
    - (ii) Automotive and equipment – cleaning;
    - (iii) Automotive and equipment – commercial parking;
    - (iv) Commercial recreation – indoor entertainment;
    - (v) Secondhand sales; and
    - (vi) Transportation services.
  - (3) Industrial Use Types:
    - (i) Laundry services.

*[Added by Ord. 923, provisions eff. 2/6/95. Amended by Ord. 1378, provisions eff. 8/1/08; Ord. 1447, provisions eff. 9/9/10.]*



# Article 212

## SOUTHEAST TRUCKEE MEADOWS AREA

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### Sections:

110.212.00	<b>Purpose</b>
110.212.05	<b>Medium Density Suburban Area Modifier</b>
110.212.10	<b>Hidden Valley Community Area Modifiers</b>

**Section 110.212.00 Purpose.** The purpose of this article, Article 212, Southeast Truckee Meadows Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the Southeast Truckee Meadows Area Plan within Volume Two of the Master Plan and the other applicable plan elements within Volume One of the Master Plan.

*[Amended by Ord. 1151, provisions eff. 3/31/02; Ord. 1447, provisions eff. 9/9/10.]*

**Section 110.212.05 Medium Density Suburban Area Modifier.** In addition to the regulations of the regulatory zones described in Article 106, Regulatory Zones, in any area designated Medium Density Suburban in the Southeast Truckee Meadows planning area, the following regulations shall apply.

- (a) **Density.** The maximum number of dwelling units that may be located in the Medium Density Suburban Regulatory Zone in the Southeast Truckee Meadows planning area is two (2) units per acre.
- (b) **Minimum Lot Area.** The minimum lot area allowed in the Medium Density Suburban Regulatory Zone in the Southeast Truckee Meadows planning area is fourteen thousand three hundred seventy-five (14,375) square feet, with the following exceptions:
  - (1) When abutting a developed Medium Density Suburban area with one-half (1/2) acre or greater lot sizes, the minimum lot area shall be one-half (1/2) acre for all exterior, abutting lots (roads or Open Space regulatory zone do not create non-abutting parcels), and;
  - (2) Exterior lots may have a minimum lot area of fourteen thousand three hundred seventy-five (14,375) square feet when abutting a developed higher intensity land use designation or a ten (10) acre or larger undeveloped Medium Density Suburban development.

*[Amended by Ord. 1151, provisions eff. 3/31/02].*

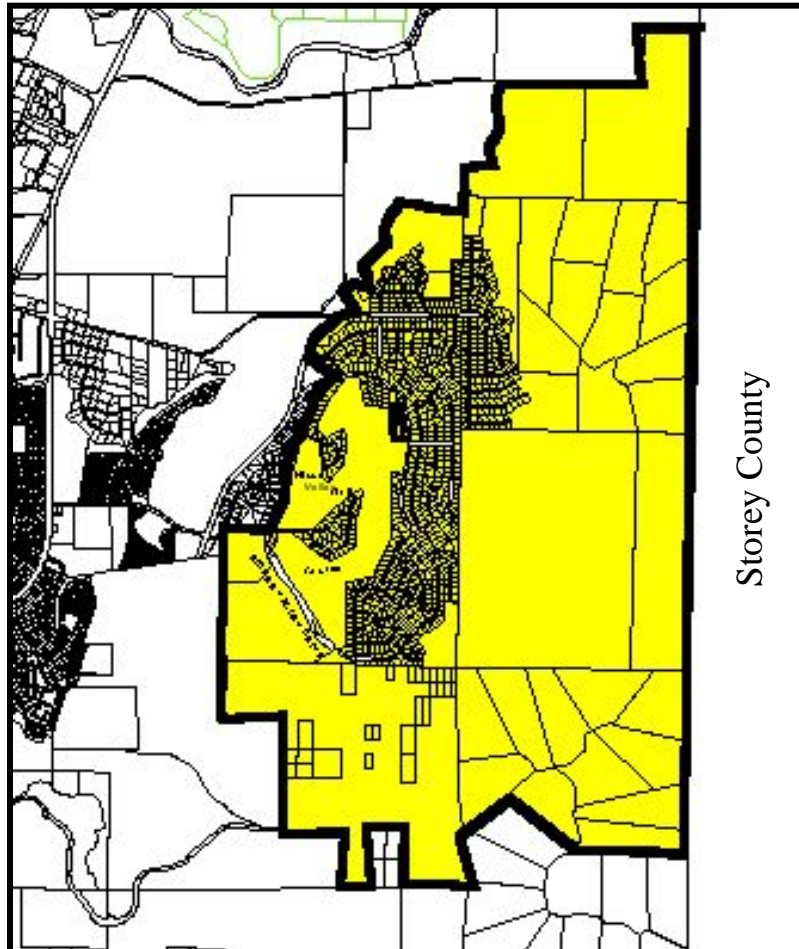
**110.212.10 Hidden Valley Community Area Modifiers.** The purpose of this section, Hidden Valley Community Area Modifiers, is to establish regulations to promote development consistent with the existing built environment of Hidden Valley; to preserve the scenic characteristics, wildlife and cultural resources; and sustain the residential tranquility of the community by the residents.

- (a) Applicability. The shaded areas shown on the parcel base Map 110.212.10.1, Hidden Valley Community Area Modifiers Location Map, delineates all parcels within the Hidden Valley Community Area Modifiers.

Map 110.212.10.1

**HIDDEN VALLEY COMMUNITY AREA MODIFIERS LOCATION MAP**

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Source: Washoe County Department of Community Development.

- (1) All development standards and use type restrictions apply other than the following:
  - (i) The Director of the Department of Community Development may waive the standards of development or use type limitations on a portion of a parcel shown on a topographic map prepared by a registered land surveyor or engineer licensed in the State of Nevada to be beyond the ridgelines of the vistas of Hidden Valley.
  - (ii) All General Rural (GR) land use designations, existing tentative maps and phased final maps, applications accepted for

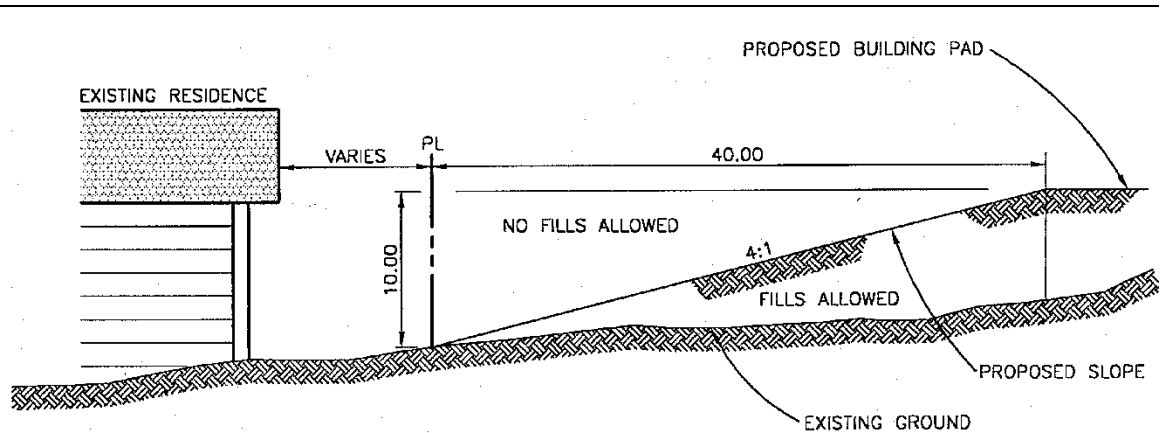
processing prior to the effective date of this Ordinance (March 31, 2002), all projects with an approved special use permit, design standards handbook and/or development agreement, currently active (not expired) and having obtained approval prior to the effective date of this Ordinance (March 31, 2002) are exempt from the provisions of this section.

(b) Grading. Grading for subdivision improvements, minor or major special use permits or other discretionary or building permits shall:

- (1) Not result in slopes on fill in excess of or steeper than four to one (4:1).
- (2) Not result in elevations or fill that differ from the natural grade by more than forty-eight (48) inches or when grading occurs adjacent to an existing residence, fills shall not be placed within an area that exceeds a projected slope of four to one (4:1) for a distance of forty (40) feet from the common property line. Refer to Figure 110.212.10.1, Typical Setback at Existing Residence.

