

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

Summary: Amends Washoe County Code Chapter 110 (Development Code) to update regulations related to allowed residential uses in Spanish Springs, maximum height restrictions in Sun Valley, multifamily parking minimums, bike parking, turf requirements, common and private open space, and definitions.

BILL NO. 1917

ORDINANCE NO. 1726

Title:

AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE) BY MODIFYING VARIOUS SECTIONS IN DIVISION TWO—AREA PLAN REGULATIONS, DIVISION FOUR—DEVELOPMENT STANDARDS, AND DIVISION NINE—GENERAL PROVISIONS, IN ORDER TO UPDATE REGULATIONS RELATED TO ALLOWED RESIDENTIAL USES IN THE SPANISH SPRINGS PLANNING AREA, MAXIMUM HEIGHT RESTRICTIONS IN THE SUN VALLEY PLANNING AREA, MULTIFAMILY PARKING MINIMUMS, BIKE PARKING, TURF REQUIREMENTS, COMMON AND PRIVATE OPEN SPACE, AND DEFINITIONS. THESE UPDATES INCLUDE MODIFYING VARIOUS SECTIONS TO: REMOVE TABLE C-1 WHICH MODIFIES ALLOWED RESIDENTIAL USES IN THE SPANISH SPRINGS PLANNING AREA; REMOVE A SUBSECTION LIMITING STRUCTURES IN THE DOWNTOWN SUN VALLEY PLANNING AREA TO TWO STORIES IN HEIGHT; UPDATE MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS FOR MULTIFAMILY HOUSING; UPDATE REQUIREMENTS FOR BICYCLE STORAGE BY REMOVING REQUIREMENTS FOR BICYCLE PARKING SPACES, BY ADDING DESIGN STANDARDS FOR SHORT AND LONG-TERM BICYCLE STORAGE, BY ADDING DESIGN REQUIREMENTS FOR BICYCLE RACKS, AND BY REMOVING FIGURE 110.410.15.2 WHICH SHOWS BICYCLE PARKING SPACE DIMENSIONS; REMOVE THE REQUIREMENT TO PROVIDE TURF AREAS IN MULTIFAMILY DEVELOPMENTS OF A MINIMUM OF FIFTY (50) PERCENT OF THE REQUIRED LANDSCAPING AREA; MODIFY MINIMUM SIZE AND DIMENSION REQUIREMENTS FOR PRIVATE OPEN SPACE IN MULTIFAMILY DEVELOPMENTS; ADD STANDARDS FOR TURF AREAS PROVIDED AS COMMON OPEN SPACE FOR MULTIFAMILY DEVELOPMENTS; AND ADD DEFINITIONS FOR SHORT AND LONG-TERM BICYCLE PARKING; AND ALL MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

WHEREAS:

- A. This Commission desires to amend the Washoe County Code Chapter 110 (Development Code) at Article 216 Spanish Springs Area, Article 218 Sun Valley Area, Article 410 Parking and Loading, Article 412 Landscaping, Article 432 Open Space Standards, and Article 902 Definitions, in order to update regulations related to allowed residential uses in the Spanish Springs planning area, maximum height restrictions in the Sun Valley planning area, multifamily parking minimums, bike parking, turf requirements, common and private open space, and definitions; and
- B. The Washoe County Planning Commission held a duly noticed public hearing for DCA24-0002 and initiated the proposed amendments to Washoe County Code Chapter 110, Articles 216, 218, 410, 412, 432, and 902 by Resolution Number 24-10 on May 7, 2024; and
- C. The amendments and this ordinance were drafted in concert with the District Attorney's Office; and
- D. Following a first reading and publication as required by NRS 244.100(1), and after a duly noticed public hearing, this Commission desires to adopt this Ordinance; and
- E. This Commission has determined that this ordinance is being adopted pursuant to requirements set forth in NRS Chapter 278,; therefore it is not a "rule" as defined in NRS 237.060 requiring a business impact statement.

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

SECTION 1. Section 110.216.80 of Chapter 110 of the Washoe County Code is hereby amended to read as follows:

Section 110.216.80 Allowable Uses in the Spanish Springs Planning Area.

- (a) Applicability. In some instances, allowable uses within certain land use designations of the Spanish Springs Planning Area vary from those allowed for the same land use in Article 302, Allowed Uses, of the Washoe County Development Code. The following tables delineate land uses allowed for certain designations found in the Spanish Springs Planning Area. For land use designations not listed below, the land uses assigned by Article 302, Allowed Uses, of the Washoe County Development Code will apply. All other uses are prohibited. Note: Table C-1 has been intentionally removed.

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

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

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

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

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

Undertaking	--	--	--	A	A	--	--
Gasoline Sales and Service Stations	--	--	--	A	A	--	--
Airport/Helicopter Service							
Airport/Heliport	--	--	--	--	A	--	--
Helistop	--	--	--	--	A	--	--
Liquor Sales							
Off-Premises	--	--	--	A	A	--	--
On-Premises	--	--	--	--	--	--	--
Lodging Services							
Bed and Breakfast Inns	--	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--
Hotels and Motels	--	--	--	--	A	--	--
Vacation Time Shares	--	--	--	--	--	--	--
Medical Services	--	--	--	A	A	A	--

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

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

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

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

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

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

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

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

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

SECTION 2. Section 110.218.20 of Chapter 110 of the Washoe County Code is hereby amended to read as follows:

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 outside of the Downtown Sun Valley area (Map 110.218.45.1) are limited to two stories in height.

SECTION 3. Section 110.218.45 of Chapter 110 of the Washoe County Code is hereby amended to read as follows:

Section 110.218.45 Downtown Sun Valley Design and Development Standards.

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

deviations from these standards may be permitted at the applicant's request, provided the Director of the Planning and Building Division has made a determination that the deviation is in substantial conformance with the intent of these standards. The applicant shall have the sole responsibility for compliance with all applicable statutes, codes, ordinances or other regulations for all work performed on the premises by or on behalf of the applicant.

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

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



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

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

Photo A-2: Pedestrian Walkways within Parking Lots



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

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

(k) Fences and Walls.

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

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

- (1) General Requirements. Landscape requirements shall generally be those established in Article 412 of the Washoe County Development Code. Additional criteria and design exceptions to Article 412 are noted below:
 - (i) Parking lots, service or storage areas, trash enclosures, etc., shall be partially screened with plant material whenever possible.
 - (ii) The use of landscape-related walls, planters, enhanced paving, etc., is encouraged. The inclusion of such features may substitute for landscaping, subject to the approval of the Director of the Planning and Building Division and compliance with the Washoe County Development Code.
 - (iii) Parcels adjacent to residential development shall use accent trees and shrubs, in combination with other techniques (such as berms, fences, walls), to screen parking areas and other less attractive views.
 - (iv) The basic landscape character will be created by the use of pre-selected plants, shrubs and trees as shown in Table A-1 in this section. Other plant materials may be used with approval of the Director of the Planning and Building Division.
 - (v) Surface water features using groundwater are not allowed in the Sun Valley planning area. Surface water features using reclaimed water may be created provided applicable health regulations are followed.

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

Table A-1: Recommended Plants

<i>Common Name</i>	<i>Botanical Name</i>	<i>Rabbit and Deer Resistant</i>	<i>Drought Tolerant</i>	<i>Erosion Control</i>
<i>Deciduous Shrubs</i>				
Alpine Current	<i>Ribes alpinum</i>			
Golden Current	<i>Ribes aureum</i>		√	
Staghorn Sumac	<i>Rhus typhina</i>			
Amur Maple	<i>Acer ginnala</i>			
Smoke Tree	<i>Cotinus coggygria</i>	√	√	
Tartarian Honeysuckle	<i>Lonicera tatarica</i>		√	
Western Sand Cherry	<i>Prunus besseyi</i>		√	
Nanking Cherry	<i>Prunus tomentosa</i>		√	
Squawbush Sumac	<i>Rhus trilobata</i>		√	
Peking Cotoneaster	<i>Cotoneaster acutifolius</i>			
Elijah Blue Fescue	<i>Festuca cinerea 'Elijah Blue'</i>			
Beach Wormwood	<i>Artemisia stelleriana 'Silver Brocade'</i>			

Blue Oat Grass	<i>Helictotrichon sempervirens</i>			
Maiden Grass	<i>Miscanthus sinensis</i> 'Gracillimus'	√		
Evergreen Shrubs				
Big Sagebrush	<i>Artemisia tridentata</i>	√	√	
Bitterbrush	<i>Pershia tridentata</i>		√	
Moonlight Broom	<i>Cytisus scoparius</i> 'Moonlight'	√	√	
Mountain Mahogany	<i>Cercocarpus ledifolius</i>		√	
Horizontal Juniper	<i>Juniperus horizontalis</i>	√	√	
Oregon Grapeholly	<i>Mahonia aquifolium</i>	√		
Mugo Pine	<i>Pinus mugo</i>	√		
Lydia Broom	<i>Genistia lydia</i>	√	√	
Mint Julep Juniper	<i>Juniperus chinensis</i> 'Mint Julep'	√	√	
Deciduous Trees				
Amur Maple	<i>Acer ginnala</i>		√	
Black Locust	<i>Robinia pseudoacacia</i>		√	
Prunus blireiana	<i>Flowering Plum</i>			
Amur Chokecherry	<i>Prunus maacki</i>			
Chanticleer Flowering Pear	<i>Pyrus calleryana</i>			
Hackberry	<i>Celtis occidentalis</i>		√	
Idaho Locust	<i>Robinia ambigua</i> 'Idahoensis'		√	
Goldenrain Tree	<i>Koelreuteria paniculata</i>		√	
Russian Olive	<i>Elaeagnus angustifolia</i>	√	√	
Western Catalpa	<i>Catalpa speciosa</i>			
White Oak	<i>Quercus alba</i>			
Bur Oak	<i>Quercus macrocarpa</i>		√	
Blue Ash	<i>Fraxinus quadrangulata</i>	√	√	
American Ash	<i>Fraxinus americana</i>		√	
Columnar English Oak	<i>Quercus robur</i> 'Columnaris'			

Common Name	Botanical Name	Rabbit and Deer Resistant	Drought Tolerant	Erosion Control
Evergreen Trees				
Rocky Mountain Juniper	<i>Juniperus scopulorum</i>	√	√	
Arizona Cypress	<i>Cupressus arizonica</i>	√	√	
Austrian Black Pine	<i>Pinus nigra</i>			
Scotch Pine	<i>Pinus sylvestris</i>	√	√	
Singleleaf Piñon Pine	<i>Pinus monophylla</i>	√	√	
Colorado Blue Spruce	<i>Picea pungens glauca</i>	√		
Ground Covers				
Bearberry	<i>Arctostaphylos uva-ursi</i>	√	√	√
Lavendar Cotton	<i>Santolina chamaecyparissus</i>	√	√	
Winter Creeper	<i>Euonymus fortunei</i>			
Snow in Summer	<i>Cerasteum tomentosum</i>	√	√	√

Periwinkle	<i>Vinca major</i>			√
Brooms	<i>Genista spp.</i>	√	√	√
Hall's Japanese Honeysuckle	<i>Lonicera japonica</i> 'Halliana'			√
Potentilla	<i>Potentilla verna</i>			
Virginia Creeper	<i>Parthenocissus</i> <i>quinquefolia</i>			√
Wolly Yarrow	<i>Achillea tomentosa</i>		√	

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

(1) General Guidelines.

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

(2) Building Massing and Form.

- (i) All buildings shall be designed to a pedestrian scale.
- (ii) To the extent possible, building exterior walls shall incorporate:
 - (A) Design that gives the appearance of multiple structures when functionally possible.
 - (B) Offsetting building planes through wall step backs. (Refer to photographic examples in Photo A-1 in this section.)
 - (C) Treatment with multiple textures and materials to provide visual interest. (Refer to photographic examples in Photo A-1 in this section.)
 - (D) Clustering small-scale elements such as planter walls and columns/support posts around the major form.

- (iii) Rear or side façades on smaller, stand-alone structures will be given architectural treatments that are consistent with front facades.
- (iv) Rear or side façades on larger buildings with multiple tenants should include the same design elements as front façades where possible. Large, blank walls should be avoided or screened. (Refer to photographic examples in Photo A-1 in this section.)
- (v) Building forms should be utilized to create pedestrian areas that are protected from the wind, but oriented to the sun.
- (vi) New or redeveloped commercial and office development will be constructed with the main entrance facing Sun Valley Boulevard. Buildings that have no other option than to front on a side street will have the same or similar architectural features on the side and rear of a building that faces Sun Valley Boulevard.
- (vii) Commercial or office uses will be located on the ground floor, with residential on the second floor. This order can be reversed for the properties on the east side of Sun Valley Blvd from Rampion Way north to Second Avenue that are substantially lower in elevation than Sun Valley Blvd.

(3) Materials.

(i) Building Exterior Wall Materials

- (A) Materials on the rear and side façades of smaller one- or two-tenant structures shall be consistent with front facades.
- (B) Materials shall blend with those existing in adjacent buildings within a defined center.
- (C) Drainage pipes may be located on building fronts if thoughtfully incorporated into the building façade.
- (D) Glass storefronts are permitted. Long, unbroken planes of glass are discouraged.

(ii) Building Roofs

- (A) Roof colors and textures shall complement building exteriors.
- (B) In instances where roof areas can be viewed from below, care should be taken that all roof vents, roof-mounted mechanical equipment, pipes, etc., are screened with architectural elements to reduce their appearance.

(4) Color and Texture.

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

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

(1) Safety/Security Lighting.

- (i) Lighting shall be indirect and subtle. Overhead pole-mounted down lighting is encouraged. Light standards shall not exceed 35 feet in height. Light standards within 100 feet of residential property shall not exceed 12 feet in height.
- (ii) Exterior pole lighting shall be color-corrected lamps of appropriate intensity. Lamps that alter the colors of objects at night are prohibited. Lamps with the appropriate color spectrum

include color-corrected sodium vapor, metal halide, mercury lamps, incandescent and fluorescent.

- (iii) Lighting levels should emphasize walking areas so as to clearly identify the pedestrian walkways.
- (iv) Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security. Lighting fixtures shall be a zero cutoff.
- (v) Outdoor pedestrian use areas (e.g. courtyards, entryways, walkways) shall have sufficient illumination for safety and security.
- (vi) Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover is allowed.
- (vii) Where residential uses abut nonresidential uses, interior lighting of the nonresidential uses shall be controlled at night through the use of timers, window blinds or other acceptable means.

