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PROOF OF PUBLICATION

STATE OF NEVADA
COUNTY OF WASHOE

ss. Tana Ciccotti

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

ordinance 1087

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:

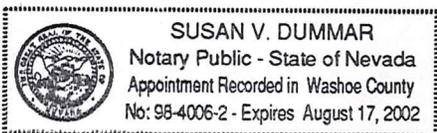
Jan. 19, 26, 2000

Signed *T. Ciccotti*

Subscribed and sworn to before me this

JAN 26 2000

Susan V. Dummar
Notary Public



JAN 28 2000

**NOTICE OF ADOPTION
WASHOE COUNTY ORDINANCE
NO. 1087**

NOTICE IS HEREBY GIVEN THAT: Bill No. 1263; Ordinance No. 1087 entitled:

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY AMENDING PROVISIONS RELATING TO CHAPTER 110 (DEVELOPMENT CODE) OF THE WASHOE COUNTY CODE BY AMENDING ARTICLE 106, REGULATORY ZONES, TO MORE CLEARLY DEFINE WHEN A SITE REVIEW APPROVAL WOULD EXPIRE, TO CHANGE THE PERIOD AND CIRCUMSTANCES IN WHICH A SITE REVIEW APPROVED THROUGH THE TRANSITION PROCEDURES WOULD HAVE A COMPREHENSIVE AMENDMENT INITIATED AND OTHER MATTERS PROPERLY RELATED THERETO.

was adopted on January 11, 2000, by Commissioners Joanne Bond, Jim Gallo-way, Pete Sterrazza, Jim Shaw, and Ted Short and will become effective on Friday, January 28, 2000.

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.

AMY HARVEY
Washoe County Clerk

No.300 Jan.19,26, 2000

SUMMARY: Amends Washoe County Code by revising provisions pertaining to Chapter 110, Article 106, Regulatory Zones, by better defining when a site review approved through the transition process would expire and when a comprehensive plan amendment would be initiated after a site review application has been approved.

BILL NO. 1263

ORDINANCE NO. 1087

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY AMENDING PROVISIONS RELATING TO CHAPTER 110 (DEVELOPMENT CODE) OF THE WASHOE COUNTY CODE BY AMENDING ARTICLE 106, REGULATORY ZONES, TO MORE CLEARLY DEFINE WHEN A SITE REVIEW APPROVAL WOULD EXPIRE, TO CHANGE THE PERIOD AND CIRCUMSTANCES IN WHICH A SITE REVIEW APPROVED THROUGH THE TRANSITION PROCEDURES WOULD HAVE A COMPREHENSIVE AMENDMENT INITIATED AND OTHER MATTERS PROPERLY RELATED THERETO.

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

SECTION 1.

Article 106, "Regulatory Zones" of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit A which is attached and incorporated by reference.

Proposed on the 21st day of December, 1999.

Proposed by Commissioner Pete Sferrazza.

Passed on the 11th day of January, 2000.

Vote:

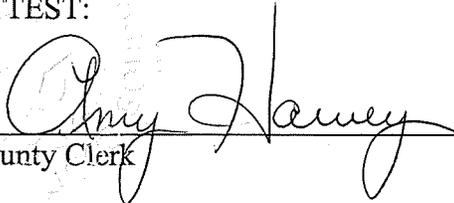
Ayes: **Joanne Bond, Jim Galloway, Pete Sferrazza, Jim Shaw, & Ted Short**

Nays: **None**

Absent: **No one**


Chairman
Washoe County Commission

ATTEST:


County Clerk

This ordinance shall be in force and effect from and after the 28th day of JANUARY, 2000

Article 106

REGULATORY ZONES

[This Article amended in its entirety by Ord. 873, provisions eff. 6/7/93; Ord. 889, provisions eff. 11/29/93; Ord. 906, provisions eff. 7/27/94; Ord. 978, provisions eff. 5/1/97; Ord. 1023, provisions eff. 7/1/98.]