Figure 110.212.10.1

**TYPICAL SETBACK AT EXISTING RESIDENCE**



Sources: Summit Engineering Corporation and Washoe County Department of Community Development.

- (3) Be limited on cut slopes to equal to, or steeper than, three to one (3:1) and may include a rockery or manufactured masonry retaining wall with a maximum height of eight (8) feet. If necessary, one (1) additional retaining wall set back eight (8) feet from the first wall will be allowed.

Or,

- (4) If the applicant proposes cut, fills or slopes in excess of the standard, the applicant shall address compatibility with adjacent lots and visual impacts to the community and propose design criteria, landscaping and buffering to mitigate impacts on adjacent property owners and the community's scenic character. The mitigation shall be reviewed by the Design Review Committee prior to any ground-disturbing activities.

- (c) Cut Slope Stabilization and Revegetation. A slope stabilization plan and a revegetation plan shall be submitted for all ground-disturbing activities requiring a grading or building permit that results in a cut or fill slope. The Department of Community Development may require the plan be reviewed by the Design Review Committee at the next available scheduled meeting whenever mitigation of potential erosion onto adjacent property or exposure of significant cuts is required.
- (d) Buffers. Whenever a proposed new residential subdivision includes lots smaller than fourteen thousand three hundred seventy-five (14,375) net square feet abutting existing lots larger than fourteen thousand three hundred seventy-five (14,375) net square feet, a landscape buffer zone must be created. The buffer zone shall be a minimum of fifty (50) feet in width and shall run along all existing adjacent lots. Financial assurance shall be provided for installation of the ornamental landscaping and perpetual maintenance shall be assured prior to the recordation of a final map.
- (1) The minimum fifty (50) foot wide ornamental landscaping buffer strip, including an irrigation plan, shall be reviewed and approved by the Design Review Committee.
  - (2) The buffer must include a minimum of one (1) evergreen tree per fifteen (15) linear feet.
  - (3) Other ornamental vegetation shall be sufficient to provide an all-season screening of the development from adjacent properties within five (5) years of installation.
  - (4) The ornamental landscape buffer strip shall be designated Common Area on the final map.
  - (5) A district established to guarantee maintenance of the landscaping in perpetuity at no expense to Washoe County must be created prior to the recordation of the first final subdivision map to maintain landscaping and assure compliance with the mandated screening, as provided under Nevada Revised Statutes (NRS) 278.4789.
- (e) Sidewalks. The construction of new concrete sidewalks or other multi-purpose paths in all subdivisions with final maps recorded after the effective date of this Ordinance (March 31, 2002) are prohibited unless installed and maintained by Washoe County and at no expense or liability to the adjacent property owner.
- (f) Allowed Uses. The Table of Uses as set forth in Section 110.302.05 is modified in the following manner:
- (1) Residential Use Types. The following residential use types as listed in Table 110.302.05.1, Table of Uses (Residential Use Types), shall be prohibited:
    - (i) Duplex;
    - (ii) Multi Family;
    - (iii) Single Family, Attached; and

- (iv) Manufactured Home Parks.
- (2) Civic Use Types. The following civic use types as listed in Table 110.302.05.2, Table of Uses (Civic Use Types), shall be prohibited:
- (i) Administrative Services;
  - (ii) Large-Family Daycare;
  - (iii) Child Daycare;
  - (iv) Community Center over two thousand (2,000) square feet, with the exception of facilities approved by the Park and Recreation Commission for the Hidden Valley Regional Park;
  - (v) Convalescent Services;
  - (vi) Cultural and Library Services, unless existing facilities;
  - (vii) Group Care
  - (viii) Hospital Services;
  - (ix) Major Public Facilities;
  - (x) Nature Center;
  - (xi) Postal Services; and
  - (xii) Public Parking Facilities.
- (3) Commercial Use Types. All commercial use types as listed in Table 110.302.05.3, Table of Uses (Commercial Use Types), shall be prohibited with the exception of golf courses and ancillary uses commonly associated with golf courses and their club houses.
- (4) Industrial Use Types. All industrial use types as listed in Table 110.302.05.4, Table of Uses (Industrial Use Types), are prohibited.
- (5) Agricultural Use Types. All agricultural use types as listed in Table 110.302.05.5, Table of Uses (Agricultural Use Types), are prohibited with the exception of animal grazing and crop production of hay.
- (6) Federal or State Law Mandated Allowed Uses. Federal or state law mandated allowed uses are exempt from this restriction.
- (g) Reflective Building Materials. Reflective or shiny metal sidings and roofs shall be prohibited on all structures.
- (h) Building Height. Lots in subdivisions recorded after the effective date of this Ordinance (March 31, 2002) and which abut a previously developed and recorded lot shall not erect structures which exceed the number of stories of the adjacent developed lot(s).

- (1) Structures limited to one (1) story shall not exceed twenty-five (25) feet in height as measured by the Uniform Building Code (UBC) and Section 110.902.15, Definitions, of the Washoe County Development Code.
  - (2) Two (2) story structures, when permitted, shall be restricted to thirty-five (35) feet in height as measured by the Uniform Building Code (UBC) and Section 110.902.15, Definitions, of the Washoe County Development Code.
- (i) Setbacks. Setbacks for the main structure on lots recorded prior to the effective date of this Ordinance (March 31, 2002) shall be thirty (30) feet for the front and twenty (20) feet for the rear yards. Lots with two (2) front yards shall maintain the setback for both front yards. Side yard setbacks for the main structure shall be eight (8) feet for parcels less than .4 acres and fifteen (15) feet for parcels more than .4 acres. Setbacks for structures on lots recorded after the effective date of this Ordinance (March 31, 2002) shall require the lots adjacent to developed lots to adhere to this setback standard.
- (j) Streetlights. The erection of new streetlights shall be prohibited on local residential streets. Replacement of existing streetlights is allowed.

*[Added by Ord. 1151, provisions eff. 3/31/02].*



# Article 214

## SOUTHWEST TRUCKEE MEADOWS AREA

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### Sections:

110.214.00	<b>Purpose</b>
110.214.05	<b>Mt. Rose Highway Scenic Roadway Corridor Standards</b>
110.214.10	<b>Height Restrictions</b>
110.214.15	<b>Industrial Development</b>

**Section 110.214.00 Purpose.** The purpose of this article, Article 214, Southwest Truckee Meadows Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the Southwest Truckee Meadows Area Plan contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

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

**Section 110.214.05 Mt. Rose Highway Scenic Roadway Corridor Standards.** The purpose of this section, Mt. Rose Highway Scenic Roadway Corridor Standards, is to establish regulations to develop, preserve and protect the inherent aesthetic quality of this scenic roadway.

- (a) **Applicability.** The Mt. Rose Highway scenic roadway corridor extends from the intersection with South Virginia Street to the jurisdictional line of the Tahoe Regional Planning Agency.
- (1) All new residential, civic, commercial, industrial and agricultural use types established within five hundred (500) feet of the centerline of Mt. Rose Highway shall comply with this section. No variance to this boundary, pursuant to Article 804, Variances, shall be processed or approved.
- (2) The following use types are exempt from the provisions of this section:
- (i) Construction, enlargement and use of any single family, detached, residence, and all related accessory uses (e.g. garages, barns, corrals, storage sheds) on a parcel entitled to one dwelling unit legally recorded as of April 1, 1996.
- (ii) All existing tentative maps and phased final maps, currently active (not expired) and having obtained approval prior to April 1, 1996 are exempt from the provisions of this section.
- (iii) All projects with an approved special use permit, design standards handbook and/or development agreement, currently active (not expired) and having obtained approval prior to April 1, 1996 are exempt from the provisions of this section.