(2) Architectural/Landscaping Lighting.

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

(3) Exterior Sign Lighting.

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

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

(1) General Requirements.

(i) Building Height

- (A) Storage structures and RV awnings are limited to one story and an 18-foot maximum building height.
- (B) Other buildings (e.g. sales offices, caretaker's apartment, etc.) must not exceed 35 feet in height.

(ii) Parking Requirements

- (A) Parking shall be provided in accordance with Article 410 of the Washoe County Development Code.
- (B) Two additional customer parking spaces may be provided outside the screen wall at the primary entrance to the development. These spaces must be located behind the front yard setback.

(2) Personal Storage Setbacks.

- (i) Personal storage facilities with frontage on Sun Valley Boulevard will observe the 20-foot landscaped pedestrian pathway from the property line along this street frontage. This setback shall consist of a 10-foot meandering cement or asphalt path and landscaping, in accordance with the Personal Storage Landscape Standards sub-section.
- (ii) Facilities with frontage on other public streets within the "Downtown" area boundaries will observe the 15-foot setback along the street frontage, pursuant to the provisions in the Personal Storage Landscape Standards sub-section. In no case shall the landscaping within the setback along a public street be less than 10 feet.
- (iii) For side and rear yards not adjacent to public streets and abutting non-residential property, the setback may be 0 or 15 feet. A zero setback requires that a solid screen wall be placed on or immediately adjacent to the property line. A 15-foot setback requires landscaping in accordance with the Landscape Design Standards sub-section.

(3) Personal Storage Fencing and Walls.

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

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



(4) Personal Storage Landscaping Standards.

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

(5) Personal Storage Architectural Standards.

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

(6) Personal Storage Lighting Standards.

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

SECTION 4. Section 110.410.10 of Chapter 110 of the Washoe County Code is hereby amended to read as follows:

Section 110.410.10 Required Parking Spaces. Off-street parking spaces shall be provided in the quantities set forth in Table 110.410.10.1 through Table 110.410.10.5.

- (a) Description of Use Types. The use types referred to in Table 110.410.10.1 through Table 110.410.10.5 are defined in Article 304, Use Classification System.

- (b) Requirements Cumulative. Where Table 110.410.10.1 through Table 110.410.10.5 set forth more than one (1) requirement for a given use type, those requirements shall be cumulative.
- (c) Spaces Based on Square Footage. The square footage requirements used in Table 110.410.10.1 through Table 110.410.10.5 to calculate parking spaces refer to the total enclosed areas of all buildings on the lot, but excludes the area of spaces having a height of less than seven (7) feet and the area used exclusively for parking and loading.
- (d) Spaces Based on Employees. The employee requirements used in Table 110.410.10.1 through Table 110.410.10.5 to calculate parking spaces refer to the maximum number of employees who could be working at one time when the facility is operating at full capacity.
- (e) Rounding Off Numbers. Whenever the computation of the number of off-street parking spaces required by Table 110.410.10.1 through Table 110.410.10.5 results in a fractional parking space, one (1) additional parking space shall be required for a fractional space of one-half (1/2) or more. A fractional space of less than one-half (1/2) shall not be counted.

Table 110.410.10.1

OFF-STREET PARKING SPACE REQUIREMENTS (Residential Use Types)
(See Section 110.410.10 for explanation)

Residential Use Types (Section 110.304.15)	Spaces Required
Family Residential	
Attached Accessory Dwelling	1 per attached accessory dwelling unit, in addition to other required spaces
Detached Accessory Dwelling	1 per detached accessory dwelling unit, in addition to other required spaces
Detached Accessory Structure	None
Duplex	2 per dwelling unit, 1 of which must be in an enclosed garage
Fabricated Home	*2 per fabricated home
Multi Family	2 bedrooms or fewer = 1 parking space; 3 bedrooms = 2 parking spaces; 4 or more bedrooms = 2.5 parking spaces 1 covered parking space is required for every 2 units.
Single Family Attached	2 per dwelling unit, 1 of which must be in an enclosed garage
Single Family Detached	2 per dwelling unit, 1 of which must be in an enclosed garage
Manufactured Home Parks	1.5 per manufactured home, plus 1 per 5 units for guest parking
Group Home	.25 per bed, plus 1 per employee during peak employment shift
Short-Term Rental (All Tiers)	As identified in Article 319, <i>Short-Term Rentals (STRs)</i>

Note: * = Article 312, Fabricated Housing, may require 1 parking space to be in an enclosed garage or carport.

Table 110.410.10.2

OFF-STREET PARKING SPACE REQUIREMENTS (Civic Use Types)
(See Section 110.410.10 for explanation)

Civic Use Types (Section 110.304.20)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Administrative Services	4		
Child Care			
Child Daycare	1 if assembly hall included	1	1 off-street loading space for every 8 students
Family Daycare			1 in addition to any other required spaces
Large-Family Daycare		1	1 off-street loading space for every 8 students
Community Center	5	1	
Convalescent Services		1	.25 per bed
Cultural and Library Services	3	1	
Education			
College/University		1	.5 per student of driving age
Elementary/Secondary		1	.25 per student of driving age
Group Care		1	.25 per bed
Hospital Services		1	.5 per bed
Major Services and Utilities			
Major Public Facilities		As specified by use permit	
Utility Services		As specified by use permit	
Nature Center		As specified by use permit	
Parks and Recreation			
Active Recreation		1	
Passive Recreation		1	
Postal Services	2	1	
Public Parking Services		1	
Religious Assembly			1 per 3 seats or 72 lineal inches of pew space plus 1 per 300 square feet of additional public space
Safety Services		1	

Table 110.410.10.3

OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types)
(See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Administrative Offices	4	1	
Adult Entertainment	5	1	
Animal Sales and Services			
Commercial Kennels		1	.25 per animal at design capacity
Commercial Stables		1	.25 per horse at design capacity
Grooming and Pet Stores	2.5	1	
Pet Cemeteries		1	
Veterinary Services, Agricultural	2	1	
Veterinary Services, Pets	4	1	
Automotive and Equipment			
Automotive Repair		1	3 per service bay
Automotive Sales and Rentals	.5	1	
Cleaning	2	1	
Commercial Parking		1	
Equipment Repair and Sales	2	1	
Fabricated Housing Sales	.5	1	
Storage of Operable Vehicles		1	
Truck Stops	4	1	
Building Maintenance Services	2		
Continuum of Care Facilities, Seniors		As specified by use permit	As specified by use permit
Commercial Antennas			1 per antenna tower
Commercial Centers (All Types)			Less than 15,000 square feet: 5 spaces per 1,000 square feet; 15,000 to 400,000 square feet: 4 spaces per 1,000 square feet; more than 400,000 square feet: 5 spaces per 1,000 square feet
Commercial Educational Services		1	.5 per student
Commercial Recreation			
Commercial Campground Facilities		1	
Destination Resorts		1	1 per room
Indoor Entertainment		1	1 per 3 seats
Indoor Sports and Recreation	5	1	
Limited Gaming Facilities	4	1	

Table 110.410.10.3 (continued)

OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types)
(See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Marinas		As specified by use permit	
Outdoor Entertainment		As specified by use permit	
Outdoor Sports and Recreation		As specified by use permit	
Outdoor Sports Club		As specified by use permit	
Unlimited Gaming Facilities	8	1	
Construction Sales and Services	2 for retail and 1 for storage area		
Convention and Meeting Facilities		1	1 per seat if not associated with lodging facilities; .5 per seat otherwise
Eating and Drinking Establishments			
Convenience	10	1	
Full Service	10	1	
Financial Services	3	1	
Funeral and Internment Services			
Cemeteries		1	
Undertaking		1	1 per 3 seats
Gasoline Sales and Service Stations		1	3 per service bay (service bay not credited as required space)
Helicopter Services			
Heliport		1	5 per helicopter space
Helistop		1	5 per helicopter space
Liquor Manufacturing*			*Or as specified by use permit
Off-Premise Sales/Consumption	3	1	Minimum of 2 spaces
On-Premise Sales/Consumption	5	1	For any public tasting room, a minimum of 5 permanent spaces
Liquor Sales			
Off-Premises	4	1	
On-Premises	10	1	

Table 110.410.10.3 (continued)

OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types)
(See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Lodging Services			
Bed and Breakfast Inns		1	1 per room
Hostels		1	.25 per bed
Hotels and Motels		1	1 per room
Vacation Time Shares			1.6 for 1 bedroom units, 2.1 for 2 bedroom and larger units; 1 of which must be in an enclosed garage or carport
Marijuana Establishments			
Marijuana Cultivation Facility		1	
Marijuana Product Manufacturing Facility		1	
Marijuana Testing Facility		1	
Retail Marijuana Store/Medical Dispensary	5	1	
Medical Services	5	1	
Nursery Sales			
Retail	3	1	
Wholesale	3	1	
Personal Services	4		
Personal Storage		1	1 loading space per 2,000 square feet of building footprint
Professional Services	4	1	
Recycle Center			
Full Service Recycle Center	3	1	
Remote Collection Facility			3 spaces per collective device
Residential Hazardous Substance Recycle Center	3	1	
Repair Services, Consumer	2.5	1	
Retail Sales			
Comparison Shopping Centers	3	1	
Convenience	5	1	
Specialty Stores	3	1	
Secondhand Sales	2.5	1	
Transportation Services		1	

Table 110.410.10.3 (continued)

OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types)
(See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Winery	3*	1	*Or as specified by use permit; Minimum of 2 spaces; For any public tasting room, a minimum of 5 permanent spaces
Winery with Special Events			As specified by Use Permit

Table 110.410.10.4

OFF-STREET PARKING SPACE REQUIREMENTS (Industrial Use Types)
(See Section 110.410.10 for explanation)

Industrial Use Types (Section 110.304.30)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Custom Manufacturing		1	2 per 1,000 square feet of showroom space
Energy Production		1	
General Industrial			
Heavy		1	
Intermediate		1	
Limited		1	
High Technology Industry		1	
Inoperable Vehicle Storage		1	2 per 1 acre of storage area
Laundry Services	2	1	
Mining Operations		1	
Petroleum Gas Extraction		1	
Salvage Yards		1	2 per 1 acre of storage area
Wholesaling, Storage and Distribution			
Heavy		1	.5 per 1,000 square feet of area open to the public
Light		1	.5 per 1,000 square feet of area open to the public

Table 110.410.10.5

**OFF-STREET PARKING SPACE REQUIREMENTS (Agricultural Use Types)
(See Section 110.410.10 for explanation)**

Agricultural Use Types (Section 110.304.35)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Agricultural Processing		1	
Agricultural Sales	3	1	
Animal Production		1	
Animal Slaughtering		1	
Animal Slaughtering, Mobile		1	Off-street parking for the mobile facility
Crop Production		No requirement	
Forest Products		1	
Game Farm		1	
Produce Sales		1	3 spaces per produce stand

Sources: Sedway Cooke Associates and Washoe County Department of Community Development.

SECTION 5. Section 110.410.15 of Chapter 110 of the Washoe County Code is hereby amended to read as follows:

Section 110.410.15 Special Parking Provisions.

- (a) Motorcycle Spaces. For every four motorcycle parking spaces provided, a credit of one parking space shall be given toward the requirements of this article, provided, however, that the credit for each shall not exceed 1/40 of the total number of automobile spaces required. If determined necessary by the County Engineer, bollards shall be installed to separate and protect motorcycle spaces from automobile circulation. The minimum dimensions for motorcycle spaces shall be seven feet in length and three feet four inches in width as illustrated in Figure 110.410.15.1.
- (b) Bicycle Storage. In development projects with 20 or more required parking spaces, a rack or other secure device for the purpose of storing and protecting bicycles from theft shall be installed.
 - (1) Short-term bicycle parking shall be provided at a rate of one (1) space for every ten (10) vehicular spaces or fraction thereof;
 - (2) Long-term bicycle parking shall be provided at a rate of one (1) space for every four (4) dwelling units.
 - (3) Bicycle parking facilities shall be securely anchored, and shall not interfere with pedestrian or vehicular traffic;

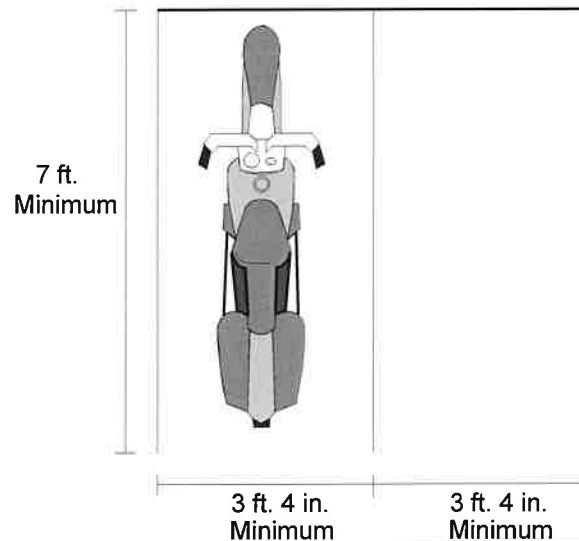
- (4) Short-term bicycle parking facilities shall be constructed to meet the following standards:
 - (i) Located within fifty (50) feet from the entrance;
 - (ii) Located in a high traffic and well-lit area;
 - (iii) Where possible, should be protected by existing structures such as overhangs or awnings.
 - (5) Long-term bicycle parking facilities shall be constructed in a secure and dedicated area within the principal building or a nearby building. The bicycle parking facilities shall be within a controlled access area where a key, fob, passcode, or other secure method is needed to gain access.
- (c) Bicycle Rack Design: Inverted U or arc bicycle racks, and D shaped or swerve racks are encouraged. Bicycle racks in Washoe County should meet these minimum requirements:
- (1) Support the bicycle in at least two places.
 - (2) Allow bicyclists to lock the frame and one wheel with a U-lock.
 - (3) Be securely anchored to the ground
 - (4) Resist cutting, rusting, bending, or other deformation.
 - (5) Provide enough space between bike positions to accommodate a bicycle locked in every spot.
- (d) Handicapped Parking. In any parking facility serving the public, parking for the handicapped shall be provided as set forth in this subsection.
- (1) Handicapped parking spaces shall be provided in accordance with Table 110.410.15.1. One of every six required handicapped spaces shall be a van accessible space (a minimum of one van accessible space per parking area).
 - (2) Handicapped parking spaces shall be a minimum of eight feet in width and a minimum of 18 feet in length, as illustrated in Figure 110.410.15.3.
 - (3) Handicapped spaces shall be provided with an adjacent access aisle, as illustrated in Figure 110.410.15.3. Access aisles shall be a minimum of five feet in width. Van access aisles shall be a minimum of eight feet in width. Access aisles shall be located on the passenger side of each space unless it is located between and is shared by two designated spaces.
 - (4) Handicapped parking spaces and access aisles shall be level.
 - (5) Handicapped spaces shall be located as near as possible to accessible building or site entrances and shall be located so as to provide convenient access to curb ramps.
 - (6) Each reserved handicapped parking space shall be designated with a stall sign displaying the International Symbol of Accessibility, as illustrated in Figure

110.410.15.4. Each stall sign shall be at least 70 square inches in size. Spaces that are van accessible shall be designated as "Van Accessible."