Sections:

110.106.00	Purpose
110.106.05	Establishment of Land Use Categories and Regulatory Zones
110.106.10	Transition Process
110.106.15	Residential Land Use Category
110.106.20	Low Density Rural Regulatory Zone
110.106.25	Medium Density Rural Regulatory Zone
110.106.30	High Density Rural Regulatory Zone
110.106.35	Low Density Suburban Regulatory Zone
110.106.40	Medium Density Suburban Regulatory Zone
110.106.45	High Density Suburban Regulatory Zone
110.106.50	Low Density Urban Regulatory Zone
110.106.55	Medium Density Urban Regulatory Zone
110.106.60	High Density Urban Regulatory Zone
110.106.65	Non-Residential Land Use Category
110.106.70	Open Space Regulatory Zone
110.106.75	Parks and Recreation Regulatory Zone
110.106.80	Public/Semi-Public Facilities Regulatory Zone
110.106.85	Neighborhood Commercial/Office Regulatory Zone
110.106.90	General Commercial Regulatory Zone
110.106.95	Tourist Commercial Regulatory Zone
110.106.100	Industrial Regulatory Zone
110.106.105	Other Land Use Category
110.106.110	General Rural Regulatory Zone
110.106.115	Review of General Rural Regulatory Zone Designation
110.106.120	General Rural Regulatory Zone Development Guidelines
110.106.125	Specific Plan Regulatory Zone
110.106.130	Use of Land within Spheres of Influence

Section 110.106.00 Purpose. The purpose of this article, Article 106, Regulatory Zones, is to provide general descriptions of the regulatory zones of this Development Code, and the nature of uses therein.

Section 110.106.05 Establishment of Land Use Categories and Regulatory Zones. The land use categories and regulatory zones described in Section 110.106.15 through Section 110.106.125 are hereby established.

- (a) **Regulatory Zone Maps.** The regulatory zones correspond to the land use designations as shown on the Land Use Plan maps for each of the area plans included within the Comprehensive Plan. These maps are hereby adopted by reference. They are in the office of the Department of Community Development.

- (b) Interpretation of Boundaries. When uncertainty exists as to the boundaries of the regulatory zones, the following rules shall apply in the order listed:
- (1) Boundaries shown as following or approximately following any street shall be construed as following the centerline of the dedicated right-of-way;
 - (2) Boundaries shown as following or approximately following any lot line or other property line shall be construed as following such line;
 - (3) Boundaries shown as following or approximately following sections lines, half-section lines, or quarter-section lines shall be construed as following such lines; and
 - (4) Boundaries shown as following or approximately following natural features shall be construed as following such features.
- (c) Further Uncertainties. In the event of further uncertainty as to the boundaries of a regulatory zone, the Director of Community Development shall make an interpretation. In addition, at the discretion of the Director of Community Development, all map interpretations, including minor technical clarifications that reflect prior Board of County Commission actions, shall be shown on adopted Land Use Plan maps.

Section 110.106.10 Transition Process. The following provisions apply to parcels of land in which the land use district (zoning) or the uses enumerated in those districts at the time this section originally became effective (May 26, 1993) are not consistent with the adopted land use designation or uses enumerated for the land use designation for those parcels as shown in the Washoe County Comprehensive Plan:

- (a) Interim Period for Alternative Land Use. Except as provided herein, all uses of land, including the allowable residential densities (number of dwelling units per acre), shall be governed by the adopted land use designations of the Washoe County Comprehensive Plan (specifically, the applicable area plan).
- (1) Parcels with a Land Use District (Zoning) Classification and Land Use Designation Not Considered Comparable Pursuant to Table 110.106.10.1. Except as provided in Section 110.106.125, until June 30, 1997, a property owner may choose to utilize the density and allowable use provisions of Washoe County Code, Chapter 110, in effect prior to the original effective date of this chapter (May 26, 1993) and adopted therein when the parcel has a land use district (zoning) classification and land use designation that is not shown as being comparable pursuant to Table 110.106.10.1.
 - (2) Parcels with a Land Use District (Zoning) Classification and Land Use Designation Considered Comparable Pursuant to Table 110.106.10.1. Until December 31, 1998, a property owner may choose to utilize only the density and allowable use provisions of Washoe County Code, Chapter 110, in effect prior to the original effective date of this chapter (May 26, 1993) and adopted therein that are different from the land use designation density and allowable use provisions when the parcel has a land use district (zoning) classification and land use designation that is shown as being comparable pursuant to Table 110.106.10.1.