- (b) Building Height. The maximum allowable height of buildings and structures shall be thirty-five (35) feet. If the underlying building pad has a slope in excess of fifteen (15) percent, an additional six (6) feet shall be added to the thirty-five (35) foot maximum. The Uniform Building Code (UBC), as currently enacted, shall be used as the measuring standard. Those structures and uses identified in Section 110.402.10, Heights, Special Provisions, are not subject to this section.
- (c) Setback. A minimum setback of thirty (30) feet shall be provided along any property line adjoining the Mt. Rose Highway.
  - (1) Structures shall not be permitted within the setback area. A freestanding sign is not considered a structure.
- (d) Parking and Loading. Parking and loading shall be in conformance with Article 410, Parking and Loading, and Article 412, Landscaping, and the following provisions:
  - (1) Adjacent to the Mt. Rose Highway, all uses proposing one hundred (100) or more parking spaces, parking areas between the right-of-way property line and the main structure shall be limited in size to fifty (50) parking spaces, resulting in a series of smaller parking courts. Parking courts shall be separated by a minimum width of five (5) feet of landscaped area, excluding access drive lanes.
  - (2) Adjacent to the Mt. Rose Highway, all surface parking areas between the right-of-way property line and the main structure shall provide adequate landscaping material (e.g. shrubs and trees) so as to provide a minimum of fifty (50) percent screening within five (5) years of planting to visually screen parked vehicles. Landscaping material placement and mature height shall be considered to protect distant views, where appropriate.
  - (3) Adjacent to the Mt. Rose Highway, all delivery bays, loading docks, roll-up doors, trash enclosures, heating and ventilation equipment and other accessory equipment shall be located in such a manner as not to be visible from the Mt. Rose Highway, or shall be fully screened pursuant to Article 412, Landscaping, and provisions of this section.
  - (4) Compliance with the minimum provisions of this section shall occur within the confines of the boundaries of the affected parcel(s) and shall not be satisfied by the use of public right-of-way.
- (e) Access. Access onto Mt. Rose Highway shall be in conformance with Nevada Department of Transportation regulations, Washoe County Development Code Article 436, Street Design Standards, and the following provisions:
  - (1) Access to any development shall be restricted to one (1) point for each property or two (2) points provided they are at least two hundred (200) feet apart.
  - (2) If a two-way, divided driveway is proposed, it shall be considered as one (1) access point.

- (f) Fences, Walls and Berms. Fences, walls and berms shall be in conformance with Article 406, Building Placement Standards, and Article 412, Landscaping, and the following provisions:
- (1) Within the setback area, solid fences, walls or berms shall be permitted provided they do not exceed four-and-one-half (4.5) feet in overall height. Fences and walls shall be constructed of wood, masonry, stone, decorative concrete block, or other textured surfaces. Berms shall be constructed of soil suitable for planting landscaping. Untextured cinder block walls and chain-link or cyclone fences are prohibited on parcels adjacent to the Mt. Rose Highway between the right-of-way property line and the main structure.
  - (2) Outside the setback area, fences and walls shall not exceed six (6) feet in height and shall be constructed of wood, masonry, stone, decorative concrete block, or other textured surfaces. Untextured cinder block walls and chain-link or cyclone fences are prohibited on parcels adjacent to the Mt. Rose Highway between the right-of-way property line and the main structure.
  - (3) Multiple retaining walls shall be separated horizontally by a distance equal to at least the height of the lower retaining wall.
  - (4) The use of color shall be limited to earth tones so that the color blends in with natural surroundings.
  - (5) Compliance with the minimum provisions of this section shall occur within the confines of the boundaries of the affected parcel(s) and shall not be satisfied by the use of public right-of-way.
- (g) Sign. All development shall comply with the following outdoor sign design standards. No variance to these sign standards, pursuant to Article 804, Variances, shall be processed or approved.
- (1) Neon signage shall be prohibited.
  - (2) Sign structures (e.g. supports, poles, sign boxes, etc.) shall be covered and trimmed with wood and/or stone materials.
  - (3) Illumination, if any, shall be of diffused light that is stationary and of constant intensity.
  - (4) Exterior sign illumination sources shall be shielded from view.
  - (5) Street-front signs shall be a monument style with a maximum height of ten (10) feet and a maximum surface area per side of sixty (60) square feet.
  - (6) Exterior signage design for individual businesses within a building or a shopping complex shall be consistent.
  - (7) Only one (1) freestanding sign is allowed per project within the boundary of the Mt. Rose Highway scenic roadway corridor.

- (8) Temporary Project Sales Signs must be located on-site with a maximum height of eight (8) feet and a maximum surface area per side of fifty (50) square feet. Temporary Project Sales Signs shall not be mobile or portable, or be mounted on any type of vehicle or trailer.
  
- (h) Architecture. The architectural design standards of this section shall apply to civic type uses, commercial type uses and multiple family type uses.
  - (1) The exterior siding and finishing shall be of wood, stone or stucco.
  - (2) The use of color shall be limited to earth tones so that the color blends in with natural surroundings.
  - (3) Roofs shall be of fire resistant materials and earth tone in color. Shiny metal roofs shall be prohibited.
  
- (i) Electrical Transmission Lines. Transmission lines of up to 100 kilovolt that parallel the Mt. Rose Highway and new electrical distribution lines of up to 200 amperes shall be placed underground.

*[Amended by Ord. 875, provisions eff. 8/3/93. Renamed from "Mt. Rose Highway" and amended by Ord. 942, provisions eff. 4-1-96.]*

**Section 110.214.10 Height Restrictions.** In addition to height restrictions established in Article 402, Density/Intensity Standards, and Article 406, Building Placement Standards, all new commercial structures in commercial or residential regulatory zones are limited to two stories in height, not to exceed thirty-five (35) feet in height. If the underlying building pad has a slope in excess of fifteen (15) percent, an additional six (6) feet shall be added to the thirty-five (35) foot maximum. The Uniform Building Code (UBC), as currently enacted, shall be used as the measuring standard. Those structures and uses identified in Section 110.402.10, Heights, Special Provisions, are not subject to this section.

*[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 942, provisions eff. 4-1-96.]*

**Section 110.214.15 Industrial Development.** Within the Southwest Truckee Meadows planning area, new long-term industrial development shall only be located within the Specific Plan Regulatory Zone.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

# Article 216

## SPANISH SPRINGS AREA

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### Sections:

110.216.00	Purpose
110.216.05	Pyramid Lake Highway
110.216.10	Buffers
110.216.15	Commercial Center Development Standards
110.216.20	Commercial Center Development Application Requirements
110.216.25	Commercial Center Development Site Plan Requirements
110.216.30	Agricultural Uses
110.216.35	Air Pollution
110.216.40	Industrial Development
110.216.45	Water Rights Requirements
110.216.50	Ornamental Water Features
110.216.55	Spanish Springs Water Detention Facility

**Section 110.216.00 Purpose.** The purpose of this article, Article 216, Spanish Springs Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the Spanish Springs Area Plan contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

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

**Section 110.216.05 Pyramid Lake Highway.** Development along the Pyramid Lake Highway shall comply with the following:

- (a) **Access.** Direct egress or ingress onto new individual parcels in addition to that existing on the May 26, 1993 is prohibited, unless no other alternative egress or ingress can be shown.

*[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 949, provisions eff. 5/1/96.]*

**Section 110.216.10 Buffers.** A minimum twenty-five (25) foot open space/scenic view buffer shall be provided on parcels along all arterial rights-of-way, measured in from the street edge property line. No fences, walls or structures shall be permitted in the buffer areas. Such buffer areas shall be included in the calculation of allowable density.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.216.15 Commercial Center Development Standards.** The standards of this section shall apply to all commercial centers.

- (a) **Allowed Uses.** Most uses allowed in Table 110.302.05.3, Table of Uses, in the General Commercial Regulatory Zone are allowed as a principal use in a commercial center. In addition, a restrictive covenant in favor of the County will be required to prohibit billboards, dwellings or dwelling units, bars, used car lots,

cocktail lounges, taverns and other uses which are, in the opinion of the Director of Community Development, similar or accessory to the specified uses. A neighborhood commercial center in the Spanish Springs planning area requires a Board of Adjustment approved special use permit as set forth in Article 810, Special Use Permits.