- (7) Each reserved handicapped parking space shall meet one of the following stall markings requirements:
 - (i) Each handicapped parking space shall be painted solid blue with a white International Symbol of Accessibility; or
 - (ii) Each handicapped parking space shall be outlined in blue with a three foot square International Symbol of Accessibility painted in a contrasting color.
- (8) Each reserved handicapped parking space shall be marked with a sign warning drivers of the possibility of towing due to unauthorized use and providing information of recovering towed vehicles. Warning signs shall have minimum dimensions of 17 inches by 22 inches and shall be labeled with lettering of at least one inch in height.
- (9) A minimum of 98 vertical inches of clearance shall be provided for van accessible spaces and the entire route from parking area ingress/egress points to the parking space.
- (10) As illustrated in Figure 110.410.15.5, a minimum vehicle overhang allowance of 24 inches shall be provided between accessible routes and handicapped parking spaces. Said accessible routes shall, at all times, provide users with a minimum width of 36 inches of throughway.

Figure 110.410.15.1

MOTORCYCLE PARKING DIMENSIONS



Source: Sedway Cooke Associates.

Table 110.410.15.1

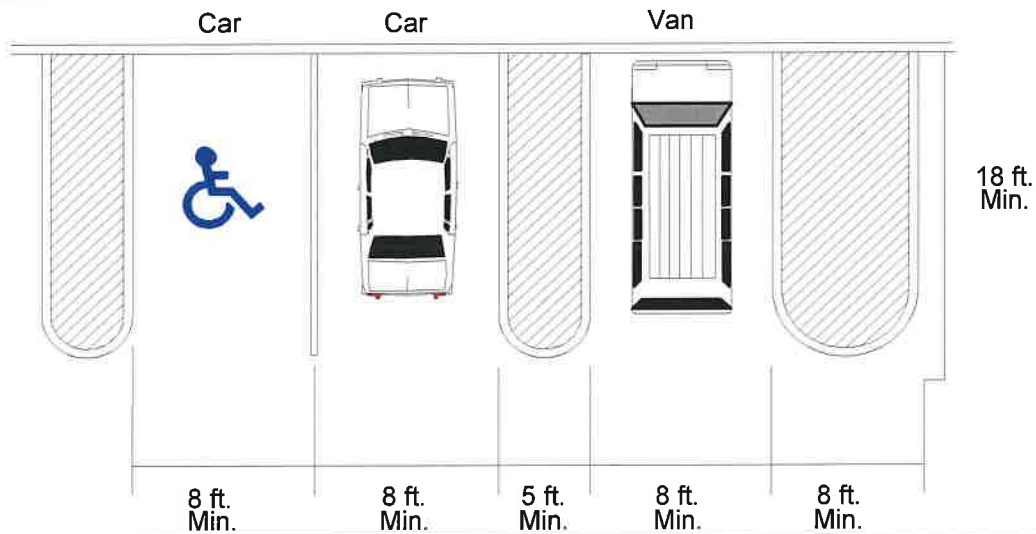
HANDICAPPED ACCESSIBLE SPACES

Spaces in Lot	Required Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of Total
1,001 and over	20 plus 1 per 100 above 1,000

Source: Washoe County Department of Community Development.

Figure 110.410.15.3

HANDICAPPED PARKING DIMENSIONS



Source: Sedway Cooke Associates.

Figure 110.410.15.4

INTERNATIONAL SYMBOL OF ACCESSIBILITY



Proportions

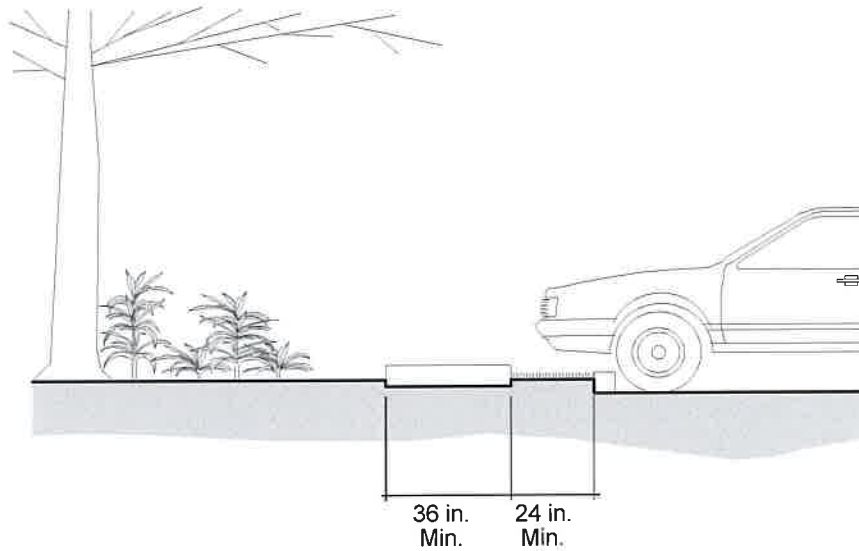


Display
Conditions

Source: Sedway Cooke Associates.

Figure 110.410.15.5

ACCESSIBLE ROUTES



Source: Sedway Cooke Associates.

SECTION 6. Section 110.412.60 of Chapter 110 of the Washoe County Code is hereby amended to read as follows:

Section 110.412.60 Planting Standards. All required landscaping, including parking and loading areas, shall comply with the minimum standards established in this section.

- (a) Composition. The use of climatic adaptive planting material is encouraged. A suggested climatic adaptive plant list is available from the Washoe County Cooperative Extension, or any other sources approved by the Director of Planning and Building.
- (b) Compatibility. Development shall relate harmoniously to the surrounding topography and provide for the preservation of natural features such as water courses, wooded areas and natural terrain.
- (c) Compatible Water Use Zones. Trees and plants having similar climatic, water, soil and maintenance requirements shall be organized in distinct and compatible planting zones as defined below:
 - (1) High water use zones include plants which require moist soils and supplemental water in addition to natural rainfall to survive at maturity;
 - (2) Moderate water use zones include plants which survive on natural rainfall with supplemental water during seasonal dry periods at maturity; and
 - (3) Low water use zones include plants which survive on natural rainfall without supplemental water at maturity.
- (d) Nursery Standards. Plants shall meet the standards for sizes and grades of plant materials as listed in the latest edition of the American Standard for Nursery Stock released by the American Horticulture Industry Association.
- (e) Non-Interference. The location of trees and vegetation shall not adversely affect utility easements, service lines or solar access or wind turbine air flow of neighboring sites. If necessary, the width of the planting areas shall be increased so that the tree locations do not interfere with utilities, solar access or wind turbine air flow.
- (f) Public Rights-of-Way. Any tree planted within five (5) feet of publicly maintained curbing, pavement or sidewalks shall install a root control barrier as prescribed by the County. Landscaping for a private development may be placed in a public right-of-way subject to the issuance of a valid encroachment permit.
- (g) General. The following general standards shall apply to all new planting areas:
 - (1) Planting areas with trees within parking and loading areas shall be at least eight (8) feet wide at the base of the tree in all directions;
 - (2) Planting areas without trees within parking and loading areas shall be at least five (5) feet wide;
 - (3) Ground cover or mulch, wood chips, bark, decorative rock or other appropriate inert materials shall be used in all planting areas. Turf is not allowed in parking lot tree planters;
 - (4) Planted areas shall be protected by curb, wheel stops or other appropriate means to prevent injury to plants from pedestrian or vehicle traffic; and
 - (5) One tree is required for every 300 square feet of planting area. Six shrubs are required for every 300 square feet of planting area. Planting area does not include disturbed areas that are to be revegetated in accordance with WCC 110.412.67.

- (h) Trees. New trees shall meet the following standards:
- (1) The composition of trees shall represent a mixture of deciduous and coniferous varieties;
 - (2) All evergreen trees shall be at least seven (7) feet in height, as measured from finish grade, at the time of planting.
 - (i) Diversity in species of evergreen trees planted is required;
 - (ii) On all projects which require four (4) or more trees to be planted a minimum of four (4) species will be included.
 - (1) All deciduous trees shall be at least two (2) inch caliper per American Nursery Standards at the time of planting.
 - (i) Diversity in species of deciduous trees planted is required;
 - (ii) On all projects which require four (4) or more trees to be planted a minimum of four (4) species will be included.
- (i) Shrubs and Hedges. New shrubs and hedges shall meet the following standards:
- (1) Shrubs shall be comprised of at least one-half number five (5) containers. The remainder shall not be less than number one (1) containers.
- (j) Ground Cover. New ground cover shall meet the following standards:
- (1) Rocks / boulders, at least 24 inches in diameter, may be substituted at a rate of two rocks / boulders for each required [110.412.60(g)(5)] shrub, up to 15% of the required number of shrubs;
 - (2) Wood chips, bark, decorative rock or other appropriate inert materials are required throughout all planting areas;
 - (3) Decomposed Granite (DG) is limited to a maximum of 50% of required planting areas and may not be placed in planting areas with slopes greater than 10%; and
 - (4) Plastic, steel, concrete pavers, or other appropriate edging material shall be provided around ground cover areas to retain loose materials.
- (k) Turf. Turf, when used appropriately, offers aesthetic appeal, environmental cooling, oxygen production and a safe activity surface for a variety of recreational uses. Areas with turf shall meet the following standards:
- (1) Irrigation for turf areas shall minimize runoff and inadvertent watering of non-turf areas;
 - (2) Use of turf shall be consolidated to those areas that receive significant pedestrian traffic, provide for recreational uses, assist in soil erosion control such as on slopes or in swales, and other functional use areas;

- (3) Turf areas shall be dethatched and aerated as needed to promote effective water infiltration into the soil, to minimize water runoff and to promote deep, healthy roots;
 - (4) In multi-family residential use types, turf areas shall be in a practical configuration for recreational uses and shall be balanced with other landscaping materials;
 - (5) In commercial and industrial use types, turf areas shall be limited to a maximum of 50% of all required planting areas;
 - (6) Turf shall be comprised of drought-resistant and hardy varieties which, when properly installed and maintained, are capable of surviving under conditions of restricted water use;
 - (7) Any turf area must be capable of being watered with minimum overspray or runoff;
 - (8) Where turf is used in areas subject to erosion or in swales, it shall be sodded rather than seeded; and
 - (9) Turf planted slopes shall not exceed horizontal to vertical slopes of four to one (4:1).
- (l) Earth Berms. Earth berms shall comply with the following standards:
- (1) An earth berm may contribute toward the prescribed height of any planting, fencing or wall; and
 - (2) Mounds of earth used for planting shall not exceed horizontal to vertical slopes of two to one (2:1).
- (m) Soil Preparation. Soil shall comply with the following standards:
- (1) Required landscaping shall be installed using a planting soil mix comprised of a type appropriate to the individual proposed plants and the native soil found on the site;
 - (2) Where necessary, soil amendments such as manure, straw, peat moss or compost shall be used to improve water drainage, moisture penetration and water holding capacity as recommended in the soil analysis report pursuant to Section 110.412.15, Required Plans; and
 - (3) Deep ripping and tilling of landscape areas is encouraged to facilitate deep water penetration and soil oxygenation.
- (n) Mulch. Permanent mulch shall be applied to and maintained in all planting areas to assist soils in retaining moisture, reducing weed growth and minimizing erosion as follows:
- (1) A minimum four (4) inch layer of organic mulch material shall be installed in all planting areas except turf areas and meadow planted areas;

- (2) Mulch may consist of stone and other non-toxic recyclable materials; mulch made of wood products, such as shredded bark may be placed only within the 12" surrounding a shrub; and
- (3) Non-porous materials, such as plastic sheets, shall not be placed under the mulch.
- (o) Height Measurements. Prescribed heights shall be measured from finished grade at the base of the plant material.
- (p) Prohibited Plants. Landscaping shall not include the following plant material: Box Elder, Silver Maple, Russian Olive, Walnut, Godenchain Tree, Cottonwood (allowed only in riparian areas), Purple Robe Black Locust, Willow, Tamarisk, Siberian Elm, Ash species, Chanticleer Pear.

SECTION 7. Section 110.432.10 of Chapter 110 of the Washoe County Code is hereby amended to read as follows:

Section 110.432.10 Residential Private Open Space. This section sets forth development standards to provide sufficient and quality private open space for residential uses in Washoe County. These standards are intended to provide for the development and maintenance of private open space areas which serve the need for leisure, space and privacy.

- (a) Types of Private Open Space. Private open space shall be comprised of one (1) or more of the following:
 - (1) Rear yard;
 - (2) Patio;
 - (3) Balcony;
 - (4) Deck; or
 - (5) Side yard (not at the zero setback).
- (b) Requirement. Developments shall provide private open space or increase common open space as an alternative.
 - (1) The amount of private open space required per dwelling unit shall be as follows:
 - (i) Ground floor rear yards shall be at least three hundred (300) square feet;
 - (ii) Ground floor patios shall be at least fifty (50) square feet; and
 - (iii) Upper level balconies or decks shall be at least twenty-five (25) square feet.
 - (2) If balconies or decks are not proposed for some or all dwelling units in a multifamily complex, the square footage of private open space not provided shall instead be doubled and provided as common open space as outlined in 110.432.15(a) in addition to the common open space required by 110.432.15(b).