- (b) Development Subject to Site Plan Review. A property owner who wishes to utilize the alternative land use provisions of Subsection (a) of this section must submit a site plan of the proposed development to the Department of Community Development. The Planning Commission shall hold a public hearing to review the site plan and, if it approves the site plan, may impose such conditions as are necessary to mitigate any impact the proposed development may have on adjacent and surrounding properties. The requirement for site plan review shall be considered fulfilled if the proposed development requires a similar review such as a variance, special use permit, or subdivision map. The Planning Commission may exempt certain uses from the requirement for site plan review if such uses will not have any significant impact on adjacent and surrounding properties. The Planning Commission shall utilize the same procedures outlined in Subsections (1) and (2) below in exempting any such uses and in compiling a list of such exclusions. Such site plan approval by the Planning Commission shall expire twenty-four (24) months after the date of approval if no required recordation of a final map or issuance of a building permit has occurred.
- (1) Reclassification of uses. The Planning Commission may reclassify a use when such reclassification does not violate the intent of the Development Code and after the Planning Commission has published newspaper notification thereof and held at least one public hearing thereon.
 - (2) Supplementary land use classification list. A list to be known as Supplementary Land Use Classification shall be compiled to include all classified or reclassified uses, the regulatory zone in which each use is classified and the conditions under which each use may be permitted. The Board of County Commissioners shall be furnished a copy of such list and notified of all subsequent additions. Such classification of any use in any land use district shall have the same force and effect as if such use were set forth in the Development Code.
- (c) Initiation of Amendment to the Comprehensive Plan. Should a property owner choose to utilize the alternative provisions of Subsection (a) of this section, the Planning Commission shall initiate an amendment to the Comprehensive Plan, which would properly reflect such use of the property. Said amendment shall be initiated within one (1) year of the following:
- (1) Subdivision or Parcel Map, Map of Division into Large Parcels. The comprehensive plan amendment shall be initiated within one (1) year after the recordation of the last final map for the area approved through the site review.
 - (2) Special Use Permit. The comprehensive plan amendment shall be initiated within one (1) year after the commencement of the approved use, or issuance of a certificate of occupancy for the structure last constructed which was approved through the site review, whichever occurs last.
 - (3) Building Permit. The comprehensive plan amendment shall be initiated within one (1) year after the issuance of a certificate of occupancy for the structure last constructed which was approved through the site review.

The comprehensive plan amendment will be considered on its merits by the Planning Commission and the Board of County Commissioners.

- (d) Extension to Additional Permit or Approval. If, in order to construct a project approved pursuant to the provisions of this article, an applicant must first obtain any permit or approval from Washoe County or another governmental agency before applying for a building permit, then, upon submission of appropriate documentation to the Director of the Department of Community Development, any time limit for a valid approval specified in this article shall be extended for the amount of time between the date the applicant submitted an application for the additional permit or approval and the date the additional permit or approval was granted.
- (e) Conformance to Provisions of the Truckee Meadows Regional Plan. Any proposed use of land permitted by this section that is not consistent with the Truckee Meadows Regional Plan shall require an amendment of the Truckee Meadows Regional Plan prior to final approval of development by the County.
- (f) Notification of Inconsistent Zoning Designation and Land Use Designation. The Washoe County Department of Community Development shall send individual written notice to all property owners whose property's land use district (zoning) is not consistent with the land use designation of the Washoe County Comprehensive Plan. The Washoe County Department of Community Development shall, also, send individual written notice to all property owners whose property's land use district (zoning) was C-1 (Limited Commercial) and whose land use designation is residential that permits commercial uses. For all other property owners whose property is affected by the provisions of (a)(2) above, a notice in a newspaper of general circulation shall be provided, at a minimum, twice each year. Notice may be given to owners of real property in addition to those provided for in this subsection when the Planning Commission or Board of County Commissioners deems it necessary to protect the public interest. All owners of real property as provided in this section shall be those owners indicated by the latest County Assessor's ownership maps, and such notice is complied with when the Department of Community Development mails the same to the last-known addresses of such property owners as indicated by the latest County Assessor's records. This notice shall be made on an annual basis through June 30, 1997.
- (g) Resolution of Intent to Expire. All resolutions of intent on file with the Clerk of the County Commission shall expire on July 1, 1995.
- (h) Table of Comparable Land Use Designations and Land Use Plan Districts. The following Table 110.106.10.1 sets forth the land use districts (zoning) which are consistent with the land use designations of the Washoe County Comprehensive Plan.