- (b) Site Area. Any commercial center shall be located on a parcel having an area of at least five (5) acres.
- (c) Height Limitation. In addition to height restrictions set forth in Article 402, Density/Intensity Standards, and Article 406, Building Placement Standards, structures within a commercial center shall be limited to a maximum height of two (2) stories in height.
- (d) Maximum Lot Coverage. The total ground area, occupied by all principal buildings, together with all accessory buildings, shall not exceed twenty-five (25) percent of the total area of the site.
- (e) Building Setback Line. All buildings shall be sited a minimum of eighty (80) feet from all street rights-of-way. A strip twenty (20) feet deep along the front property line shall be maintained as a landscaped buffer strip. The remaining area may be used for parking.
- (f) Side and Rear Yards. Each commercial center site shall have side and rear yards of at least fifty (50) feet in width. A strip twenty (20) feet in width or depth along the side and rear lot lines shall be maintained as a landscaped buffer strip. The remaining area may be used for parking.
- (g) Buffer Requirements Adjacent to Residential Areas. Along any boundary line adjacent to a residential area, an appropriate buffer area shall be provided to screen or block vision, glare, odors or other negative by-products associated with the commercial use. Buffer areas may be utilized for stormwater containment and infiltration.
- (h) Access Ways. Each commercial center site shall have not more than two (2) access points to any street, unless unusual circumstances demonstrate the need for additional access ways is demonstrated. Access to Pyramid Lake Highway (SR 445) shall be permitted only from existing streets or street extensions, unless no other access can be provided. No part of any access shall be closer than two hundred (200) feet to the intersection of any two street right-of-way lines.
- (i) Access Barrier. Each commercial center site, with its buildings, other structures, and parking and loading areas, shall be physically separated from each adjoining street by a curb or other suitable barrier against unchanneled motor vehicle ingress and egress. Except for permitted access ways, the barrier shall be continuous for the entire length of the property line.
- (j) Off-Street Parking and Loading Areas. All off-street parking and loading areas shall comply with Article 410, Parking and Loading.
- (k) Lighting. All parking areas and access ways shall be flood lighted at night during business hours. All outside lighting shall be arranged and shielded to prevent glare or reflection, nuisance, inconvenience or hazardous interference of any kind on adjoining streets or residential properties.

- (l) Waste Pens and Incinerators. Each building shall be provided with an enclosed waste pen of sufficient size to accommodate all trash and waste generated and/or stored on the premises. Waste pens and refuse receptacles shall be designed to ensure adequate odor control and the prevention of wind-blown debris from leaving the site. There shall be no burning of refuse on the premises.

*[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 1040, provisions eff. 11/1/98; Ord. 1288, provisions eff. 3/24/06, Ord. 1378, provisions eff. 8/1/08.]*

**Section 110.216.20 Commercial Center Development Application Requirements.** The application submittal requirements of this section shall apply to proposed commercial centers. The application requirements include the following:

- (a) Ownership. Ownership to include all owners with ten (10) percent or greater interest.
- (b) Legal Description. Legal description for site and for proposed regulatory zones.
- (c) Market Analysis. A market analysis that includes the following:
  - (1) Trade area of proposed shopping center;
  - (2) Population of trade area, present and projected;
  - (3) Effective buying power, present and projected;
  - (4) Net potential customer buying power for proposed stores and, on the basis of such buying power, the recommended store types and store floor area; and
  - (5) Residual amount of buying power and how it may be expected to be expanded in existing business areas serving the proposed area.
- (d) Site Location Evaluation. Site location evaluation to include access, size and shape, site preparation requirements, utilities, drainage and environmental considerations.
- (e) Key Tenant Commitments. A description of key tenant commitments that includes the following:
  - (1) Copy of prospectus provided to prospective tenants;
  - (2) Letter of intent, lease or occupancy agreement; and
  - (3) Prospective tenant list of requirements for proposed center.
- (f) Financial Commitment. Financial commitment in the form of a forfeitable, site restoration bond for one hundred fifty thousand dollars (\$150,000) or one (1) percent of the development costs, whichever is greater.
- (g) Water Rights. Proof of sufficient water rights pursuant to Section 110.216.45.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.216.25 Commercial Center Development Site Plan Requirements.** The site plan submittal requirements of this section shall apply to commercial centers. All site plans shall include appropriate titles, name and address of preparer, north arrow, scale not less than 1 inch = 100 feet, contours at two (2) foot intervals, and vicinity map.

- (a) Existing Conditions. The site plan shall show the following existing conditions:
- (1) Boundary line, existing zoning, acreage by zone and total acreage of site;
  - (2) Size and location of existing water mains, sewers, culverts, manholes and other underground facilities within the site;
  - (3) Location, widths and names of all existing or prior platted streets and utility rights-of-way within five hundred (500) feet of the outside boundary of the site;
  - (4) Park and other public open spaces within five hundred (500) feet of the outside boundary of the site;
  - (5) Permanent buildings and structures within five hundred (500) feet of the outside boundary of the site; and
  - (6) Parcels (with ownership indicated), easements and section lines within five hundred (500) feet of the outside boundary of the site.
- (b) Proposed Development. The site plan shall show the following with respect to proposed development:
- (1) Location, layout and dimensions of principal and accessory buildings;
  - (2) Traffic circulation within the confines of the center;
  - (3) Location and dimensions of vehicular drives, entrances, exits, and acceleration and deceleration lanes;
  - (4) Location, arrangement and dimensions of both customer and employee parking spaces; and width of aisles, width of bays and angle of parking;
  - (5) Location, arrangement and dimensions of truck loading and unloading spaces and docks;
  - (6) Location and dimensions of pedestrian entrances, exits and walks;
  - (7) Architectural sketches of the proposed buildings;
  - (8) Drainage and sanitary systems;
  - (9) Location, height, materials and color of walls, fencing and screen plantings;
  - (10) Ground cover, finished grades, slopes and banks;



- (11) Location, size, height, materials, illumination, color and orientation of all commercial signs;
- (12) Proposed standards for unspecified, tenant building facade signs;
- (13) Stages of development with commencement and completion dates and reservations for future development; and
- (14) Traffic impact analysis and proposed mitigation measures.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.216.30 Agricultural Uses.** Agricultural uses as defined in Article 304, Use Classification System, shall be considered compatible with all allowed uses within the Spanish Springs planning area.

**Section 110.216.35 Air Pollution.** All new development shall comply with all applicable Washoe County District Health Department regulations regarding air pollution and woodburning devices.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.216.40 Industrial Development.** Within the Spanish Springs planning area, new long-term industrial development shall only be located within the Specific Plan Regulatory Zone.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.216.45 Water Rights Requirements.** Residential and commercial development in the Spanish Springs planning area shall provide proof of sufficient water rights based upon the following:

- (a) Decreed Truckee River water rights when used in an appropriate drought yield discount as determined by the State Engineer;
- (b) Imported groundwater from a source that is replenished in sufficient quantity to meet demands placed upon a source without groundwater mining; and
- (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, equal to one-half (1/2) of the groundwater rights.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.216.50 Ornamental Water Features.** The use of groundwater for new ornamental surface water features such as ponds and fountains is prohibited.

**Section 110.216.55 Spanish Springs Water Detention Facility.** All proposed development in the Spanish Springs planning area shall evaluate and develop storm drainage improvements which ensure the Spanish Springs Water Detention Facility remains hydraulically equivalent to the design parameters of the facility existing at the time of adoption of this section.



# Article 218

## SUN VALLEY AREA

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### Sections:

110.218.00	Purpose
110.218.05	Community Water and Sewer
110.218.10	Architecture
110.218.15	Air Pollution
110.218.20	Height Restrictions
110.218.25	New Parcel Restrictions
110.218.30	Development in Spanish Springs Hydrographic Basin
110.218.35	Mobile Home and Manufactured Home Placement Standards, Development Standards and Design Standards
110.218.40	Neighborhood Commercial Regulatory Zone Area Modifier

**Section 110.218.00 Purpose.** The purpose of this article, Article 218, Sun Valley Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the Sun Valley Area Plan contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

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

**Section 110.218.05 Community Water and Sewer.** The following types of development shall be served by community water and sewer facilities:

- (a) Residential development of one (1) unit or more per acre;
- (b) All commercial development; and
- (c) All industrial development.

**Section 110.218.10 Architecture.** All commercial development shall comply with the architectural design standards of this section.

- (a) The exterior siding and finish for individual businesses within a building or a complex shall be uniform.
- (b) Signage design for individual businesses within a building or a complex shall be uniform.

*[Renumbered from 110.218.15 by Ord. 867, provisions eff. 5/27/93.]*

**Section 110.218.15 Air Pollution.** All new development shall comply with all applicable Washoe County District Health Department regulations regarding air pollution and woodburning devices.

*[Renumbered from 110.218.20 by Ord. 867, provisions eff. 5/27/93. Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.218.20 Height Restrictions.** In addition to height restrictions established in Article 402, Density/Intensity Standards, and Article 406, Building Placement Standards, all new residential, commercial and industrial structures are limited to two stories in height.