- (c) Minimum Dimension. The minimum dimension at any point of a private open space shall be as follows:
 - (1) Ground floor patio or deck shall be at least six (6) feet wide; and
 - (2) Above- or below-ground floor balcony or deck shall be at least six (6) feet wide.
- (d) Location. Private open space shall be located as follows:
 - (1) Private open space shall be adjacent to, and not more than four (4) feet above or below, the living units it serves except for rooftop private open space;
 - (2) Above-ground floor private open space shall not be located within five (5) feet of an interior side property line; and
 - (3) Below-ground floor private open space shall not be located within a required minimum front yard.
- (e) Screening. Residential ground floor private open space shall be screened from adjoining incompatible uses and public rights-of-way pursuant to Article 412, Landscaping.
- (f) Special Provisions for Rooftop Private Open Space. When private open space is located on a roof:
 - (1) Rooftop private open space shall be adjacent to, and not more than one (1) story above or below, the living units it serves;
 - (2) Adequate safety provisions, such as railings or other protective devices, shall be provided, and shall be constructed such that ladder-like use is impossible; and
 - (3) The area occupied by vents and other structures which do not enhance the usability of the space shall not be counted toward the required minimum square footage.

SECTION 8. Section 110.432.15 of Chapter 110 of the Washoe County Code is hereby amended to read as follows:

Section 110.432.15 Residential Common Open Space. This section sets forth development standards to provide sufficient and quality common open space for residential uses in Washoe County. These standards are intended to provide for the development and maintenance of common open space areas which serve the need for leisure, space and recreation.

- (a) Types of Common Open Space. Common open space may be comprised of one (1) or more of the following:
 - (1) Courtyard;
 - (2) Large turf area;
 - (3) Playground;
 - (4) Tennis court;

- (5) Basketball court;
 - (6) Swimming pool; and
 - (7) Similar outdoor recreation facilities as approved by the Director of Planning and Building.
- (b) Requirement. At least two hundred (200) square feet of common open space shall be required per dwelling unit for developments of twelve (12) or more units.
- (c) Location. Common open space shall be located as follows:
- (1) The space shall be accessible to all the living units it serves; and
 - (2) Not more than twenty (20) percent of the required space may be located on the roof of any building, attached garage or carport.
- (d) Turf areas. Turf areas serving as common open space shall be designed as follows:
- (1) Turf areas shall have a minimum dimension of 30 feet in all directions;
 - (2) Turf areas shall be a minimum of 1,500 contiguous square feet; and
 - (3) Turf areas shall not be located within 10 feet of a street or curb.

SECTION 9. Section 110.902.15 of Chapter 110 of the Washoe County Code is hereby amended to read as follows:

Section 110.902.15 General Definitions. Unless otherwise specified, the following definitions shall be applicable throughout the Development Code:

A-Weighted Sound Level. "A-weighted sound level" means the sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. Sounds measured with an A-weighted filter are abbreviated dba or db(a).

Accessory Structure. "Accessory structure" means a subordinate structure, the use of which is incidental to that of the main structure or potential main structure, or main dwelling.

Accessway. "Accessway" means vehicular ingress and egress to a property or use.

Adequate Public Facilities Management. "Adequate public facilities management" means a method for ensuring that the infrastructure necessary to support a development project will be available concurrently with the impacts of that development, without causing the level of service provided by said infrastructure to fall below adopted standards.

Affordable Housing. "Affordable housing" means housing which is affordable to low-income households (not exceeding eighty (80) percent of the County median income) or moderate-income households (not exceeding one-hundred twenty (120) percent of County median income).

Agricultural Building. "Agricultural building" is a structure designed and constructed to store farm implements and equipment or hay, grain, poultry, livestock, fruit and other agricultural products. Cold storage warehouses are not agricultural buildings. An agricultural building shall not be used for human

habitation; processing, treating, packaging agricultural products; or as a place used by the public. The term shall not include dwellings, but does include greenhouses.

Approved Access. "Approved access" means a way or means of approach to a parcel from either an abutting public road or from a private road, street or right-of-way approved by the County.

Area of Shallow Flooding. "Area of shallow flooding" means a designated AO or AH Zone on the Flood Insurance Rate Maps. The base flood depths range from 1 to 3 feet, a clearly defined channel does not exist, the path of flooding is unpredictable and indeterminate, and velocity flow may be evident.

Area Plan. "Area plan" means plans adopted by Washoe County which cover specific subareas of the unincorporated County. These plans provide basic information on the natural features, resources and physical constraints that affect the development of the planning area. They also specify detailed land use designations which are then used to review specific development proposals and to plan services and facilities.

Arterial. "Arterial" means a main highway that is a through street.

Attached Accessory Dwelling Unit. "Attached accessory dwelling unit" means a portion of or an addition to a single family main dwelling that has been designed or configured to be used as a separate and independent dwelling unit. An attached accessory dwelling unit includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but may also include living, sleeping, and eating facilities, all separated from the main unit by walls or ceiling and accessed through a lockable exterior or interior door. The attached accessory dwelling unit shall not exceed forty (40) percent of the total square footage of the main dwelling unit or one thousand (1,000) square feet, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. An attached accessory dwelling may be created by converting part of, or adding on to, an existing single family main dwelling. To be considered attached, the accessory dwelling unit must abut (i.e. be on the opposite side of a wall or ceiling) the habitable space of the main dwelling, or the ceiling of a garage attached to the main dwelling. Incidental and accessory features such as trellises, decks, patios, breezeways, or tool sheds will not be considered as establishing an attached structure/dwelling. Attached accessory dwellings are often referred to as guest rooms, guest apartments and "granny flats."

Base Flood Calculation. "Base flood calculation" means a flood having a one (1) percent chance of being equaled or exceeded in any given year. See "Flood, One Hundred (100) Year."

Basement. "Basement" means the portion of a building between floor and ceiling, which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling.

Bed and Breakfast Establishment. "Bed and breakfast establishment" means a single-family dwelling containing not more than five (5) guest rooms (no cooking facilities in guest rooms) where, for compensation, meals and lodging are provided.

Berm. "Berm" means a mound or embankment of earth.

Bicycle parking facility. A secure installation designed for the support and secure attachment and/or storage of bicycles (e.g. bicycle rack, bicycle lockers).

Bicycle parking, long-term. Secure bicycle parking, typically at one's place of residence, intended for the long-term storage of bicycles. This type of bicycle parking is located within a building or portion of a building with restricted access.

Bicycle parking, short-term. Secure bicycle parking intended for short-term use, while away from one's residence where the bicycle is permanently stored (e.g. bicycle racks at a grocery store, place of employment, etc.).

Billboard. "Billboard" means an outdoor advertisement making a material or services known, such advertisement being remote from the point of sale of such material or service.

Board. "Board" refers to the Board of County Commissioners of Washoe County.

Boardinghouse. "Boardinghouse" means a building or portion thereof (not a motel) where, for compensation, meals and lodging are provided for more than three (3) guests.

Breezeway. A "breezeway" means a covered walkway, passageway, or corridor that has at least one (1) side entirely or partially open (except for necessary supporting columns), is not intended nor designed as habitable space, and which may or may not be connected to a structure.

Building. "Building" means any structure having a permanent foundation, a roof supported by columns or walls and used for the enclosure of persons, animals or chattels, but not including a trailer (mobile home) or tent.

Building Envelope. "Building envelope" means the area to be occupied by any structure and associated development.

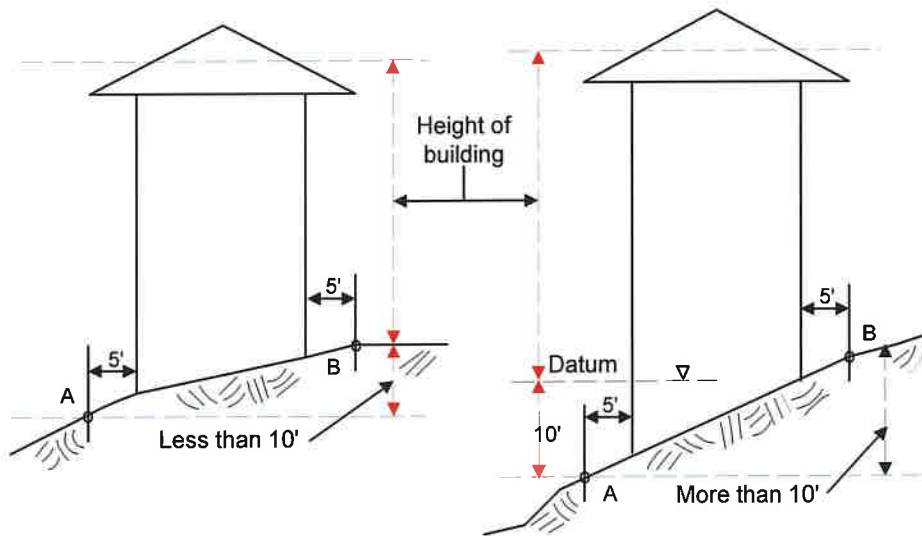
Building Height. "Building height" is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. As illustrated in Figure 110.902.15.BH1, the reference datum shall be selected by either of the following, whichever yields a greater height of building:

- (a) The elevation of the highest adjoining sidewalk or ground surface within a five (5) foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten (10) feet above lowest grade.
- (b) An elevation ten (10) feet higher than the lowest grade when the sidewalk or ground surface described in Item 1 above is more than ten (10) feet above lowest grade.

The height of a stepped or terraced building is the maximum height of any segment of the building.

Figure 110.902.15.BH1

DETERMINATION OF BUILDING HEIGHT IN FEET



Source: International Building Code Interpretation Manual.

Building Intensity. "Building intensity" refers to the bulk and concentration of physical development of uses permitted in a district. Lot coverage and height are examples of measures of building intensity.

Cargo Container. "Cargo Container" means an Intermodal Container, Sea-land Container, ISO Container, or Conex Box that is not designed for independent or "In-tow Trailer" highway use, and that was originally designed and constructed as a standardized, reusable storage and shipping vessel to be loaded on a truck, rail car or ship.

Cellar. "Cellar" means the portion of a building between floor and ceiling which is wholly or partially below grade and so located that vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling.

Certificated Water Rights. "Certificated water rights" means the right to put surface water or groundwater to beneficial use that is identified by a record document issued by the Nevada State Engineer after satisfactory proof of "perfection of application" for a permitted water right has been filed in accordance with NRS Chapter 533.

Child Care Institution. "Child care institution" means a facility which provides care and shelter during the day and night and provides developmental guidance to sixteen (16) or more children who do not routinely return to the homes of their parents or guardians. Such an institution may also provide, without limitation:

- (a) Education to the children according to a curriculum approved by the Department of Education;
- (b) Services to children who have been diagnosed as severely emotionally disturbed as defined in NRS 433B.080, including, without limitation, services relating to mental health and education; or
- (c) Emergency shelter to children who have been placed in protective custody pursuant to Chapter 432B of NRS.

Climatic Adaptive Planting Material. "Climatic adaptive planting material" means vegetation which is adapted to the climate or microclimate of the planting site and can flourish given the soil and water environment surrounding its roots. Microclimates, large bodies of water, soil drainage, soil pH, adequate

moisture, the presence of soil salts, and both summer and winter wind affect a plant's ability to grow and survive.

Cluster or Clustered Development. See "Common Open Space Development."

Collector. "Collector" means the highest order of residential streets.

Commercial Coach. "Commercial coach" means structure without motive power which is designed and equipped for human occupancy for industrial, professional or commercial purposes.

Commercial Vehicle. "Commercial vehicle" means any vehicle designed, maintained or used for business, commercial, construction or industrial purposes that infringes on the residential character of residential districts; or for the transportation of property in furtherance of commercial enterprise; or having more than two (2) axles on the road; or, any vehicle in excess of eight thousand (8,000) pounds unladen weight. Commercial vehicles includes, but is not limited to: a cement truck, commercial tree-trimming equipment, construction equipment, dump truck, garbage truck, panel truck, semi-tractor, semi-trailer, stake bed truck, step delivery van, tank truck, tar truck, and other vehicles customarily used for commercial purposes.

Commission. "Commission" means the Washoe County Planning Commission.

Common Interest Community. "Common interest community" means real estate in which a person, by virtue of ownership of a unit, is obligated to pay for real estate other than that unit. "Ownership of a unit" does not include holding a leasehold interest of less than twenty (20) years in a unit, including options to renew.

Common Open Space Development. "Common open space development" means a technique whereby minimum lot sizes may be reduced below the regulatory zone requirements for residential and commercial use types, if compensating amounts of open space are provided within the same development (also called "cluster development"). This type of development allows for structures to be grouped on smaller lots, provided the total density for the development is not exceeded.

Company Town. "Company town" means employee housing and supporting commercial, office, recreational, professional, administrative and other ancillary uses associated with the functioning of an isolated industrial, mining, energy production, utilities, resorts or agricultural based use. This development may occur on a single parcel or multiple parcels.

Consistency. "Consistency" means free from variation or contradiction.

Constraints. "Constraints" mean limitations or actions which cannot be taken or which must be taken.

Construct. "Construct" includes "erect," "reconstruct," "alter," "move in" and "move upon."

Contiguous Parcel of Land. "Contiguous parcel of land" means a parcel of land either abutting directly on the boundary or separated by a street, alley, public right-of-way, creek, river or the right-of-way of a railroad or other public service corporation of another parcel of land.

Continuum of Care Unit. A unit that is within a continuum of care facility that includes living and sleeping facilities as defined by the Development Code, the International Building Code, and/or the National Manufactured Home and Safety Standards Act.

Corner Lot. See "Lot, Corner."

Cost. "Cost" means the price paid or what is given up in order to acquire, produce, accomplish or maintain anything.

County. "County" refers to the unincorporated area of Washoe County, Nevada.

County Standards. "County standards" means improvement standards set forth in this Development Code or adopted by the Board of County Commissioners.

Cross-Section. "Cross-section" is a drawing or photograph showing a cutting through something, especially at right angles to its axis. A cross section of a roadway usually indicates the width of the street, the number of lanes, and the width of any median, parkways, sidewalks and bicycle lanes.

Cumulative Impact. "Cumulative impact" means an effect which is a result of several related projects. Each increment from each project may not be noticeable but cumulative impacts may be noticeable when all increments are considered.

Cut. "Cut" means shaping of the land surface by removing soil, rock or other materials.