Table 110.106.10.1

TABLE OF COMPARABLE LAND USE AND ZONING DESIGNATIONS

Comprehensive Plan Designation	Comparable Zoning Ordinance District
Low Density Rural	A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3
Medium Density Rural	A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-5
High Density Rural	A-2, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-4, E-5
Low Density Suburban	A-1, A-2, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-3, E-4, E-5, C-1
Medium Density Suburban	A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
High Density Suburban	R-1, R1-a, R-1b, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Low Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Medium Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
High Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
General Commercial	C-1, C-2
Neighborhood Commercial/Office	C-1, C-2
Tourist Commercial	R-H, TC, C-2
Industrial	M-1, ME, MS, MW, C-2
Public/Semi-Public Facilities	A-R, L-R
Parks and Recreation	A-R, L-R
General Rural	A-7, A-8, A-9, A-10, A-11, M-3
General Rural Residential	A-7, A-8, A-9, A-10, A-11
Specific Plan Area	Any zone if included in an adopted specific plan.

Notes: Overlay districts are considered a sub-district of the underlying zone. This table shall be used until June 30, 1997 to determine property owners that shall be noticed according to the provisions of subsection 6 of this section.

Source: Washoe County Department of Community Development.

Section 110.106.15 Residential Land Use Category. The residential land use category includes the following regulatory zones: Low Density Rural, Medium Density Rural, High Density Rural, Low Density Suburban, Medium Density Suburban, High Density Suburban, Low Density Urban, Medium Density Urban, and High Density Urban. The following criteria are common to all regulatory zones in the residential land use category:

- (a) Site Suitability. The area designated has slope, soil, geology and other physical conditions that make it suitable for the density of residential development.
- (b) Noise. The following average daily noise levels are recommended for residential land uses. Sound attenuation measures shall be adhered to in areas where these levels are exceeded more than 10 percent of the time.

<u>Residential Land Uses</u>	
Outdoor	65 Ldn
Indoor	50 Ldn

- (c) Special Development Options. The following special development option is allowed for all residential designations: the grouping of residential structures is permitted on lots smaller than those allowed within each designation, providing that the provisions of Article 408: Common Open Space Development are met.

Section 110.106.20 Low Density Rural Regulatory Zone. The Low Density Rural (LDR) Regulatory Zone is designed to preserve areas where agriculture, grazing, and/or open space predominate. Single-family, detached dwellings are permitted on large lots; single-family dwellings may be clustered to retain open space and agricultural uses. The maximum number of dwelling units that may be located in this regulatory zone is one (1) unit per ten (10) acres. The minimum lot area in this regulatory zone is eight (8) acres.

Section 110.106.25 Medium Density Rural Regulatory Zone. The Medium Density Rural (MDR) Regulatory Zone is intended to preserve areas where agriculture, grazing and/or open space predominate. Single-family, detached residences in this area are generally on five-acre lots and have limited public services and facilities available. Multi-family residences are not appropriate, but single-family homes may be clustered to retain open space and agricultural uses. The maximum number of dwelling units that may be located in this regulatory zone is one (1) unit per five (5) acres. The minimum lot area in this regulatory zone is four (4) acres.