*[Renumbered from 110.218.25 by Ord. 867, provisions eff. 5/27/93. Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.218.25 New Parcel Restrictions.** The creation of additional parcels in any regulatory zone within the Sun Valley planning area is restricted to areas within the service area of recognized water purveyors.

*[Renumbered from 110.218.30 by Ord. 867, provisions eff. 5/27/93. Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.218.30 Development in Spanish Springs Hydrographic Basin.** Development in the Sun Valley planning area proposing to utilize groundwater resources from the Spanish Springs Hydrographic Basin is required to follow the water supply policies and action programs in the Spanish Springs Area Plan regulations.

*[Renumbered from 110.218.35 by Ord. 867, provisions eff. 5/27/93. Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.218.35 Mobile Home and Manufactured Home Placement Standards, Development Standards and Design Standards.** Mobile home and manufactured home placement standards, development standards and design standards in the Sun Valley planning area shall be regulated by the following provisions, and are exempt from the provisions of Article 312, Fabricated Housing:

- (a) **Placement Standards.** Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the Sun Valley planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility.
- (b) **Development Standards.** All new placements of mobile homes and manufactured homes, including set-ups and installations, shall comply with the following development standards:
  - (1) **Density and Intensity Standards.** Mobile homes and manufactured homes shall be subject to the maximum number of units allowed per acre, site coverage and height of structures as set forth in Article 402, Density/Intensity Standards, for the regulatory zone in which they are located.
  - (2) **Lot Standards.** Mobile homes and manufactured homes shall be subject to the minimum and maximum size of lots and the minimum average lot width as set forth in Article 404, Lot Standards, for the regulatory zone in which they are located.
  - (3) **Building Placement Standards.** Mobile homes and manufactured homes shall be subject to the building setbacks and yard requirements as set forth in Article 406, Building Placement Standards, for the regulatory zone in which they are located.

- (4) Parking. Properties on which mobile homes and manufactured homes are placed shall contain at least two (2) off-street parking spaces. These parking spaces do not have to be located in an enclosed garage or carport.
  - (5) Skirting. Complete perimeter solid skirting, of a material and color complimentary to the mobile home or manufactured home, shall be provided from the bottom of the mobile home or manufactured home to the ground surface within sixty (60) days of the set-up date. The exterior covering of the mobile home or manufactured home can be used to satisfy the skirting requirement, except that, when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the bottom of the foundation.
  - (6) Foundations. The foundation system must be safe and secure and must comply with the manufacturer's set-up instructions or a federal agency's (HUD/FHA, VA, FNMA or FmHA) approved mobile home and manufactured home foundation system. The foundation system must be set so that the height at the perimeter does not exceed a maximum of thirty-six (36) inches as measured from the bottom of the frame (e.g. support I-beam) to the surrounding finished grade, with at least one (1) section of the perimeter not exceeding sixteen (16) inches in height. The transportation hitch and wheels must be removed from the mobile home or manufactured home within sixty (60) days of occupancy, and the equipment must be either physically removed from the parcel or stored under the unit and be completely concealed by the skirting.
  - (7) Flood Areas. Mobile homes and manufactured homes located in flood hazard areas or limited flooding areas shall comply with the requirements of Article 416, Flood Hazards.
- (c) Design Standards. All new placements of mobile homes and manufactured homes, including set-ups and installations, shall comply with the following appearance standards to ensure aesthetic compatibility with development in the Sun Valley planning area:
- (1) Exterior Siding. Exterior siding of the mobile home or manufactured home shall be made of a non-reflective material.
  - (2) Roofing Material. The roof of the mobile home or manufactured home shall be constructed of non-reflective materials. Tarps, cloth or other temporary weatherproofing material shall not be allowed as a permanent roof.

*[Added by Ord. 875, provisions eff. 8/3/93. Amended by Ord. 939, provisions eff. 11/1/95; Ord. 1023, provisions eff. 7/1/98; Ord. 1625, provisions eff. 11/2/18.]*

*[Previous Section 110.218.10 entitled "Commercial and Industrial Landscaping" repealed by Ord. 867, provisions eff. 5/27/93.]*

**Section 110.218.40 Neighborhood Commercial Regulatory Zone Area Modifier.** In addition to the regulations of the Neighborhood Commercial (NC) regulatory zone described in Article 106, Regulatory Zones, and the allowed uses described in Article 302, Allowed Uses, the

regulation modifier shall apply to the Neighborhood Commercial Regulatory Zone in the Sun Valley planning area:

(a) Allowed Use:

(1) Commercial Use Type:

(i) Secondhand sales.

*[Added by Ord. 1377, provisions eff. 8/1/08.]*

# Article 220

## TAHOE AREA

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### Sections:

110.220.00	Purpose
110.220.05	Development Standards
110.220.10	Removal of Abandoned Foundation or Structure
110.220.15	Height of Structures
110.220.20	Detached Accessory Structures
110.220.25	Requirements for the Construction of a Garage
110.220.30	At or Below Grade Parking Decks, Walkways and Decks
110.220.35	Construction Below a Parking Deck
110.220.40	Conformance of Setbacks on Existing Residences
110.220.45	Historic Site Overview

**Section 110.220.00 Purpose.** The purpose of this article, Article 220, Tahoe Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the Tahoe Area Plan contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

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

**Section 110.220.05 Development Standards.** The standards for development in the Tahoe planning area shall be the development standards of either the Tahoe Regional Planning Agency or Washoe County, whichever is more restrictive.

*[Amended by Ord. 1017, provisions eff. 6/1/98.]*

**Section 110.220.10 Removal of Abandoned Foundation or Structure.** Prior to the issuance of a building permit for a new structure, any existing abandoned or unfinished foundation or structure, not being incorporated into the new structure, shall be removed. Any portion of an existing foundation incorporated into the new structure shall be certified for structural integrity by a civil or structural engineer registered in the State of Nevada.

*[Amended by Ord. 982, provisions eff. 6/1/97.]*

**Section 110.220.15 Height of Structures.** The maximum building height for any structure shall be calculated by the Tahoe Regional Planning Agency Ordinance, Chapter 22, Height Standards, in effect at the time of issuance of a building permit.

*[Added by Ord. 1017, provisions eff. 6/1/98.]*

**Section 110.220.20 Detached Accessory Structures.** The following development requirements shall apply to detached accessory structures:

- (a) **Property Line Setback.** Accessory structures one (1) story in height, with maximum ten (10) feet high walls (measured from grade level to top plate) and a maximum roof pitch of 7/12, shall maintain a five (5) foot minimum setback from

the rear and side property line. When the height of an accessory structure exceeds this height limitation, the structure shall maintain the yard setbacks for the main dwelling units stipulated in Article 406, Building Placement Standards.

(b) Height and Story Limit.

- (1) The maximum building height for any accessory structure erected outside the required yard setbacks shall be calculated by the Tahoe Regional Planning Agency Ordinance, Chapter 22, Height Standards, in effect at the time of issuance of a building permit.
- (2) An accessory structure within the front yard shall not exceed one (1) story.
- (3) An accessory structure may be two (2) stories in height when the main dwelling unit is two (2) stories, the structure is erected outside the required yard setbacks, and the slope of the front half of the lot is greater than a two (2) foot rise (or fall) for every ten (10) feet above (or below) the established street grade.
  - (i) Plumbing shall be limited to one (1) sink unit and one (1) toilet; and
  - (ii) A deed restriction must be recorded on the property declaring the space shall not be used in a fashion as to constitute a secondary residence or separate residential unit. The area shall not be leased, rented or used separate from the primary residence on the property.

(c) Below Grade Story. When the structure is at or below street grade, a first story may be constructed below grade providing the ceiling height is no greater than nine-and-one-half (9.5) feet.

- (1) Plumbing shall be limited to one (1) sink unit and one (1) toilet; and
- (2) A deed restriction must be recorded on the property declaring the space shall not be used in a fashion as to constitute a secondary residence or separate residential unit. The area shall not be leased, rented or used separate from the primary residence on the property.

(d) Siting. Any accessory structure shall comply with the following siting requirements:

- (1) In the case of a corner lot abutting two (2) streets, no detached accessory structure shall be erected so as to encroach upon the front yard setbacks; and
- (2) A detached accessory structure, used as a private garage, may be built to the front property line on any corner lot when built no closer than sixty (60) feet from the corner, and on any interior or through lot where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) for every ten (10) feet above (or below) the established street grade. The structure shall conform to the height and story limits provided within this section.