Decibel. "Decibel" means a unit for describing the amplitude of sound, equal to twenty (20) times the logarithm to the base ten (10) of the ratio of the pressure of the sound measured to the reference pressure, which is twenty (20) micropascals (20 micronewtons per square meter).

Density or Residential Density. "Density" or "residential density" means the number of dwelling units per gross acre for residential uses as defined in Article 304, Use Classification System.

Density Bonus. "Density bonus" means an increase in residential density over and above the density specified in the Development Code. A "density bonus unit" is one of the additional housing units built as a result of granting a density bonus.

Destination Resort. "Destination resort" is a self-contained development that provides for visitor-oriented accommodations and developed recreational facilities in a setting with high natural amenities. Visitor-oriented accommodations are overnight lodging and facilities designed for visitors, not permanent residents, and overnight lodging excludes RV and mobile home parks. Visitor accommodations must include meeting rooms and restaurants.

Detached Accessory Dwelling Unit. "Detached accessory dwelling unit" means a dwelling unit on the same lot as the main dwelling unit, but which is physically separated from the main dwelling unit. A detached accessory dwelling unit is designed and configured to provide independent living facilities for one or more persons, and includes, at a minimum, permanent kitchen and bathroom (i.e. toilet) facilities, but which may also include living, sleeping, and eating facilities. Except in the Medium Density Suburban (MDS) Regulatory Zone, a detached accessory dwelling unit shall not exceed fifteen hundred (1,500) square feet or fifty (50) percent of the total square footage of the main unit, whichever is smaller. In the Medium Density Suburban (MDS) Regulatory Zone, the detached accessory dwelling unit shall not exceed eight hundred (800) square feet or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. Detached accessory dwelling unit are also commonly referred to as guest houses, second units, detached "granny flats" and caretaker's quarters.

Detached Accessory Structure. Except as provided for under Section 110.306.15, "detached accessory structure" means a building or structure on the same lot as the main residential structure and devoted to a use incidental to that main residential structure. A detached accessory structure is not designed, configured, or used for human habitation. The detached accessory structure may be connected to water

and wastewater systems subject to the recordation of a deed restriction prohibiting the use of the structure as a dwelling unit. Installation of both a kitchen and a toilet in a detached accessory structure shall render the structure as a dwelling unit and subject to the accessory dwelling unit provisions contained in Article 306, Accessory Uses and Structures. Typical uses include storage buildings, sheds, barns, and detached garages.

Development. "Development" means any man-made change to improved or unimproved real estate including the construction of buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials.

Development Agreement. "Development agreement" means an agreement entered into by Washoe County and any person having a legal or equitable interest in land concerning the development of that land, pursuant to NRS Chapter 278.

Development Code. "Development Code" refers to Chapter 110 of the Washoe County Code which incorporates all County development-related ordinances and standards to ensure conformity with the Master Plan.

Division into Large Parcels. "Division into large parcels" means division of land if each proposed lot is at least forty (40) acres in area including roads and easements or at least one-sixteenth (1/16) of a section as described by a government land office.

Dog Training Center. "Dog training center" means a facility where dogs are boarded and trained for a long-term period of time.

Dog Training Services. "Dog training services" means the training of dogs with their owners or owners' designee, where both owner and dog participate in dog training.

Domestic Water. "Domestic water" means water supplied to individual dwellings and other land uses which is suitable for drinking.

Dormitory/Bunkhouse. "Dormitory/bunkhouse" means a building or a portion of a building where, for compensation or a benefit of employment, meals and lodging are provided.

Drainage, Natural. "Natural drainage" means any channel, swale or depression which conducts water as part of the natural drainage pattern of a site.

Driveway, Residential. "Residential driveway" means a private paved or unpaved area used for ingress or egress of vehicles, and allowing access extending from a property line to a building or other structure or facility on the subject parcel.

Dwelling. "Dwelling" means any building or portion thereof used exclusively for residential purposes but does not include hotels, clubs, boardinghouses or rooming houses, fraternity or sorority houses, continuum of care facilities, or institutions.

Dwelling Unit. "Dwelling unit" means any building or portion thereof, including a fabricated home or portion thereof, which contains at a minimum permanent kitchen and bathroom (i.e. a toilet) facilities for residential use types as defined in Article 304, Use Classification System, but which may also include living, sleeping, and eating facilities as required by the Development Code, the International Building Code, and/or the National Manufactured Home and Safety Standards Act.

Electronic Notice. "Electronic notice" means any notice required by law that is transmitted via electronic means and which provides a method of verifying receipt to the sender that the receiver has received the

notice. Electronic includes, but is not limited to, e-mail, facsimile transmission that identify the receiver and have a time and date stamp.

Endangered Species. "Endangered species" means any species listed as such in the Federal Register which is in danger of extinction throughout all or a significant portion of its range.

Engineer. "Engineer" means a Nevada registered engineer pursuant to NRS Chapter 625.

Ephemeral Stream. "Ephemeral stream" means a stream that flows only in direct response to precipitation, and thus discontinues its flow during dry seasons. Such flow is usually of short duration. Most of the dry washes of more arid regions may be classified as ephemeral streams.

Erosion. "Erosion" means the detachment and movement of soil from the land surface by wind, water or gravity.

Fabricated Home. "Fabricated home" means a dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site. Fabricated homes include modular homes, manufactured homes and mobile homes. The term "fabricated home" does not include a "recreational vehicle."

Facility for Transitional Living for Released Offenders. "Facility for transitional living for released offenders" means a residence that provides housing and a living environment for persons who have been released from prison and who require assistance with reintegration into the community, other than such a residence that is operated or maintained by a state or local government or an agency thereof. The term does not include a halfway house for recovering alcohol and drug abusers or a facility for the treatment of abuse of alcohol or drugs. As used in this section, person who has been released from prison means:

- (a) A parolee.
- (b) A person who is participating in:
 - (1) A judicial program pursuant to NRS 209.4886 or 213.625; or
 - (2) A correctional program pursuant to NRS 209.4888 or 213.371.
- (c) A person who is supervised by the Division of Parole and Probation of the Department of Public Safety through residential confinement.
- (d) A person who has been released from prison by expiration of his or her term of sentence.

Family. "Family" means one (1) or more persons related by blood, marriage or legal adoption, or a group of six (6) or fewer unrelated persons and two additional persons who act as house parents or guardians, living together in a dwelling unit.

Fence. "Fence" means a wall or barrier constructed of boards, masonry, wire or any other material for the purpose of enclosing space or separating parcels of land. The term "fence" does not include retaining walls, but does include fence gates and gateposts.

Fence, Security. "Security Fence" means a fence that is located on the property lines of a parcel of land that does not have a main use established and complies with WCC 110.406.50(e).

Fill. "Fill" means shaping of the land surface by depositing soil, rock or other materials.

Final Map. "Final map" means the map or recording instrument for subdivisions of land as described in Article 610. A final map may also be used to record an approved parcel map at the option of either the subdivider or the County.

Fire Management. "Fire management" means activities required for the protection of resources and values from fire, or the use of fire to meet land management goals and objectives.

Flood or Flooding. "Flood" or "flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters; or the unusual and rapid accumulation of runoff of surface waters from any source.

Flood, One Hundred (100) Year. "One hundred (100) year flood" also called the "base flood" means a flood having a one (1) percent chance of being equaled or exceeded in any given year. The boundaries of the one hundred (100) year flood include both the floodway and the flood fringe areas as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps.

Flood Boundary and Floodway Maps (Floodway). "Flood Boundary and Floodway Maps" means the official maps on which the Federal Insurance Administration has delineated both the areas of flood hazard and the floodway.

Flood Elevation. "Flood elevation" means the elevation of the water surface of the base flood based on the National Geodetic Vertical Datum (NGVD) of 1929.

Flood Elevation, Increase In. "Increase in flood elevation" means an increase in flood elevation of more than one (1) foot at any point.

Flood Fringe. "Flood fringe" means the area of the one hundred (100) year flood, exclusive of the floodway, as shown on the Flood Insurance Rate Maps, and any area determined by the Floodplain Administrator to have a one (1) percent or greater probability of flood in a given year.

Flood Hazard Areas. "Flood hazard areas" means the area designated by the Federal Emergency Management Agency as being flooded by the base flood, and is designated as "Zone A, AO, AH, AE and A99" on the Flood Insurance Rate Maps.

Flood Height. "Flood height" means the depth of the floodwater during the one hundred (100) year flood, computed as the difference between the elevation of the one hundred (100) year floodwater surface and the elevation ground surface at a given point in the flooded area.

Flood Insurance Rate Maps (FIRM). "Flood Insurance Rate Maps" means the official maps on which the Federal Insurance Administration has delineated the flood hazard area, the limited flooding area and the risk premium zones applicable to the community.

Flood Insurance Study (FIS). "Flood Insurance Study" means the official report provided by the Federal Emergency Management Agency that includes flood profiles, the Flood Insurance Rate Maps, the Flood Boundary and Floodway Maps, and the water surface elevation of the base flood.

Floodplain. "Floodplain" means any land area susceptible to being inundated by water from any source.

Floodplain Administrator. "Floodplain Administrator" means the person appointed to administer and implement the provisions of Article 416 of this Development Code.

Floodplain Management. "Floodplain management" means the operation of an overall program of corrective and preventive measures for reducing flood damage.

Floodproofing. "Floodproofing" means any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved property, water and sanitary facilities, structures and their contents.

Floodway. "Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. The floodway is delineated on the Flood Boundary and Floodway Maps.

Floor Area Ratio (FAR). "Floor area ratio" means the ratio of floor area permitted on a lot to the size of the lot. For example, a permitted FAR of 6.0 on a 10,000 square foot lot would allow a building with a total floor area of 60,000 square feet.

Front Line. "Front line" means the narrowest lot dimension fronting on a street.

Front Yards. See "Yard, Front."

Fuel Management. "Fuel management" means treating or controlling any vegetative material which adversely affects meeting fire management direction based upon resource management goals and objectives.

Fuelbreak. "Fuelbreak" means a strip of land, strategically placed for fighting anticipated fires, where hazardous fuels have been replaced with less burnable fuels (like grass). They divide fire-prone areas into smaller parcels for easier fire control and provide access for fire fighting.

Fuels. "Fuels" mean any material capable of sustaining or carrying a wildfire, usually natural material both live and dead.

Gaming. "Gaming" means any legally constituted gambling enterprise authorized under the laws of the State of Nevada other than slot machines when such machines are operated incidentally to the conduct of a licensed retail business.

Geothermal Resource. "Geothermal resource" means the natural heat of the earth and the energy associated with the natural heat, pressure and all dissolved or entrained minerals, but excluding hydrocarbons and helium, that may be obtained from the medium used to transfer that heat.

Governing Body. "Governing body" refers to the Washoe County Board of County Commissioners, unless otherwise clearly indicated.

Government Patent Easement. "Government patent easement" means an easement granted through a patent by the federal government for a public purpose, generally for public access and utility purposes.

Grade. "Grade" is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.

Gradient. "Gradient" is the slope of a lot measured as the difference in elevation of finished grade between the midpoint of the front property line and the farthest opposite point of the lot depth.

Grading. "Grading" means removal of trees and shrubs with surface soil grading for smoothness.

Greenbelt. "Greenbelt" means an area where measures such as fuel management, land use planning and development standards are applied to mitigate fire, flood and erosion hazard. More traditionally, an

irrigated landscaped buffer zone between development and wildlands, usually put to additional uses (e.g. golf course, park, etc.).

Gross Density. "Gross density" is the ratio of the total number of units to the total site area.

Ground Cover. "Ground cover" means low, dense-growing plants such as shrubs or vines, or inert materials such as rock or bark used to cover bare ground.

Ground Water Recharge. "Ground water recharge" means the infiltration of water into the earth. It may increase the total amount of water stored underground or only replenish the groundwater supply depleted through pumping or natural discharge. The natural or intentional infiltration of surface water into the Zone of Saturation (i.e. into the Ground Water). Also, the inflow of water to a ground water reservoir (Zone of Saturation) from the surface. Infiltration of precipitation and its movement to the water table is one form of natural recharge.

Group Foster Home. "Group foster home" means a natural person, partnership, firm, corporation or association who provides full-time care for seven (7) to fifteen (15) children who are:

- (a) Under eighteen (18) years of age;
- (b) Not related within the first degree of consanguinity or affinity to any natural person maintaining or operating the home; and received, cared for, and
- (c) Maintained for compensation or otherwise, including the provision of permanent free care.

Halfway House for Recovering Alcohol and Drug Abusers. "Halfway house for recovering alcohol and drug abusers" means a residence that provides housing and a living environment for recovering alcohol and drug abusers and is operated to facilitate their reintegration into the community, but does not provide any treatment for alcohol or drug abuse. The term does not include a facility for transitional living for released offenders.

Hallway. "Hallway" means a completely enclosed corridor, passageway, or other similar enclosed space that connects two (2) separate rooms, or ingress and egress points, and which is not intended nor designed as habitable space. A hallway shall not be used to connect two (2) separate dwelling units.

Hedge. "Hedge" means a dense row of plant material, such as shrubs, which are arranged to form a boundary or screen.

Highest Existing Grade. "Highest existing grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Hillside Development. "Hillside development" means any development including individual lots which has slopes greater than fifteen (15) percent on twenty (20) percent or more of the site.

Historic Structure. "Historic structure" means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic significance of a registered historic district or a district preliminarily determined by the Secretary of the Interior to qualify as a registered historic district;

- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (1) By an approved state program as determined by the Secretary of the Interior; or
 - (2) Directly by the Secretary of the Interior in states without approved programs.

Home for Individual Residential Care. "Home for individual residential care" means a home in which a natural person furnishes food, shelter, assistance and limited supervision, for compensation, to not more than two (2) persons with mental retardation or with disabilities or who are aged or infirm, unless the persons receiving those services are related within the third degree of consanguinity or affinity to the person providing those services. The term does not include:

- (a) A halfway house for recovering alcohol and drug abusers; or
- (b) A home in which supported living arrangement services are provided to assist individuals in maximizing his independence, including without limitation training and habitation services.

Hoop House/High Tunnel. "Hoop House" or "High Tunnel" means an enclosure that is used to cover and protect crops from sun, wind, excessive rainfall, or cold, to extend the growing season in an environmentally safe manner and having a life span of approximately 5 years. The coverings for these enclosures utilize flexible, not rigid materials.