Section 110.106.30 High Density Rural Regulatory Zone. The High Density Rural (HDR) Regulatory Zone is intended to preserve and create areas of single-family, detached dwellings in a semi-rural setting. Livestock grazing and agricultural activities are common secondary uses. The maximum number of dwelling units that may be located in this regulatory zone is one (1) unit per two-and-a-half (2.5) acres. The minimum lot area in this regulatory zone is two (2) acres.

Section 110.106.35 Low Density Suburban Regulatory Zone. The Low Density Suburban (LDS) Regulatory Zone is intended to create and preserve areas where single-family, detached homes on one-acre lots are predominant. Small neighborhood commercial uses may be permitted when they serve the needs of residents and are compatible with the residential character of the area. The maximum number of dwelling units that may be located in this regulatory zone is one (1) unit per one (1) acre. The minimum lot area in this regulatory zone is thirty-five thousand (35,000) square feet.

Section 110.106.40 Medium Density Suburban Regulatory Zone. The Medium Density Suburban (MDS) Regulatory Zone is intended to create and preserve areas where the predominant dwelling type is single-family, detached units at three units per acre. Attached single-family units are also permitted, subject to special review, but the overall density shall remain at three (3) units per acre. Small neighborhood commercial and civic uses may be permitted when they serve the needs of the residents and are compatible with the residential character of the area. The maximum number of dwelling units that may be located in this regulatory zone is three (3) units per one (1) acre. The minimum lot area in this regulatory zone is twelve thousand (12,000) square feet.

Section 110.106.45 High Density Suburban Regulatory Zone. The High Density Suburban (HDS) Regulatory Zone is intended to create and preserve neighborhoods where the predominant housing type is single-family, detached units at seven units per acre. Attached single-family units are also permitted at nine units per acre, subject to special review. Small neighborhood commercial and civic uses may be permitted when they serve the needs of the residents and are compatible with the residential character of the area. The maximum number of dwelling units that may be located in this regulatory zone is seven (7) units per one (1) acre for single-family detached; and nine (9) units per one (1) acre for attached single family and mobile home parks. The minimum lot area in this regulatory zone is five thousand (5,000) square feet.

Section 110.106.50 Low Density Urban Regulatory Zone. The Low Density Urban (LDU) Regulatory Zone is intended to create and preserve areas where single-family dwellings (at 10 units per acre) and multi-family dwellings (at 14 units per acre) are located. Some commercial, professional and civic uses may be permitted when they serve the needs of local residents and are compatible with the residential environment. The maximum number of dwelling units that may be located in this regulatory zone is ten (10) units per one (1) acre for single-family; fourteen (14) units per one (1) acre for multi-family; and twelve (12) units per one (1) acre for mobile home parks. The minimum lot area in this regulatory zone is eight thousand (8,000) square feet, with two (2) dwelling units (attached) per lot. The minimum lot area for an individual dwelling unit in this regulatory zone is three thousand seven hundred (3,700) square feet.

Section 110.106.55 Medium Density Urban Regulatory Zone. The Medium Density Urban (MDU) Regulatory Zone creates and preserves areas where the predominant housing type is multi-family dwellings at 21 units per acre. In Medium Density Urban areas, commercial, professional, and civic uses are permitted when they serve the needs of the local residents and are compatible with the residential environment. The maximum number of dwelling units that may be located in this regulatory zone is twenty-one (21) units per one (1) acre. The minimum lot area in this regulatory zone is eight thousand (8,000) square feet, with four (4) multi-family units per lot. The minimum lot area for an individual dwelling unit in this regulatory zone is three thousand seven hundred (3,700) square feet.

Section 110.106.60 High Density Urban Regulatory Zone. The High Density Urban (HDU) Regulatory Zone is intended to create and preserve areas where multi-family dwellings at 42 units per acre are predominant. In High Density Urban areas, commercial, professional, and civic uses are permitted when they serve the needs of local residents and are compatible with the residential environment. The maximum number of dwelling units that may be located in this regulatory zone is forty-two (42) units per one (1) acre. The minimum lot area in this regulatory zone is eight thousand (8,000) square feet with eight (8) multi-family units allowed per lot. The minimum lot area for an individual dwelling unit in this regulatory zone is three thousand seven hundred (3,700) square feet.