- (i) The Engineering Division must be able to determine that County snow removal operations will not be impeded or sufficient measures have been incorporated in the structure's design to mitigate an impediment to County snow removal operations and/or the County has been held harmless from liability resulting from its snow removal operations;
  - (ii) The Engineering Division must be able to determine that the speed of traffic and the volume of traffic on the street is such that the placing of the garage at the property line will not cause a safety problem for vehicles using the street; and
  - (iii) The Engineering Division must be able to determine that the placement of the garage at the property line will not impede the ability of the County to widen the street in accordance with the adopted Capital Improvements Program, or in accordance with a possible widening of the street as shown in the adopted Master Plan.
  - (iv) The placement of the garage is not sited closer than fifteen (15) feet from the edge of pavement of the abutting street.
  - (v) The maximum square footage of the structure shall not exceed 576 square feet.
  - (vi) There is no existing garage or structure, or portion thereof, built as a garage that has been converted to another use.
- (e) Building Setback. A detached accessory structure shall be located not closer than ten (10) feet to any main building on an adjoining parcel.

*[Added by Ord. 982, provisions eff. 6/1/97. Renumbered from 110.220.15 and amended by Ord. 1017, provisions eff. 6/1/98. Amended by Ord. 1290, provisions eff. 3/24/06; Ord. 1447, provisions eff. 9/9/10.]*

**Section 110.220.25 Requirements for the Construction of a Garage.** An enclosed garage shall not be required to be constructed in accordance with Article 410, Parking and Loading, when an existing dwelling unit is enlarged and one (1) of the following conditions exist:

- (a) There is no Tahoe Regional Planning Agency land coverage available for purchase within the land capability necessary for transfer;
- (b) Within a common open space subdivision or multi-family project, there is no new coverage or no relocation of coverage; or
- (c) Within a single family dwelling, there is no new coverage or no relocation of coverage.

*[Added by Ord. 1017, provisions eff. 6/1/98.]*

**Section 110.220.30 At or Below Grade Parking Decks, Walkways and Decks.** On any downslope lot, a parking deck, walkway or deck with handrails may be constructed within the front setback provided:

- (a) A parking deck, not utilized as a driveway to a garage, begins at the edge of pavement and has no greater upslope than one (1) percent;
- (b) A parking deck, utilized as a driveway to a garage, may begin at the edge of pavement and have no greater upslope than fourteen (14) percent; or
- (c) A walkway or entry deck is no higher than eighteen (18) inches above grade at the edge of pavement.

*[Added by Ord. 1017, provisions eff. 6/1/98.]*

**Section 110.220.35 Construction Below a Parking Deck.** On a downslope lot, the area below an allowed parking deck may be utilized for habitable space within the front setback provided:

- (a) The Engineering Division is able to determine that:
  - (1) County snow removal operations will not be impeded or sufficient measures have been incorporated in the structure's design to mitigate an impediment to County snow removal operations and/or the County has been held harmless from liability resulting from its snow removal operations; and
  - (2) Construction of the habitable space below the parking deck in the front yard will not impede the ability of the County to widen the street in accordance with the adopted Capital Improvements Program, or in accordance with a possible widening of the street as shown in the adopted Master Plan.
- (b) Electrical and mechanical rooms as accessory to the main dwelling unit may be established.
- (c) The habitable space contains no plumbing fixtures.

*[Added by Ord. 1017, provisions eff. 6/1/98. Amended by Ord. 1447, provisions eff. 9/9/10.]*

**Section 110.220.40 Conformance of Setbacks on Existing Residences.** The existing setbacks for a home constructed prior to 1990 shall be legal and conforming when:

- (a) The building pad is not delineated on the final subdivision map;
- (b) The home was constructed with all required permits prior to 1990;
- (c) No further intrusion into the setback is requested; and
- (d) The Engineering Division is able to determine that County snow removal operations will not be impeded and/or the County has been held harmless from liability resulting from its snow removal operations.

*[Added by Ord. 1017, provisions eff. 6/1/98.]*

**Section 110.220.45 Historic Site Overview.** The purpose of the Historic Site Overview is to preserve buildings and sites which have been listed on a national or state registry of historic places and to provide for appropriate uses other than those permitted in the underlying regulatory zone as an aid to the owners' efforts to preserve the historic or landmark value.

- (a) The owner shall provide documentation that the structure(s) or site(s) has been listed on a National or State of Nevada historic registry. If the documentation supporting the designation on the historic registry does not enumerate the specific significance and location of historic importance, the applicant shall submit supplemental information to identify the significance (e.g. architecture, site of a historic event, and location).
- (b) An operations plan must be submitted to the Department of Community Development prior to the issuance of a general business license.
  - (1) The plan shall indicate proposed uses and the days and hours of operation.
  - (2) The plan shall include a sketch, to scale, of the exterior grounds and/or interior space to be used for the proposed uses.
  - (3) The plan shall include a parking plan indicating the maximum number of vehicles to be parked on and off the site, projected needs for parking at the site and means to satisfy the projected needs. If parking is proposed off-site, the parking plan shall identify how visitors will access the site (e.g. bus or shuttle route including pickup location, hours and frequency of operation). In no case shall a parking plan be approved which obstructs public and/or emergency vehicles or relies on street parking either on state highways or local streets adjacent to neighboring residential properties.
  - (4) The plan shall include a written statement from the applicants agreeing to adhere to the provisions of Section 110.220.45 and the conditions placed on the business license.
  - (5) The operations plan shall be reviewed and may be approved, modified or approved with conditions by the Director of Community Development or his/her authorized representative. The final operations plan will serve as the conditions placed on the business license.
  - (6) The Director shall find that the proposed uses shall not be detrimental to the neighborhood and shall contribute to the protection and preservation of the historic significance of the structure(s) or site(s).
- (c) No modifications may be made to historic structure(s) or site(s) which would have the effect of compromising the historical significance of the property's structure(s) or site(s).
- (d) Notwithstanding the provisions of this section, the proposed operations and uses of the structures within the Historic Site Overlay shall meet all applicable building safety and building code requirements, fire regulations and Washoe County District Health Department regulations applicable to the operations plan submitted under subsection (b) of this section.
- (e) Prior to issuance of a business license, the approved operations plan shall be mailed to all property owners pursuant to Section 110.810.25, Notice (Special Use Permits). An appeal may be filed within ten (10) days of the mailing of notice pursuant to Section 110.810.50, Appeals (Special Use Permits).

*[Added by Ord. 1241, provisions eff. 6/18/04.]*

*[Previous Section 110.220.20 entitled “Additions” added by Ord. 982, provisions eff. 6/1/97 and repealed by Ord. 1017, provisions eff. 6/1/98.]*

# Article 222

## TRUCKEE CANYON AREA

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### Sections:

110.222.00	Purpose
110.222.05	Buffers
110.222.10	Truckee River Corridor Standards
110.222.15	Wadsworth Community Area Modifier

**Section 110.222.00 Purpose.** The purpose of this article, Article 222, Truckee Canyon Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the Truckee Canyon Area Plan contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

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

**Section 110.222.05 Buffers.** A minimum twenty-five (25) foot open space/scenic buffer shall be provided on parcels along all arterial rights-of-way, and the I-80 right-of-way, measured in from the street edge property line. No fences, walls or structures shall be permitted in the buffer areas. Such buffer areas shall be included in the calculation of allowable density.

*[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 1005, provisions eff. 2/1/98]*

**Section 110.222.10 Truckee River Corridor Standards.** The purpose of this section, Truckee River Corridor Standards, is to establish regulations to develop, preserve, protect and improve the inherent water quality of the river.

- (a) **Applicability.** The Truckee River corridor extends from the U.S. Geological Survey - Vista gauge to the jurisdictional line of the Pyramid Lake Paiute Reservation.
- (1) All new residential developments which result in over eighty (80) peak hour trips on the local and regional streets and highways system; new civic, commercial and industrial use types; and agricultural processing and commercial animal slaughtering uses established within one (1) mile of the center of the Truckee River shall comply with this section. No variance to this boundary, pursuant to Article 804, Variances, shall be processed or approved.
- (2) The following use types are exempt from the provisions of this section:
- (i) All new residential developments which create less than eighty (80) peak hour trips on the local and regional streets and highways system, and construction, enlargement and use of any single family, detached, residence, and all related accessory uses (e.g. garages, barns, corrals, storage sheds) on a parcel entitled to one (1) dwelling unit created prior to January 1, 1998.