Hotel. "Hotel" means a building occupied or intended to be occupied, for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere, with an interior hall and lobby.

House Construction Factory. "House construction factory" means a building used for the construction of a single or multiple family dwelling, or the assembly of prefabricated single or multiple family dwelling components, or a combination of the above-described procedures, which results in a completed single or multiple family dwelling that can be transported to a lot for which service has been provided and which has been improved to accommodate the installation of the dwelling.

Household. "Household" means the person or persons occupying a housing unit.

Impervious Surface. "Impervious surface" means the surface through which water cannot penetrate, such as a roof, road, sidewalk or paved parking area.

Incorporated City. "Incorporated city" means a city incorporated under the laws of the State of Nevada.

Infrastructure. "Infrastructure" means the basic facilities such as roads, schools, power plants, transmission lines, transportation and communication systems on which the continuance and growth of a community depends.

Inoperable Vehicle. "Inoperable vehicle" means a vehicle, as defined by NRS 482.135, which:

- (a) Does not display current license plates (from any state) registered to the vehicle; and,

- (b) Is visibly damaged, wrecked, dismantled, in serious disrepair, deteriorating (rusting, rotting) or missing major components, or is being salvaged, parted out, prepared for crushing, shredding or scrapping; and,
- (c) Is not awaiting disposition instructions as a result of a collision.

Interior Lot. See " Lot, Interior."

Junkyard. "Junkyard" means any space for storage, abandonment or sale of junk, scrap material or similar waste, including the dismantling, demolition or abandonment of automobiles, other vehicles, machinery or parts. Junkyard shall be synonymous with salvage yard.

Kitchen. "Kitchen" means a room or space within a room equipped with such electrical or gas hook up that would enable the installation of a range, oven, or like appliance using 220/40 volts or natural gas (or similar fuels, such as propane) for the preparation of food, and also containing either or both a refrigerator and sink for the washing and/or disposal of food.

Landscaped Buffer. "Landscaped buffer" means an area of landscaping which separates two (2) distinct land uses, or a land use and a public right-of-way, and which acts to soften or mitigate the effects of one (1) land use on the other.

Landscaping. "Landscaping" means an area devoted to and maintained with a mixture of existing or new native or exotic plants such as turf, groundcover, shrubs, flowers, vines and trees, as well as additional complementary decorative features such as rocks, decorative pavement, fountains, pools, sculpture and decorative wall.

Ldn. "Ldn" means the average equivalent A-weighted sound level during a 24-hour day obtained by adding ten decibels to the hourly noise levels measured during the night (10:00 p.m. to 7:00 a.m.). In this way, Ldn takes into account the lower tolerance of people for noise during nighttime periods. Ldn noise level measurements are typically plotted onto a map to identify noise contours around a significant noise generator (e.g. freeways, airports, etc.).

Limited Gaming. "Limited gaming" means gaming enterprises authorized by the State Gaming Control Board whereby any person or gaming establishment may be issued a limited gaming license or have such conditions placed on a gaming license as necessary to protect the public interest.

Livestock. "Livestock" means:

- (a) All cattle or animals of the bovine species;
- (b) All horses, mules, burros and asses or animals of the equine species;
- (c) All goats or animals of the caprine species;
- (d) All swine or animals of the porcine species; and
- (e) All sheep or animals of the ovine species.

Loading Space. "Loading space" means an off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of vehicles while handling merchandise or materials.

Lot. "Lot" means a distinct part or parcel of land divided with the intent to transfer ownership or for building purposes, which abuts upon a permanent means of access and is assigned a single parcel number by the Washoe County Assessor's Office.

Lot, Corner. "Corner lot" means a lot situated at the intersection of two (2) or more streets or a lot that abuts one (1) street that changes directions, curves or turns around the lot with an interior angle of 135 degrees or less.

Lot, Interior. "Interior lot" means either (a) a lot bounded by a street on only one (1) side; or, (b) a lot situated at the intersection of (2) streets having an interior angle of one hundred thirty-five (135) degrees or more; or, (c) a lot that has continuous street frontage on only one (1) street and when the curvature of the lot along the street frontage exceeds one hundred thirty-five (135) degrees or more.

Lot, Through. "Through lot" means a lot bounded by two (2) streets that do not intersect at the boundaries of the lot.

Lot Coverage. "Lot coverage" is a measure of intensity of land use which represents the portion of a site that is impervious (i.e. does not absorb water). This portion includes, but is not limited to, all areas covered by buildings, parking structures, driveways, roads, sidewalks, and any areas of concrete asphalt. In the case of lumberyards, areas where lumber is stored also constitutes impervious surfaces.

Lot Depth. "Lot depth" is the distance between the front and rear lot lines measured in the mean direction of the side lines.

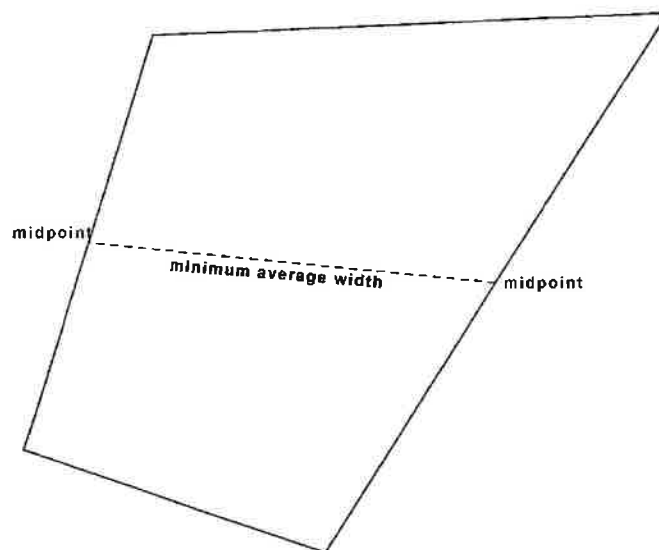
Lot Size. "Lot size" is the total square footage of a lot.

Lot Width. "Lot width" may be determined in one of the following three ways:

- (a) The distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear line (see Figure 110.902.15LW1);

Figure 110.902.15.LW1

DISTANCE BETWEEN SIDE LOT LINES

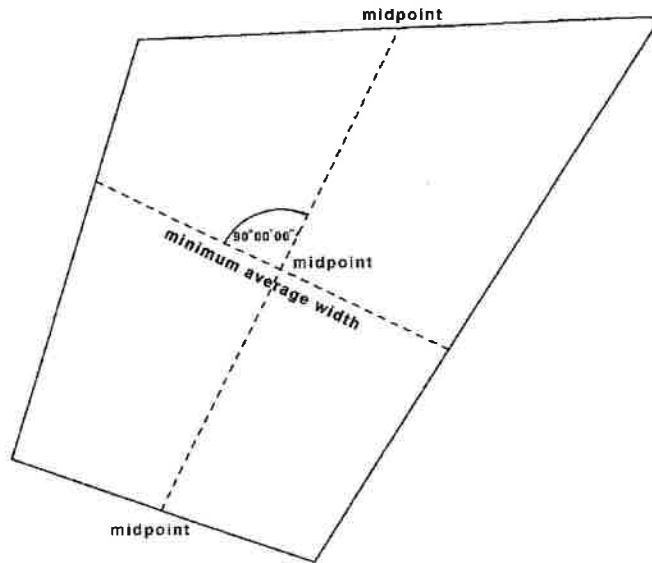


Source: George Lindesmith, PLS.

(b) The distance between the midpoints of the side lot lines (see Figure 110.902.15LW2); or

Figure 110.902.15.LW2

DISTANCE BETWEEN MIDPOINTS

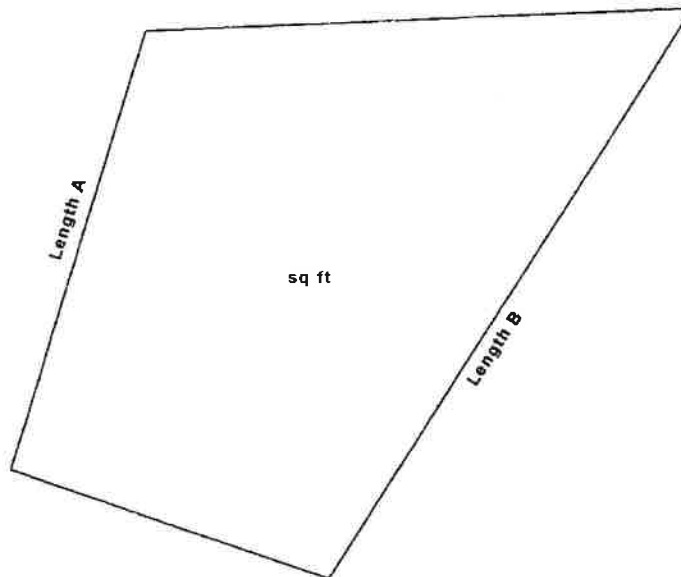


Source: George Lindesmith, PLS.

(c) Area/Average Depth = Average Width (see Figure 110.902.15LW3).

Figure 110.902.15.LW3

AREA/AVERAGE WIDTH



$$\text{Area/Average Depth} = \text{Average Width}$$
$$\text{Area Sq Ft} / \frac{\text{Length A} + \text{Length B}}{2} = \text{Average Width}$$

Source: George Lindesmith, PLS.

Lowest Floor. "Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements.

Main Building. "Main building" means a building devoted to the principal use of the lot on which it is situated.

Major Subdivision. "Major subdivision" means a subdivision which contains five (5) or more lots, parcels, sites, units, plots or interests.

Manufactured Home. "Manufactured home" is a dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing the label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards in effect on the date of manufacture. A manufactured home is further defined by Nevada Revised Statute (NRS 489.113). A manufactured home is not a mobile home, nor a modular home.

Manufactured Home Park Site. "Manufactured home park site" is the entire tract of land used for a manufactured home park.

Manufactured Home Space. "Manufactured home space" is the area in a manufactured home park that is rented or leased to the occupant or occupants of a manufactured home.

Manufactured Home Subdivision. "Manufactured home subdivision" is a subdivision designed and/or intended for the sale of lots for siting manufactured homes.

Master Plan. "Master Plan" means the Washoe County Master Plan including both countywide elements and area plans, and a number of more detailed plans and studies related to the plans.

Median Income or County Median Income. "Median income" or "County median income" means the level of income in Washoe County whereby one-half (1/2) of the population earns greater than that level of income and one-half (1/2) of the population earns less than that level of income. Median income is determined on a yearly basis by the Department of Housing and Urban Development.

Military Installation. "Military installation" means a base or facility at which or from which the Air Force, Army, Coast Guard, Marine Corps, Navy, Air Force Reserve, Army Reserve, Coast Guard Reserve, Marine Corps Reserve, Navy Reserve or National Guard conducts exercises, maneuvers, operations, patrols or training.

Minor Subdivision. "Minor subdivision" means a subdivision which contains four (4) or less lots, parcels, sites, units, plots or interests.

Minute Action. "Minute action" means an official final decision made by the Board of County Commissioners, as recorded in the County Clerk's minutes.

Mobile Home. "Mobile home" is a transportable, fabricated home, designed to be used as a year-round residential dwelling and built prior to enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976. A mobile home, further defined by Nevada Revised Statute (NRS 489.120), does not bear an insignia of approval that the dwelling unit was

built in compliance with NRS Chapter 461. A mobile home is not a manufactured home, nor a modular home.

Mobile Home Park. "Mobile home park" means a tract of land under single ownership within which two (2) or more manufactured homes are occupied as residences on a permanent or semi-permanent basis. The homes are located on spaces that are rented or leased. Special facilities for the common use of the occupants may be included.

Mobile Home Park Site. "Mobile home park site" is the entire tract of land used for a mobile home park.

Modular Home. "Modular home" is a dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with local International Building Code standards and further meets all requirements of County Code Chapter 100. Modular homes shall be subject to the same permit process as site-built homes. A modular home is not a manufactured home, but includes what is commonly referred to as a panelized home.

Motel. "Motel" means a building occupied or intended to be occupied, for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere, with access to each room or unit from an outside porch or landing (whether or not such outside porch or landing is enclosed with screen, glass, plastic or similar material).

Mulch. "Mulch" means an organic or inorganic material applied to landscaped areas to help minimize evaporation from the soil, reduce weeds, moderate soil temperatures and slow erosion.

National Register of Historic Places. "National Register of Historic Places" means the listing maintained by the U.S. National Park Service of areas which have been designated as historically significant. The Register includes places of local and state significance, as well as those of value to the nation in general.

Natural Area. "Natural area" means a land area which is unimproved and not occupied by any structures or man-made elements, and set aside for the conservation of permanent, undisturbed open space.

Net Density. "Net density" is the ratio of the total number of units to the site area minus the area of the streets, parking areas and undevelopable land.

Nevada Natural Heritage Site. "Nevada Natural Heritage Site" means areas of land or water which either:

- (a) Have unusual flora, fauna, geological, scenic or similar features of scientific, educational or recreational interest; or
- (b) Retain some degree, or have re-established, a natural character (although it need not be completely undisturbed).

Non-municipal Air Strips and Glider Ports. "Non-municipal air strips and glider ports" means any Federal Aviation Administration (FAA) recognized public use landing area, privately owned and operated for scheduled or non-scheduled air transportation activities, where commercial uses and aviation related commerce can occur. Such use may include provision of landing privileges, hangar and tie-down lease/rental spaces, fuel and lubrication service, flight instruction, plane rental, mechanical repairs, or any other form of aviation commerce. Uses can also include scenic and sightseeing transportation service including helicopter rides, glider plane rides, air balloon rides, ultra-light and experimental aircraft activities and aircraft charters. The term "non-municipal air strips and glider ports" does not apply to public airports operated by any federal, state or local government agencies. The term also does not apply to a personal landing field that is used for fixed-wing aircraft or helicopter landing operations that are incidental and ancillary to established allowable uses including, but not limited to, agricultural,

ranching or mining activities, as long as no aviation related commerce is conducted at the personal landing fields.

NRS. "NRS" means Nevada Revised Statutes.

Open Space, Common. "Common open space" means the total land area, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents or occupants of the development. Common open space includes swimming pools, putting greens and other recreational-leisure facilities; areas of scenic or natural beauty and habitat areas; hiking, riding or off-street bicycle trails; and landscaped areas adjacent to roads which are in excess of minimum required rights-of-way.