Section 110.106.65 Non-Residential Land Use Category. The non-residential land use category includes the following regulatory zones: Open Space, Parks and Recreation, Public/Semi-Public Facilities, Neighborhood Commercial/Office, General Commercial, Tourist Commercial, and Industrial. The following criteria are common to all non-residential land use categories:

- (a) **Site Suitability.** The area designated has slope, soil, geology, and other physical conditions that make it suitable for the use being proposed.
- (b) **Noise.** An average daily outdoor noise level of 65 Ldn is recommended for nonresidential land uses adjacent to residential land uses. Sound attenuation measures shall be adhered to in areas where these levels are exceeded more than 10 percent of the time.

- (c) Special Development Options. The following special development option is allowed for all non-residential designations: the development of non-residential uses is permitted on lots smaller than those allowed within each designation, providing that at least one of the following provisions are met:
- (1) Common Open Space Development. The provisions of Article 408: Common Open Space Development are met.
 - (2) Development Regulations Demonstrated. It is demonstrated that the non-residential development of the lot can meet all applicable development regulations of this Development Code.

Section 110.106.70 Open Space Regulatory Zone. The Open Space (OS) Regulatory Zone is intended to create and protect areas of undeveloped landscape, including but not limited to, ridges, stream corridors, natural shoreline, scenic views, viewsheds, agricultural, or other land devoted exclusively to open-space uses that are owned, controlled, or leased by public or non-profit agencies. There is no minimum lot area for this regulatory zone. Uses compatible with the Open Space Regulatory Zone designation include:

- (a) Natural and Scenic Resource Preservation. The preservation of land to conserve and enhance natural or scenic resources;
- (b) Sensitive Area Protection. The protection of streams and stream environment zones, watersheds, viewsheds, natural vegetation, and wildlife habitat zones;
- (c) Flood Control. The maintenance of natural and man-made features that control floods;
- (d) Historic Resource Preservation. The preservation of natural resources and sites that are designated as historic by the Division of Historic Preservation and Archaeology of the State Department of Conservation and Natural Resources; and
- (e) Recreation. The development of recreational sites.

Section 110.106.75 Parks and Recreation Regulatory Zone. The Parks and Recreation (PR) Regulatory Zone is intended for parks, golf courses, ski resorts and other recreational areas. This designation includes uses developed either by public or private capital which may be public or may be restricted, as in the case of private clubs. There is no minimum lot area for this regulatory zone.

Section 110.106.80 Public/Semi-Public Facilities Regulatory Zone. The Public/Semi-Public Facilities (PSP) Regulatory Zone is intended for public or semi-public facilities such as schools, churches, fire stations, hospitals, civic and community buildings, and utility buildings and facilities. This designation includes uses developed either by public or private capital which may be public or may be restricted, as in the case of private clubs, but in both cases, a large number of people use the facility and the use is essentially public in nature. There is no minimum lot area for this regulatory zone.

Section 110.106.85 Neighborhood Commercial/Office Regulatory Zone. The Neighborhood Commercial/Office (NC) Regulatory Zone is intended to create and preserve areas for businesses and business parks containing professional, medical, educational, financial and insurance services, and supportive commercial activities having related and compatible functions. This designation is also intended to provide a transition or buffer between other more intensive and

less intensive uses or between major highways and adjacent residential uses. This regulatory zone also is intended to create and preserve areas for residential uses, including multi-family and neighborhood commercial uses that are complementary to surrounding residential communities. The area is to be developed in a low-intensity, park-like setting. The minimum lot area for this regulatory zone is ten thousand (10,000) square feet, unless the provisions of Section 110.106.65 are met.

Section 110.106.90 General Commercial Regulatory Zone. The General Commercial (GC) Regulatory Zone is intended to create and preserve areas for businesses that provide a variety of wholesale and retail goods and services and serve a community or regional market. The primary uses may include wholesale and retail stores, shopping centers, specialty shops, personal services, and automobile services. Other uses include offices, restaurants, theaters, and other compatible activities. Only limited gaming is allowed. Limited gaming is defined as an establishment which contains no more than 15 slot machines (and no other game or gaming device) where the operation of the slot machines is incidental to the primary business of the establishment. The minimum lot area for this regulatory zone is ten thousand (10,000) square feet, unless the provisions of Section 110.106.65 are met.