- (ii) All projects with an approved special use permit, design standards handbook and/or development agreement, currently active (not expired) and having obtained approval prior to January 1, 1998.
  - (iii) Agricultural use types, excluding agricultural processing and commercial animal slaughtering uses are exempt from the provisions of this section.
  - (iv) Any expansion of an existing use or structure that will not increase the gross floor area of the building structure by twenty-five (25) percent, or expand the use of the parcel by twenty-five (25) percent.
- (b) Grading. A special use permit, as enumerated in Article 810, Special Use Permits, approved by the Washoe County Board of Adjustment, shall be required for all grading and earthmoving activities within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater.
- (c) Structural Setback. No permanent building structures shall be erected within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater.
- (d) Water Quality Report. All projects subject to the applicability of this section shall provide a water quality report describing the mitigation measures that will be constructed or provided to produce no measurable increase over the river's reach of regulated water quality parameters (total dissolved solids, nitrogen, phosphorous, ambient temperature, etc.) as established by the Nevada Division of Environmental Protection. This report shall be submitted with any application for approval by the County, including new business license applications and new construction building permits.
- (e) Development Agreement. A development agreement, as enumerated in Article 814, Development Agreements, shall be required for all of the following circumstances:
- (1) Developments which are projects of regional significance, as enumerated in Article 812, Projects of Regional Significance.
  - (2) Projects which result in over eighty (80) peak hour trips on the local and regional streets and highways system.
  - (3) Developments which require connection to either a community water system or a community wastewater treatment plant.

*[Added by Ord. 1005, provisions eff. 2/1/98, amended by Ord. 1378, provisions eff. 8/1/08.]*

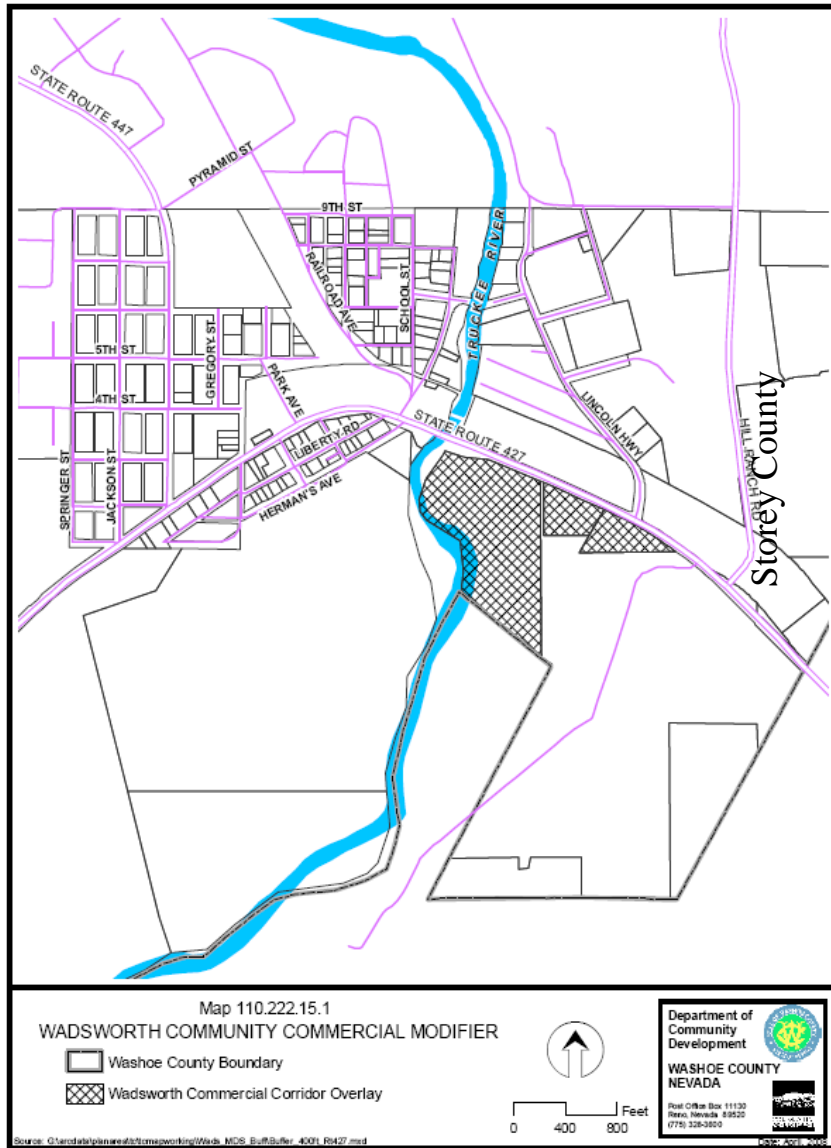
*[Previous Section 110.222.10 entitled "Interstate 80" renamed to "Interstate 80 Corridor"; amended by Ord. 875, provisions eff. 8/3/93; and repealed by Ord. 949, provisions eff. 5/1/96.]*

**110.222.15 Wadsworth Community Area Modifier.** The purpose of this section is to establish regulations to support limited commercial development within a specific area of the Wadsworth community.

- (a) **Applicability.** Limited commercial development shall be restricted to parcels located within the Wadsworth Commercial Corridor Overlay as outlined in Map 110.222.15.1 designated with a Medium Density Suburban (MDS) regulatory zone with an approved special use permit by the Washoe County Board of Adjustment pursuant to Article 810.

Map 110.222.15.1

**WADSWORTH COMMUNITY AREA MODIFIER LOCATION MAP**



Source: Washoe County Department of Community Development.

(1) Allowed Uses. The Table of Uses as set forth in Section 110.302.05 is modified in the following manner:

(i) Commercial Use Type. The following commercial use type as listed in Table 110.302.05.3, Table of Uses (Commercial Use Types), shall be allowed with a Special Use Permit approved by the Board of Adjustment:

(1) Equipment Repair and Sales.

*[Added by Ord. 1379, provisions eff. 8/1/08.]*



# Article 224

## VERDI AREA

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### Sections:

<b>110.224.00</b>	<b>Purpose</b>
<b>110.224.10</b>	<b>Low Density Suburban Area Modifier</b>
<b>110.224.15</b>	<b>Water Resource Requirements</b>
<b>110.224.20</b>	<b>Agricultural Uses</b>
<b>110.224.25</b>	<b>Air Pollution</b>

**Section 110.224.00 Purpose.** The purpose of this article, Article 224, Verdi Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the Verdi Area Plan contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

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

**Section 110.224.10 Low Density Suburban Area Modifier.** In addition to the regulations of the regulatory zones described in Article 106, Regulatory Zones, in any area designated Low Density Suburban in the Verdi planning area, the following regulations shall apply:

- (a) Community Water System. With the exception of parcel maps, subdivisions with lots averaging one and seventy-five hundredths (1.75) acre, and with a minimum lot size of one (1) acre, are not required to have a community water system serve the subdivision. Subdivisions not meeting this standard shall connect to a community water system.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.224.15 Water Resource Requirements.** In addition to provisions of Article 422, Water and Sewer Resource Requirements, when submitting applications for subdivisions, parcel maps and other projects in the Verdi planning area, the applicant must identify the following:

- (a) The source of the water supply;
- (b) The quality of the water supply;
- (c) The quantity of the water supply; and
- (d) The basis of water rights and/or the name of the water service provider.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.224.20 Agricultural Uses.** Agricultural uses as defined in Article 304, Use Classification System, shall be considered compatible with all allowed uses within the Verdi planning area.

**Section 110.224.25 Air Pollution.** All new development shall comply with all applicable Washoe County District Health Department regulations regarding air pollution and woodburning devices.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

*[Section 110.224.05 entitled "Interstate 80 Corridor" amended by Ord. 875, provisions eff. 8/3/93; and repealed by Ord. 949, provisions eff. 5/1/96.]*

# Article 226

## WARM SPRINGS AREA

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### Sections:

110.226.00	Purpose
110.226.05	Pyramid Lake Highway
110.226.10	Water Resources
110.226.15	General Rural Agricultural Area Modifier
110.226.18	Equestrian Uses
110.226.20	Industrial Development
110.226.25	Road Access Permits
110.226.30	Ornamental Water Features
110.226.35	Disposal of Sludge

**Section 110.226.00 Purpose.** The purpose of this article, Article 226, Warm Springs Area, is to set forth special regulations to supplement the general regulations outlined in Article 202, Area Plan General Regulations, and to implement the Warm Springs Area Plan contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

*[Amended by Ord. 1447, provisions eff. 9/9/10; Ord. 1475, provisions eff. 1/12/12.]*

**Section 110.226.05 Pyramid Lake Highway.** Development along Pyramid Lake Highway shall comply with the following:

- (a) **Access.** Direct egress or ingress onto new individual parcels in addition to that existing on May 26, 1993 is prohibited, unless no other alternative egress or ingress can be shown.