Open Space, Private. "Private open space" means the outdoor living area directly adjoining a dwelling unit or building which is intended for the private enjoyment of the residents or occupants of the dwelling unit or building and which is defined in such a manner that its boundaries are evident.

Open Space Use. "Open space use" means the current employment of land, the preservation of which use would conserve and enhance natural or scenic resources, protect streams and water supplies or preserve sites designated as historic pursuant to law, provided such land has a greater value for another use than for open space use.

Outdoor Storage. "Outdoor Storage" means the outside placement of items and materials that are incidental to the existing principal use of the property, except as provided for under Section 110.306.35(d), for a period of more than seventy-two (72) consecutive hours. Outdoor storage is further defined and regulated in the Washoe County Nuisance Code (WCC Sections 50.300 to 50.310, inclusive).

Parcel Map. "Parcel map" means a map for a minor subdivision.

Parcel of Land. "Parcel of land" means any unit or contiguous units of land assigned a single parcel number by the Washoe County Assessor's Office.

Parking Area. "Parking area" means an open area, excluding a street or other public right-of-way, used for the parking of vehicles and available to the public, whether for free or for compensation.

Permanent Employee Housing. "Permanent employee housing" means housing for employees of an isolated industrial, mining, railroad, highway, utilities or agricultural based use where those employees occupy the housing on a permanent basis year round. This development may occur on a single parcel or multiple parcels.

Permitted Water Rights. "Permitted water rights" means the right, in accordance with NRS Chapter 533 and as approved by the Nevada State Engineer, to appropriate public waters, or to change the place of diversion, manner of use or place of use of water already appropriated.

Perennial Stream. "Perennial stream" means a stream that flows from source to mouth throughout the year. This definition does not apply to a man-made watercourse constructed for irrigation, aesthetic or other purposes.

Person. "Person" means a firm, association, corporation, partnership or an individual.

Personal Landing Field. "Personal landing field" means a private use aviation landing area that is used for fixed-wing aircraft or helicopter landing operations that are incidental and ancillary to established allowable land uses including, but not limited to, agricultural, ranching or mining activities, as long as no aviation related commerce is conducted at the personal landing fields. Personal landing fields do not

engage in scheduled or non-scheduled air transportation activities, or in any scenic and sightseeing transportation service, or any other form of aviation commerce. The term "personal landing field" does not apply to "non-municipal air strips and glider ports," or to public airports operated by any federal, state or local government agencies.

Placement. "Placement" means the issuance of a set-up permit by the Building and Safety Department for a manufactured home or mobile home.

Planting Area. "Planting area" means an area devoted to or maintained predominantly with native or exotic plants including turf, groundcover, shrubs, flowers, vines and trees with a limited portion of complementary decorative features.

Plumbing Fixture. A "plumbing fixture" is a receptacle, device, or appliance that is supplied with water or which receives liquid or liquid-borne wastes, and which discharges into a drainage system to which it may be directly or indirectly connected.

Police Powers. "Police powers" means powers reserved to the states by the U.S. Constitution and delegated to cities and counties through the Nevada Constitution and the Nevada Revised Statutes; it is the authority to create and enforce ordinances and regulations that are not in conflict with general laws in order to promote the health, safety and general welfare of the public.

Print. "Print" means and includes a blueprint, photostat, direct process print or other copy which reproduces exactly the original drawing from which it was made.

Private Communication Antenna. "Private communication antenna" means any system of wires or poles or similar devices, excluding satellite dish antennas, used for the transmission or reception of electromagnetic waves by federally licensed amateur radio or citizen band radio operators, which system is external to or attached to the exterior of any building.

Private Garage. "Private garage" means a space intended for or used by the private automobiles of families resident upon the lot.

Public Garage. "Public garage" means a building for the repair, storage or hire of motor vehicles.

Rear Line. "Rear line" means the lot line most directly opposite the front line. A parcel of land may have only one (1) rear line.

Rear Yard. See "Yard, Rear."

Recreational Vehicle. "Recreational vehicle" means a vehicular structure that is primarily designed as temporary living quarters for travel, recreation and camping uses. A recreational vehicle can be self-propelled, mounted on, or towed by a separate vehicle.

Recreational Vehicle Park. "Recreational vehicle park" means a tract of land for the transient use by two or more recreational vehicles.

Regional Plan. "Regional Plan" means the Truckee Meadows Regional Plan.

Required Area. "Required area" means the minimum area of a lot or parcel necessary to permit its use under the provisions of the Development Code. Required area refers to:

- (a) Any lot shown as part of a subdivision recorded as a final plat in the manner provided by law;

- (b) Any parcel of land separated as a lot prior to the adoption and effective date of the original Washoe County Land Use Ordinance or the adoption of additional regulatory zones; or
- (c) Any lot or parcel of land which has an area not less than that required in the respective regulatory zone.

Residential Facility for Groups. "Residential facility for groups" means an establishment that furnishes food, shelter, assistance and limited supervision to a person with mental retardation or with a disability or a person who is aged or infirm. The term includes, without limitation, an assisted living facility. The term does not include:

- (a) An establishment which provides care only during the day;
- (b) A natural person who provides care for no more than two (2) persons in his or her own home;
- (c) A natural person who provides care for one (1) or more persons related to him or her within the third degree of consanguinity or affinity;
- (d) A halfway house for recovering alcohol and drug abusers; or
- (e) A facility funded by a division or program of the Department of Health and Human Services.

Revegetation. "Revegetation" means stabilizing disturbed or graded soils after construction by replanting with indigenous or natural appearing plants.

Ridgeline. "Ridgeline" means the topmost line connecting the series of highest elevation points of a ridge, running center and parallel to the long axis of the ridge and from which all water drains down.

Ridgeline, Significant. "Significant ridgeline" means the topmost line connecting the series of highest elevation points of a ridge, as identified on the Development Suitability map for each planning area included in Volume Two: Area Plans of the Washoe County Master Plan.

Right-of-Way. "Right-of-way" is a strip of land occupied or intended to be occupied by a publicly dedicated street, including the pavement, sidewalks and parkways, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade streets or other special use.

Riparian. "Riparian" means related to or located on the bank of a natural water course.

Riparian Habitat. "Riparian habitat" means the land and plants bordering a watercourse or lake.

Room. "Room" is space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas, are not considered habitable space and therefore, not a room.

Roominghouse. "Roominghouse" means a building or portion thereof (not a motel) where, for compensation, lodging is provided for more than three (3) guests.

Runoff. "Runoff" means that part of precipitation which flows over the land without filtering into the soil.

Rural Regulatory Zones. "Rural regulatory zones" means the Low Density Rural Regulatory Zone, Medium Density Rural Regulatory Zone, and High Density Rural Regulatory Zone.

Satellite Dish Antenna. "Satellite dish antenna" means a device incorporating a reflective surface that is solid, open mesh or bar configured and is in the shape of a shallow dish, cone, horn or cornucopia. Such device shall be used to transmit and/or receive radio or electromagnetic waves between terrestrially and/or orbitally based uses. This definition is meant to include, but not be limited to, what are commonly referred to as satellite earth stations, TVROs (television reception only satellite dish antennas), and satellite microwave antennas.

Scenic Corridor. "Scenic corridor" means a roadway with recognized high quality visual amenities that include background vistas of mountains, open country or city.

School. "School" means an institution of learning which offers instructions in the several branches of learning required to be taught in the public schools of the State of Nevada.

Screen. "Screen" means to provide physical separation and complete visual obscuration of one area from another on all sides and in all seasons. Such separation must be at least six (6) feet high and includes, but is not limited to, the combination or individual use of a fence, decorative wall, structure, earth berm or dense landscaping.

Section 404 (Clean Water Act). "Section 404 (Clean Water Act)" means that section of the Clean Water Act delineating restrictions on the dredging and filling (only) of Wetlands in the United States. While Section 404 Permits are issued by the U.S. Army Corps of Engineers (COE), Section 404 regulations are written by the U.S. Environmental Protection Agency (EPA).

Section 404 (Clean Water Act) Permit. "Section 404 (Clean Water Act) Permit" means the Wetland dredge and fill permit issued under regulations written to conform to Section 404 of the Clean Water Act. The permit is actually granted by the U.S. Army Corps of Engineers (COE).

Sedimentation. "Sedimentation" means the act or process of depositing sediment from suspension in water. All the processes whereby particles of rock material are accumulated to form sedimentary deposits. Sedimentation, as commonly used, involves not only aqueous but also glacial, aeolian, and organic agents. (Water Quality) Letting solids settle out of wastewater by gravity during treatment.

Service Standards. "Service standards" means a measurement of municipal services used to monitor or compare services provided by the County and other service providers.

Setback. "Setback" means the required distance between every structure and the lot line of the lot on which the structure(s) is located.

Shrubs. "Shrubs" means a self-supporting woody species of plants characterized by persistent stems and branches springing from the base.

Side Yard. See "Yard, Side."

Site-Built Home. "Site-built home" means a dwelling unit where the major components are fabricated and assembled at the building site or a dwelling unit constructed at a house construction factory located within Washoe County. Site-built homes shall comply with Washoe County building codes and other adopted local codes.

Slope. "Slope" means an inclined ground surface expressed as a ratio of horizontal distance to vertical distance.

Slaughter House, Agricultural. "Agricultural slaughter house" means a building used as an ancillary structure on a farm or ranch for the non-profit slaughtering of animals raised on-site and the processing and storage of animal products and waste that results from a slaughtering process.

Slaughter House, Commercial. "Commercial slaughter house" means a building used for the for-profit slaughtering of animals that are either raised on-site or transported to the building and the processing and storage of animal products and waste that results from a slaughtering process.

Solar Energy. "Solar energy" means energy derived from the sun's rays.

Specific Plan. "Specific plan" means a plan prepared for a portion of an area plan which prescribes uses and development standards for that portion.

Story. "Story" is that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than six (6) feet above grade as defined herein for more than fifty (50) percent of the total perimeter or is more than twelve (12) feet above grade as defined herein at any point, such usable or unused under-floor space shall be considered as a story.

Story, First. "First story" is the lowest story in a building which qualifies as a story, as defined herein, except that a floor level in a building having only one (1) floor level shall be classified as a first story, provided such floor level is not more than four (4) feet below grade, as defined herein, for more than fifty (50) percent of the total perimeter, or more than eight (8) feet below grade, as defined herein, at any point.

Stream. "Stream" means a general term for a body of flowing water; natural watercourse containing water at least part of the year. In hydrology, the term is generally applied to the water flowing in a natural channel as distinct from a canal. Some classifications of streams include, in relation to time:

- (a) Ephemeral Streams. Streams that flow only in direct response to precipitation and whose channel is at all times above the water table.
- (b) Intermittent or Seasonal Streams. Streams that flow only at certain times of the year when it receives water from springs, rainfall, or from surface sources such as melting snow.
- (c) Perennial Streams. Streams that flow continuously.

Streambanks. "Streambanks" mean the usual boundaries, not the flood boundaries, of a stream channel. Right and left banks are named facing downstream (in the direction of flow).

Street. "Street" means a public right-of-way or easement which affords a primary means of access to abutting property.

Structure. "Structure" means a walled and roofed building or manufactured home, including a gas or liquid storage tank that is primarily above ground. "Structure" does not include a tent, trailer or vehicle.

Subdivider. "Subdivider" means any person or persons, firm, corporation, partnership or association that causes land to be divided into a subdivision for himself or itself or for others. A consultant, engineer or surveyor who does not hold title to the land is not considered a subdivider.

Subdivision. "Subdivision" means any land, vacant or improved, which is divided or proposed to be divided vacant or improved, into two (2) or more lots, parcels, sites, units or plots for the purposes of any

transfer, development or any proposed transfer or development unless exempted by one of the following provisions:

- (a) "Subdivision" does not apply to any division of land which creates lots, parcels, sites, units or plots of land each of which comprise forty (40) or more acres of land, or 1/16 of a section, including roads and roadway easements, which is subject to the provisions of Article 612.
- (b) Any joint tenancy or tenancy in common shall be deemed a single interest in land.
- (c) Unless a method of disposition is adopted for the purpose of evading this Development Code or would have the effect of evading this Development Code, the term "subdivision" does not apply to:
 - (1) Any division of land which is ordered by any court in this state or created by operation of law;
 - (2) A lien, mortgage, deed of trust or any other security instrument;
 - (3) A security or unit of interest in any investment trust regulated under the laws of this state or any other interest in an investment entity;
 - (4) Cemetery lots; or
 - (5) An interest in oil, gas, minerals or building materials which are not or hereafter severed from the surface ownership or real property.
- (d) "Subdivision" does not apply to creation of parcels of more than (10) acres for agricultural purposes if a street, road or highway opening, widening or easement of any kind is not involved.
- (e) For the purposes of the definition "subdivision," any interest in land created or established as joint tenancy or a tenancy in common shall be a single interest and not an interest in common, if, and only if, the use or development or the proposed use or development of such land would not be a subdivision as defined in this section if undertaken or proposed by a single entity, whether corporate or an individual. See "Major Subdivision" and "Minor Subdivision."

Substantial Improvement. "Substantial improvement" means any repair, reconstruction, additions or other improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either before the improvement or addition is started or, if the structure has been damaged, before the damage occurred, regardless of the actual repair work performed. For the purpose of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. "Substantial improvement" does not include:

- (a) Any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications; or
- (b) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

- (1) "Substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure; and
- (2) "Substantial improvement" does not include improvement of a structure solely to comply with existing state or local health, sanitary or safety code specifications, or any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

Suburban Regulatory Zones. "Suburban regulatory zones" means the Low Density Suburban Regulatory Zone, Medium Density Suburban Regulatory Zone, and High Density Suburban Regulatory Zone.

Surface Runoff. "Surface runoff" means water that results from precipitation which is not absorbed by the soil, evaporated into the atmosphere or entrapped by ground surface depressions and vegetation, and which flows over the ground surface to adjoining properties, storm drains or waterways.

Surveyor. "Surveyor" means a land surveyor registered pursuant to NRS Chapter 625.

Temporary Employee Housing. "Temporary employee housing" means housing for employees of an isolated industrial, mining, railroad, highway, utilities or agricultural based use where those employees occupy the housing on a seasonal basis not more than six (6) months per year. This development may occur on a single parcel or multiple parcels.