Section 110.106.95 Tourist Commercial Regulatory Zone. The Tourist Commercial (TC) Regulatory Zone is intended to create and preserve areas for commercial establishments that meet the needs of those employees who reside at the resort, transient residents or patrons of a resort, amusement or recreational area, and areas for gaming. Additionally, this designation provides a location for ancillary retail activities such as restaurants and shopping. The minimum lot area for this regulatory zone is ten thousand (10,000) square feet, unless the provisions of Section 110.106.65(c) are met.

Section 110.106.100 Industrial Regulatory Zone. The Industrial (I) Regulatory Zone is intended to create and preserve areas for high intensity activities such as manufacturing, warehousing, mining and construction. The Industrial designation is intended to create an environment in which industrial operations may be conducted with minimal impact on the natural environment and surrounding land uses. The minimum lot area for this regulatory zone is ten thousand (10,000) square feet, unless the provisions of Section 110.106.65(c) are met.

Section 110.106.105 Other Land Use Category. The other land use category includes the following regulatory zones: General Rural and Specific Plan.

Section 110.106.110 General Rural Regulatory Zone. The General Rural (GR) Regulatory Zone is intended to identify areas that are: (1) remote and will have no or very low density development (i.e. 1 dwelling unit per 40 acres), (2) in transition from rural to suburban or urban densities on the urban fringe, and (3) remote but where unique developments may occur (e.g. destination resorts, conference centers, etc.). This regulatory zone identifies areas that may have one or more of the following characteristics:

- (a) **Floodplains.** The parcel or area is within the 100-year floodplain identified on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) or, where these maps are unavailable, is within other potential floodplain areas identified by the Washoe County Department of Community Development.
- (b) **Potential Wetlands.** The parcel or area is within a "potential wetland area" as identified by the U.S. Army Corps of Engineers (COE) or, where COE maps are unavailable, is within other potential wetland areas identified by the Washoe County Department of Community Development.

- (c) Slopes. The parcel or area has moderate slopes (between 15 and 30 percent) or steep slopes (30 percent or steeper) based on interpretation of the topographic information on the USGS maps for Washoe County.
- (d) Public Ownership. The parcel or area is under public ownership.
- (e) Remote Location Lacking Infrastructure. The parcel or area is in a remote location that does not have public infrastructure adjacent to or near the site.

Section 110.106.115 Review of General Rural Regulatory Zone Designation. Approval of all development plans for specific properties in the General Rural areas shall be on a case-by-case basis. Parcel owners may apply for an amendment to the Comprehensive Plan (Article 820) to a more intensive land use designation after addressing the potential constraints for which the property was initially designated General Rural. The General Rural designated areas will be reviewed by Washoe County at least every five years to determine if a more intensive land use regulatory zone is necessary and/or appropriate.

Section 110.106.120 General Rural Regulatory Zone Development Guidelines. The predominant land use pattern within the General Rural Regulatory Zone is open space and agriculture, with less frequent occurrence of mining or other similar uses. Through the General Rural Regulatory Zone, it is the County's intention to encourage more intensive land uses to locate in environmentally suitable areas and/or areas served by existing or planned infrastructure. Property owners will be encouraged to develop their property at densities and intensities compatible with surrounding existing and planned development. Where environmental and/or public infrastructure constraints cannot be effectively removed, the standard residential density is 1 dwelling unit per 40 acres. Higher density development shall be permitted upon finding that the constraints associated with the above mentioned characteristics can be mitigated and the plan for the area is amended. Furthermore, other uses not specified here may be appropriate, provided they deal effectively with the limitations and constraints noted, and the development represents an overall benefit to the County (e.g. unique employment opportunity). Development in the General Rural Regulatory Zone is appropriate under the following conditions:

- (a) Conservation. It will preserve the environmental character of sensitive or unique natural features and environmental constraints (e.g. moderately steep or steep slopes, potential wetlands, floodplains) must be identified and impacts mitigated according to applicable policies and ordinances.
- (b) Land Use and Transportation. Adjacent land uses shall be compatible. This land use is consistent with the Public Service, Recreation, and Resource Management designation in the Tahoe Regional Plan and the Rural Reserve designation in the Truckee Meadows Regional Plan.
- (c) Public Services and Facilities. The area typically lacks public services and facilities necessary to support development. Should these services and improvements become available, the application of this regulatory zone can be reevaluated.

