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WASHOE COUNTY
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PROOF OF PUBLICATION

STATE OF NEVADA
COUNTY OF WASHOE

ss. Tana Ciccotti

being duly sworn, deposes and says:
That as legal clerk of the RENO GAZETTE-JOURNAL, a daily newspaper published in Reno, Washoe County, State of Nevada, that the notice:

Ordinance 948

of which a copy is hereto attached, has been published in each regular and entire issue of said newspaper on the following dates to wit:

April 16, 23 1996

Signed

T. Ciccotti

Subscribed and sworn to before me on 04/23/96

Notary Public

Jo Anne F. Wessel

PUBLIC NOTICE

**NOTICE OF ADOPTION
ORDINANCE 948**

NOTICE IS HEREBY GIVEN That Bill No. 1123, Ordinance No. 948 entitled AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE (DEVELOPMENT CODE) BY ADMENDING ARTICLE 208, NORTH VALLEYS AREA, THEREOF, was adopted on April 9, 1996, by Commissioners Joanne Bond, Steve Bradhurst, Mike Mouliot, Jim Shaw, and Grant Sims, and will become effective on APRIL 26, 1996. Typewritten copies of the ordinance are available for inspection by all interested persons at the office of the County Clerk, 75 Court Street, Reno, Nevada.

JUDI BAILEY, Washoe County Clerk
No. 1465 Apr 16,23, 1996



JO ANNE F. WESSEL
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES NOV. 18, 1996

P.O. BOX 22000, RENO, NEVADA 89520
(702) 788-6200



SUMMARY: Amends chapter 110 of the Washoe County Code (Development Code) by amending Article 208 "North Valleys Area" thereof.

BILL NO. 1123

ORDINANCE NO. 948

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE (DEVELOPMENT CODE) BY AMENDING ARTICLE 208, NORTH VALLEYS AREA, THEREOF.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1. Article 208 "North Valleys Area" of the Washoe County Code is hereby amended as set forth in Exhibit "A" which is attached hereto and made a part hereof.

SECTION 2. The provisions of this ordinance shall be in force and effect from and after the 1st day of May, 1996.

Proposed on the 12th day of March, 1996.

Proposed by Commissioner Jim Shaw.

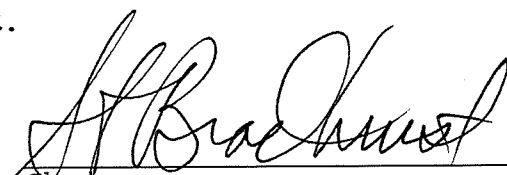
Passed on the 9th day of April, 1996.

Vote:

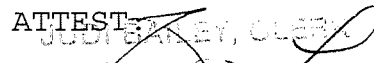
Ayes: Joanne Bond, Steve Bradhurst, Mike Mouliot, Jim Shaw, Grant Sims.

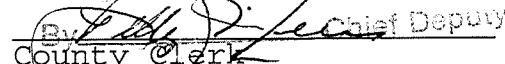
Nays: No nays.

Absent: No one absent.



Chairman
Washoe County Commission

ATTEST:


Julie Baker, Clerk
By 

Chief Deputy
County Clerk

This ordinance shall be in force and effect from and after the 26th day of April, 1996.

Article 208

NORTH VALLEYS AREA

[This Article amended in its entirety by Ord. 867, provisions eff. 5/27/93; Ord. 875, provisions eff. 8/3/93. Section 110.208.05 entitled "U.S. 395" repealed by Ord. 949, provisions eff. 5/1/96. This Article amended in its entirety by Ord. 948, provisions eff. 5/1/96.]

Sections:

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

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

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

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

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

- (a) Neon signage shall be prohibited;
- (b) Signs shall be of wood and/or stone construction;
- (c) Illumination, if any, shall be of diffused light that is stationary and of constant intensity;
- (d) No uplighting shall be allowed;
- (e) Street-front signs shall be a maximum height of eight (8) feet and a maximum surface area per side of forty (40) square feet; and

- (f) Exterior signage design for individual businesses within a building or a shopping complex shall be consistent.

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

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

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

Section 110.208.35 Water Rights Dedication Requirements.

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

Section 110.208.40 Community Water and Sewer Service Requirements.

- (a) All parcel maps and subdivision maps in the Low Density Suburban (LDS: max 1 du/ac) and greater density land use designations (i.e. regulatory zones), and common open space development subdivisions creating net densities greater than one dwelling per acre, shall require either the installation of dry-line sanitary sewer laterals from the edge of the subdivision boundary to each new residence, or installation of Advanced Environmental Denitrification Treatment (AEDT), on-site sewage disposal systems as approved by Nevada Division of Environmental Protection, Washoe County District Health Department and Washoe County

Utility Division. Use of AEDT systems require provisions for long-term maintenance as part of the subdivision approval.

- (b) The Washoe County District Health Department and/or the Nevada Division of Environmental Protection may require immediate connection to a community sewer treatment service if their adopted regulations and local site conditions do not warrant the use of on-site sewage disposal systems.
- (c) All new commercial and industrial development(s) requiring an on-site sewage disposal system tank capacity greater than 1,500 gallons per acre, based on Washoe County District Health Department fixture calculations, shall connect to a community sewer system.

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