*[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 949, provisions eff. 5/1/96; Ord. 1017, provisions eff. 6/1/98.]*

**Section 110.226.10 Water Resources.** The applicant shall demonstrate, at the time of application for amendment to the Master Plan, projects of regional significance, tentative subdivision maps, parcel maps, and division of land maps, that the following water resources criteria can be met:

- (a) Existing certificated and permitted agricultural and stockwater groundwater rights, issued as of July 31, 1990, are utilized in a proportional amount to serve proposed residential development. In order to balance the existing, issued groundwater rights with the planning perennial yield of the basin, two-and-one-half (2-1/2) acre feet of groundwater rights per dwelling unit will be dedicated to Washoe County. A maximum of three thousand ninety-seven (3,097) residential dwelling units on individual wells may be developed in the Warm Springs Valley Hydrographic Basin based on the planning perennial yield of groundwater. Additional water rights will be dedicated to Washoe County for such purposes as common landscaped areas, community swimming pools, and pastures within residential developments.

- (b) Parcels created by applications submitted through September 4, 1990 may develop for residential uses without the requirement for dedication of water rights. When existing parcels are subdivided, new parcels will require the dedication of water rights; however, one (1) parcel will be designated as existing and will not have to dedicate water rights. The Department of Community Development will track the date of parcel subdivisions.
- (c) Commercial and industrial development, to include uses such as public facilities and golf courses, will be required to document project water demand and supply sufficient groundwater rights for the project. If existing certificated and/or permitted irrigation or stock-watering groundwater rights, issued as of July 31, 1990, are used to serve the proposed project, water rights will be dedicated to Washoe County at a ratio of forty-three (43) percent of existing groundwater rights to one (1) acre foot of demand. This ratio is necessary to balance the existing, issued groundwater rights with the planning perennial yield of the basin.
- (d) Water rights for all development in the Warm Springs planning area will be dedicated to Washoe County at the time of parcel map filing or project recordation. These water rights will be irrevocably tied to the Warm Springs Valley Hydrographic Basin.
- (e) The creation of parcels and lots in the Warm Springs Valley Hydrographic Basin shall require dedication of water rights to Washoe County in quantities that are consistent with Article 422, Water and Sewer Resource Requirements of this Development Code and the policies adopted in the Warm Springs Area Plan.
- (f) Residential, commercial and industrial development shall be based upon perennial yield groundwater resources without reliance upon groundwater mining or recharge from agricultural uses. The Washoe County Board of County Commissioners shall not approve these types of development if the demands upon the proposed permanent source of water supply exceed the perennial yield of the hydrographic basin or exceed artificial recharge as authorized by the State Engineer under a recharge/recovery permit.

*[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 1447, provisions eff. 9/9/10.]*

**Section 110.226.15 General Rural Agricultural Area Modifier.** In addition to the regulations of the regulatory zones described in Article 106, Regulatory Zones, and Article 302, Allowed Uses, in any area designated General Rural Agricultural in the Warm Springs planning area, the following regulations shall apply:

- (a) Allowed Uses.
  - (1) One (1) permanent single-family dwelling. A new single-family dwelling in General Rural Agricultural (GRA) zoning is not required to have a garage or carport.
  - (2) Detached accessory dwelling unit. A detached accessory dwelling unit in General Rural Agricultural (GRA) zoning is NOT limited to the minimum or maximum floor area requirements as specified in Article 306, Accessory Uses and Structures.
  - (3) Four (4) or fewer motorized vehicles. Four (4) or fewer motorized vehicles owned by and registered to occupants of a detached single-

family dwelling unit, and used for commercial activities conducted away from the residence may be parked on the property, provided the vehicles are operable and registered under the provisions of the Nevada Vehicle Code for street travel. All commercial vehicles shall be parked within an enclosed garage or behind a screened enclosure.

(b) Uses Requiring a Board of Adjustment Approved Special Use Permit Subject to the Provisions of Article 810, Special Use Permits.

- (1) Private air strips, glider ports and personal landing fields.
- (2) Five (5) or more motorized vehicles. Five (5) or more motorized vehicles owned by and registered to occupants of a detached single-family dwelling unit, and used for commercial activities conducted away from the residence may be parked on the property, provided the vehicles are operable and registered under the provisions of the Nevada Vehicle Code for street travel. All commercial vehicles shall be parked within an enclosed garage or behind a screened enclosure.

(c) Prohibited Uses.

- (1) Disposal of human waste sludge and other sewage treatment by-products as land fill;
- (2) Any industrial land uses or industrial processes;
- (3) Any commercial land uses or activities which are not stated in the permitted uses;
- (4) Natural resource utilization uses (e.g. permanent aggregate pit operations, mining, ore processing, etc.) for commercial, industrial or private use;
- (5) Commercial motorized vehicle raceway or sponsored motorized vehicle racing events (e.g. motorcycles, off-road vehicles, etc.); and
- (6) Salvage yards, auto wrecking businesses and commercial junk yard operations.

(d) General Standards.

- (1) Access for equestrian, vehicular and pedestrian traffic shall be limited to appropriate dedicated easements.

*[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 1076, provisions eff. 10/1/99; Ord. 1447, provisions eff. 9/9/10; Ord. 1475, provisions eff. 1/12/12.]*

**Section 110.226.18 Equestrian Uses.** The keeping or raising of horses, mules, donkeys or ponies as a private, non-commercial use is regulated within Article 330, Domestic Pets and Livestock. Otherwise, in addition to the regulations of the regulatory zones described in Article 106, Regulatory Zones, and Article 302, Allowed Uses, on all legally-established parcels greater than thirty-five (35) acres in area and zoned General Rural (GR) or General Rural Agricultural (GRA) in the Warm Springs planning area, the following regulations shall apply:

- (a) Allowed Uses.
- (1) Boarding Stables. The boarding, keeping or raising of up to three (3) horses, mules, donkeys, or ponies per acre as an accessory use to an established residential or agricultural use on the property (excluding horses used primarily for agricultural operations which are classified under animal production). Typical associated uses and activities could include, but are not limited to: riding instruction, roping practice, barrel racing practice, dressage practice and jumping practice for the boarders of said horses.
- (b) Uses Requiring a Board of Adjustment Approved Special Use Permit Subject to the Provisions of Article 810, Special Use Permits.
- (1) Commercial Stables. The commercial boarding, keeping or raising of more than three (3) horses, mules donkeys, or ponies per acre (excluding horses used primarily for agricultural operations which are classified under animal production). Typical uses and activities could include, but are not limited to, commercial riding stables open to the public, riding clubs, and riding instruction facilities.
- (2) Equestrian Facilities. Commercial (public or private) horse, mule, donkey, or pony facilities, to include at a minimum or any part thereof: riding schools/academies, exhibition facilities (for shows or other competitive events including, but not limited to, riding, roping, barrel racing, jumping events, dressage, bull riding), boarding facilities, and all other ancillary or accessory structures and uses typical and/or incidental to such facilities.

*[Added by Ord. 1513, provisions eff. 7/12/13.]*

**Section 110.226.20 Industrial Development.** Within the Warm Springs planning area, new industrial development shall be limited to light industrial use types and shall be located only within areas designated with the Industrial Regulatory Zone as of May 1, 1991.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.226.25 Road Access Permits.** Prior to final approval of any development proposed within the boundaries of the Palomino Valley General Improvement District, the applicant shall obtain any needed road access permit from the appropriate entity.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.226.30 Ornamental Water Features.** The use of groundwater for new ornamental surface water features such as ponds and fountains is prohibited.

**Section 110.226.35 Disposal of Sludge.** The disposal of sludge shall be restricted to land application for agricultural purposes only. Sludge shall not be disposed of as landfill material.