Section 110.106.125 Specific Plan Regulatory Zone. The Specific Plan (SP) Regulatory Zone is intended to identify areas where detailed study and planning are required to address the unique conditions of an area, and the needs of landowners and the community. The Specific Plan designation is appropriate for redeveloping existing suburban and/or urban areas, re-planning areas that have already begun to develop in an unplanned or uncoordinated manner, planning environmentally sensitive areas, planning for a mixture of land uses and planning new communities. The specific plan document serves as the regulatory framework for development

within the Specific Plan designation by identifying the appropriate land uses and associated infrastructure necessary to support development. When adopted by the Washoe County Planning Commission, the specific plan is used as a mechanism for systematic execution of the Comprehensive Plan. Specific plans can also provide a tool to implement development agreements when it is appropriate and desirable to coordinate private funding (or cooperative public/private funding) of public services.

For parcels with a land use designation of Specific Plan (SP) for which a specific plan has not been adopted and for parcels within an area whose boundaries have been identified by the Board of County Commissioners or by the Truckee Meadows Regional Planning Agency by June 30, 1997, for the preparation of a specific plan, which may include an area identified for a visioning process or a joint plan, a property owner may choose to utilize the density and allowable use provisions of Washoe County Code, Chapter 110, in effect prior to the original effective date of this chapter (May 26, 1993) and adopted therein until a specific plan has been adopted by the Board of County Commissioners, or until the Board of County Commissioners has adopted a different land use designation for the parcel(s).

An important function of an adopted specific plan is to simplify the review procedures and permitting time necessary for subsequent development. At a minimum, the specific plan shall contain proposals for land use, circulation, water and sewerage system improvements, open space/recreation, phasing, financing and implementation. The specific plan shall also contain design guidelines and development regulations. The design guidelines address the aesthetic elements of a proposed development. The development regulations articulate the site planning criteria and address the unique aspects of the area and/or incompatible land use issues.

The Specific Plan designation shall not be used as the basis for development proposals unless and until the specific plan for the area is approved and adopted by the Washoe County Commission. All discretionary permit applications submitted must be consistent with the applicable specific plan provisions. There is no minimum lot area for this regulatory zone.

Section 110.106.130 Use of Land within Spheres of Influence. Within the spheres of influence created pursuant to the Truckee Meadows Regional Plan, the allowable uses and density for those parcels for which no regulatory zone has been identified on the regulatory zone maps shall only be those identified by Washoe County Code, Chapter 110, in effect prior to May 26, 1993. The standards of development for those parcels with no identified regulatory zone designation shall be those of the comparable regulatory zone as defined in Table 110.106.10.1, Table of Comparable Land Use and Zoning Designations. Any new use or expansion of an existing use shall require a site review pursuant to the provisions of this article. The provisions of this section shall be in effect for a parcel within a sphere of influence that has no regulatory zone designation until one of the following has occurred:

- (a) Approval of Regulatory Zone Designation for Parcel. A parcel receives a regulatory zone designation through the approval of a Comprehensive Plan amendment processed pursuant to Article 820, Amendment of Comprehensive Plan.
- (b) Assumption of Development Review Responsibilities by City. The city for whom the sphere of influence is designated assumes development review authority for the parcel pursuant to the Truckee Meadows Regional Plan through written notification to the County.
- (c) Adoption of Plan for Joint Planning Area. The city for whom the sphere of influence is designated and Washoe County adopt a plan for the joint planning area.

- (d) Annexation of Parcel. The city for whom the sphere of influence is designated annexes the parcel of land.