Tentative Parcel Map. "Tentative parcel map" means a map which is filed pursuant to Article 606, conforming to the standards and requirements set forth therein.

Tentative Subdivision Map. "Tentative subdivision map" means a preliminary map made to show lot lines, roads, buildings, rights-of-ways and other design factors of a proposed subdivision.

Terrace. "Terrace" means a relatively level step constructed in the face of a graded slope surface for drainage, maintenance and/or development purposes.

Threatened Species. "Threatened species" means any species which is likely to become an endangered species within the foreseeable future and which has been designated in the Federal Register as a threatened species.

Through Lot. See "Lot, Through."

Topography. "Topography" means configuration of a surface, including its relief and the position of natural and man-made features.

Topsoil. "Topsoil" means the upper part of the soil profile that is relatively rich in humus, known in agronomy as the "A-horizon."

Total Developed Land Area. "Total developed land area" means that portion of a property which is disturbed for development purposes including, but not limited to, areas covered by buildings, landscaping, impervious surfaces and other areas graded or excavated to support the development.

Trailer Coach. See "Mobile Home."

Travel Trailer. See "Recreational Vehicle."

Tree. "Tree" means a large, woody perennial plant with one main trunk or multiple trunks, and many branches.

Unladen Weight. "Unladen weight" means the weight of any vehicle without load, but fully equipped with accessories and appliances belonging to and used by such vehicle in the transportation of persons or property.

Uplighting. "Uplighting" means a source of light where the center of the light beam is at an angle greater than the horizontal.

Urban Regulatory Zones. "Urban regulatory zones" means the Low Density Urban Regulatory Zone, Medium Density Urban Regulatory Zone, and High Density Urban Regulatory Zone.

Use or Land Use. "Use" or "land use" means the primary or primary and secondary use(s) of land such as single family residential, multi-family residential, commercial, industrial, agriculture, etc. The description of a particular land use should convey the dominant character of a geographic area and, thereby, establish types of activities which are appropriate and compatible with primary use(s).

Used. "Used" includes "arranged," "designed" or "intended to be used."

Vegetation, Native. "Native vegetation" means plants that grow naturally in Washoe County, Nevada and have adapted to the climate, soil, location and rainfall patterns of their area.

Vegetation, Natural. "Natural vegetation" means plants which exist on a site before clearing or grading.

Viewshed. "Viewshed" means the surface area that can be seen from a specific viewpoint.

Vista. "Vista" means an area of high ground or projecting earth from which there is a dominant and unobstructed view of surrounding areas.

Watercourse. "Watercourse" means any natural or artificial watercourse, stream, river, creek, ditch, channel, canal, conduit, culvert, drain, gully, ravine, arroyo or wash in which water flows in a definite channel, bed or bank.

Waters of the State (Defined) (Nevada Revised Statutes 445A.415). "Waters of the State" means all waters situated wholly or partly within or bordering upon the State of Nevada, including, but not limited to:

- (a) All streams, lakes, ponds, impounding reservoirs, marshes, water courses, waterways, wells, springs, irrigation systems and drainage systems; and
- (b) All bodies or accumulations of water, surface and underground, natural or artificial.

Wetland. "Wetland" means an area that is periodically inundated or saturated by surface or groundwater on an annual or seasonal basis, that displays hydric soils, and that typically supports or is capable of supporting hydrophytic vegetation.

Wetlands (COE and EPA) (Regulatory). "Wetlands (COE and EPA)" means the U.S. Army Corps of Engineers (COE) and the U.S. Environmental Protection Agency (EPA) have adopted a regulatory definition for administering the Section 404 permit program of the Clean Water Act (CWA) as follows: [Wetlands are] those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Wetlands (NRCS) (Technical). "Wetlands (NRCS)" mean the (U.S. Department of Agriculture) Natural Resources Conservation Service (NRCS) [formerly the Soil Conservation Service (SCS)] uses the following definition for identifying wetlands on agricultural land in assessing farmer eligibility for U.S.

Department of Agriculture program benefits under the "Swampbuster" provision of the Food Security Act (FSA) of 1985. As amended in 1990, the FSA states that the term "wetland," except when such term is part of the term "converted wetland," means land that:

- (a) Has a predominance of hydric soils;
- (b) Is inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions; and
- (c) Under normal circumstances does support a prevalence of such vegetation.

Will Serve Letter. "Will serve letter" means a letter from a utility purveyor assuring the provision of services for proposed development.

Yard. "Yard" means an open space on the same lot or parcel used with the building, extending from the setback line to the nearest lot line, to be unoccupied and unobstructed except as provided in the Development Code.

Yard, Front. "Front yard" means a yard lying between the setback line and the front lot line and extending across the full width of the lot or parcel. In the case of either a corner lot or an interior lot with multiple street frontages, all yards abutting streets, other than collectors or arterials, shall be considered as front yards.

Yard, Rear. "Rear yard" means a yard between the setback line and the rear lot line and extending across the full width of the lot or parcel. On a corner lot, the side opposite the shortest front yard width is considered the rear yard of the lot.

Yard, Side. "Side yard" means a yard lying between the setback line and the side lot line and extending from the front yard line to the rear yard line.

Zone or Regulatory Zone. "Zone" or "Regulatory Zone" means a portion of the unincorporated area of Washoe County which is specifically designated in Article 106 of this Development Code.

SECTION 10. General Terms.

1. All actions, proceedings, matters, and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.
2. The Chair of the Board and officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.
3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to

revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.

- 4. Each term and provision of this Ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this Ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then the offending provision or term shall be excised from this Ordinance. In any event, the remainder of this Ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

Passage and Effective Date

Proposed on June (month) 18th (day), 2024.

Proposed by Commissioner Barcia.

Passed on July (month) 16th (day), 2024.

Vote:

Ayes: Alexis Hill, Michael Clark, Manluz Barcia, Clara Andriola

Nays: Jeanne Herman

Absent: None

Alexis Hill, Chair
Washoe County Commission

ATTEST:

Jan Palassini
Jan Palassini, County Clerk

This ordinance shall be in force and effect from and after the 26th day of the month of July of the year 2024.

AFFIDAVIT OF PUBLICATION


Evonne Strickland
Washoe County Clerk's Office
1001 E 9Th ST # A
Reno NV 89512-2845

STATE OF WISCONSIN, COUNTY OF BROWN

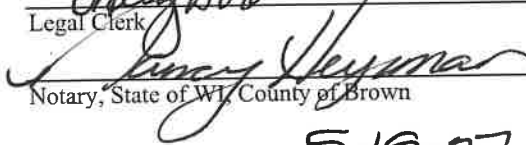
Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada that the notice hereto annexed was Published in said newspapers in the issue:

06/28/2024

and that the fees charged are legal.
Sworn to and subscribed before on 06/28/2024



Legal Clerk



Notary, State of WI, County of Brown

5.19.27

My commission expires

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NANCY HEYRMAN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Washoe County, Nevada, will hold a public hearing at the County Commission Chambers, Washoe County Administration Complex, 1001 East Ninth Street, Building A, in Reno, Washoe County, Nevada on July 16, 2024, for the purpose of hearing the adoption of a proposed ordinance. Anyone wishing to provide comments may do so by appearing at the above-named time and place. You may also submit written comments by email to Washoe311@washoecounty.gov, by mail (1001 E. Ninth St., Reno, NV 89512), and by eComment at <https://washoe-nv.granicusideas.com/#>. Reasonable efforts will be made to include all such comments received by 4:00 p.m. one working day prior to the meeting in the record. The ordinance is entitled:

AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE) BY MODIFYING VARIOUS SECTIONS IN DIVISION TWO—AREA PLAN REGULATIONS, DIVISION FOUR—DEVELOPMENT STANDARDS, AND DIVISION NINE—GENERAL PROVISIONS, IN ORDER TO UPDATE REGULATIONS RELATED TO ALLOWED RESIDENTIAL USES IN THE SPANISH SPRINGS PLANNING AREA, MAXIMUM HEIGHT RESTRICTIONS IN THE SUN VALLEY PLANNING AREA, MULTIFAMILY PARKING MINIMUMS, BIKE PARKING, TURF REQUIREMENTS, COMMON AND PRIVATE OPEN SPACE, AND DEFINITIONS. THESE UPDATES INCLUDE MODIFYING VARIOUS SECTIONS TO: REMOVE TABLE C-1 WHICH MODIFIES ALLOWED RESIDENTIAL USES IN THE SPANISH SPRINGS PLANNING AREA; REMOVE A SUBSECTION LIMITING STRUCTURES IN THE DOWNTOWN SUN VALLEY PLANNING AREA TO TWO STORIES IN HEIGHT; UPDATE MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS FOR MULTIFAMILY HOUSING; UPDATE REQUIREMENTS FOR BICYCLE STORAGE BY REMOVING REQUIREMENTS FOR BICYCLE PARKING SPACES, BY ADDING DESIGN STANDARDS FOR SHORT AND LONG-TERM BICYCLE STORAGE, BY ADDING DESIGN REQUIREMENTS FOR BICYCLE RACKS, AND BY REMOVING FIGURE 110.410.15.2 WHICH SHOWS BICYCLE PARKING SPACE DIMENSIONS; REMOVE THE REQUIREMENT TO PROVIDE TURF AREAS IN MULTIFAMILY DEVELOPMENTS OF A MINIMUM OF FIFTY (50) PERCENT OF THE REQUIRED LANDSCAPING AREA; MODIFY MINIMUM SIZE AND DIMENSION REQUIREMENTS FOR PRIVATE OPEN SPACE IN MULTIFAMILY DEVELOPMENTS; ADD STANDARDS FOR TURF AREAS PROVIDED AS COMMON OPEN SPACE FOR MULTIFAMILY DEVELOPMENTS; AND ADD DEFINITIONS FOR SHORT AND LONG-TERM BICYCLE PARKING; AND ALL MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

DATED: June 21, 2024
JANIS GALASSINI, Washoe County Clerk and Clerk of the Board of County Commissioners

6/28/24

1726



Nevada/Utah
GANNETT

P.O. Box 677345, Dallas, TX 75267-7345

AFFIDAVIT OF PUBLICATION


Evonne Strickland
Washoe County Clerk's Office
1001 E 9Th ST # A
Reno NV 89512-2845

STATE OF WISCONSIN, COUNTY OF BROWN

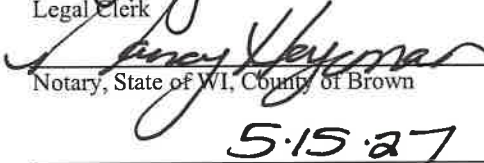
Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada that the notice hereto annexed was Published in said newspapers in the issue:

07/19/2024, 07/26/2024

and that the fees charged are legal.
Sworn to and subscribed before on 07/26/2024



Legal Clerk



Notary, State of WI, County of Brown
5.15.27

My commission expires

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NANCY HEYRMAN
Notary Public
State of Wisconsin

NOTICE OF ADOPTION
BILL NO. 1917
ORDINANCE NO. 1726
(of Washoe County, Nevada)
AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE) BY MODIFYING VARIOUS SECTIONS IN DIVISION TWO—AREA PLAN REGULATIONS, DIVISION FOUR—DEVELOPMENT STANDARDS, AND DIVISION NINE—GENERAL PROVISIONS, IN ORDER TO UPDATE REGULATIONS RELATED TO ALLOWED RESIDENTIAL USES IN THE SPANISH SPRINGS PLANNING AREA, MAXIMUM HEIGHT RESTRICTIONS IN THE SUN VALLEY PLANNING AREA, MULTIFAMILY PARKING MINIMUMS, BIKE PARKING, TURF REQUIREMENTS, COMMON AND PRIVATE OPEN SPACE, AND DEFINITIONS. THESE UPDATES INCLUDE MODIFYING VARIOUS SECTIONS TO: REMOVE TABLE C-1 WHICH MODIFIES ALLOWED RESIDENTIAL USES IN THE SPANISH SPRINGS PLANNING AREA; REMOVE A SUBSECTION LIMITING STRUCTURES IN THE DOWNTOWN SUN VALLEY PLANNING AREA TO TWO STORIES IN HEIGHT; UPDATE MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS FOR MULTIFAMILY HOUSING; UPDATE REQUIREMENTS FOR BICYCLE STORAGE BY REMOVING REQUIREMENTS FOR BICYCLE PARKING SPACES, BY ADDING DESIGN STANDARDS FOR SHORT AND LONG-TERM BICYCLE STORAGE, BY ADDING DESIGN REQUIREMENTS FOR BICYCLE RACKS, AND BY REMOVING FIGURE 110.410.15.2 WHICH SHOWS BICYCLE PARKING SPACE DIMENSIONS; REMOVE THE REQUIREMENT TO PROVIDE TURF AREAS IN MULTI-FAMILY DEVELOPMENTS OF A MINIMUM OF FIFTY (50) PERCENT OF THE REQUIRED LANDSCAPING AREA; MODIFY MINIMUM SIZE AND DIMENSION REQUIREMENTS FOR PRIVATE OPEN SPACE IN MULTIFAMILY DEVELOPMENTS; ADD STANDARDS FOR TURF AREAS PROVIDED AS COMMON OPEN SPACE FOR MULTIFAMILY DEVELOPMENTS; AND ADD DEFINITIONS FOR SHORT AND LONG-TERM BICYCLE PARKING; AND ALL MATTERS NECESSARILY CONNECTED THERewith AND PERTAINING THERETO.

PUBLIC NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled Ordinance are available for public inspection and distribution at the office of the County Clerk of Washoe County, at her office in the County Administrative Complex in Reno, Nevada, and that such Ordinance was proposed by Commissioner Garcia on June 18, 2024, and was passed and adopted at a regular meeting of the Board of County Commissioners of Washoe County at a regular meeting held on July 16, 2024, by the following vote of the Board of County Commissioners:
Those Voting Aye: Alexis Hill, Michael Clark, Mariluz Garcia, Clara Andriola
Those Voting Nay: Jeanne Herman
Those Absent: None
This Ordinance shall be in full force and effect from and after the 26th day of the month of July 2024.
IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada has caused this Ordinance to be published by title only.
DATED this July 16, 2024
JANIS GALASSINI, Washoe County Clerk and
Clerk of the Board of County Commissioners
July 19, 26, 2024 10395120

1726