

SUMMARY: Amends the Development Code by changing the name of the existing regulatory zone of "General Rural Residential" to "General Rural Agricultural" and changes some of the allowed and permitted uses presently found in the "General Rural Residential" regulatory zone to allowed and permitted uses from the pre-1993 regulatory zone of A-7, as recommended for adoption by the Washoe County Planning Commission.

BILL NO. 1654

ORDINANCE NO. 1475

AN ORDINANCE APPROVING DEVELOPMENT CODE AMENDMENT CASE NUMBER DCA11-001. THE PROPOSED DEVELOPMENT CODE AMENDMENT WILL CHANGE THE NAME OF THE EXISTING REGULATORY ZONE OF "GENERAL RURAL RESIDENTIAL" TO "GENERAL RURAL AGRICULTURAL" AND WILL CHANGE SOME OF THE ALLOWED AND PERMITTED USES PRESENTLY FOUND IN THE "GENERAL RURAL RESIDENTIAL" REGULATORY ZONE TO ALLOWED AND PERMITTED USES FROM THE PRE-1993 REGULATORY ZONE OF A-7, AS RECOMMENDED FOR ADOPTION BY THE WASHOE COUNTY PLANNING COMMISSION.

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

SECTION 1. Section 110.106.05, Establishment of Master Plan Categories and Regulatory Zones, Table 110.106.05.1, Table of Master Plan Categories and Allowed Regulatory Zones of the Washoe County Code is hereby amended to read as follows:

TABLE OF MASTER PLAN CATEGORIES AND ALLOWED REGULATORY ZONES

Master Plan Category	Regulatory Zones Allowed
<u>Rural</u>	<ul style="list-style-type: none"> • General Rural • General Rural Agricultural • Public and Semi-Public Facilities • Parks and Recreation • Specific Plan • Open Space
<u>Rural Residential</u>	<ul style="list-style-type: none"> • Low Density Rural • Medium Density Rural • High Density Rural • Public and Semi-Public Facilities

	<ul style="list-style-type: none"> • Specific Plan • Parks and Recreation • Open Space
<u>Suburban Residential</u>	<ul style="list-style-type: none"> • Low Density Suburban • Low Density Suburban/2 • Medium Density Suburban • Medium Density Suburban/4 • High Density Suburban • Public and Semi-Public Facilities • Specific Plan • Parks and Recreation • Open Space

Table 110.106.05.1 (continued)

TABLE OF MASTER PLAN CATEGORIES AND ALLOWED REGULATORY ZONES

Master Plan Category	Regulatory Zones Allowed
<u>Urban Residential</u>	<ul style="list-style-type: none"> • Low Density Urban • Medium Density Urban • High Density Urban • Public and Semi-Public Facilities • Specific Plan • Parks and Recreation • Open Space
<u>Commercial</u>	<ul style="list-style-type: none"> • Neighborhood Commercial/Office • General Commercial • Tourist Commercial • Public and Semi-Public Facilities • Specific Plan • Parks and Recreation • Open Space
<u>Industrial</u>	<ul style="list-style-type: none"> • Industrial • Public and Semi-Public Facilities • Specific Plan • Parks and Recreation • Open Space
<u>Open Space</u>	<ul style="list-style-type: none"> • Open Space • Public and Semi-Public Facilities • Parks and Recreation

SECTION 2. Section 110.106.10, Master Plan Categories (a) of the Washoe County Code is hereby amended to read as follows:

Section 110.106.10 Master Plan Categories.

- (a) Rural. The Rural Master Plan category is intended for areas of the County that are remote, have minimal infrastructure, contain significant amounts of open spaces, and which are suitable for commercial agricultural and grazing uses, extraction industries, natural resource conservation, energy production, rural commerce, and large lot residential uses. A residential density of one (1) dwelling unit per forty (40) acres and greater is typical within the Rural Master Plan category. The following Regulatory Zones are allowed in and are consistent with the Rural Master Plan category: General Rural, General Rural Agricultural, Public and Semi-Public Facilities, Specific Plan, Parks and Recreation, and Open Space.

SECTION 3. Section 110.106.15, Regulatory Zones of the Washoe County Code is hereby amended to read as follows:

Section 110.106.15 Regulatory Zones.

- (a) 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. one (1) dwelling unit per forty (40) acres),
 - (2) Remote but where unique developments may occur (e.g. destination resorts).
 - (3) Suitable for more intensive resource extraction, including energy production, and
 - (4) Suitable for large scale agricultural and/or grazing operations. This regulatory zone identifies areas that may have one or more of the following characteristics:
 - (i) 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 other potential floodplain areas identified by the Washoe County Department of Public Works.
 - (ii) Potential Wetlands. The parcel or area is within a "potential wetland area" as identified by the U.S. Army Corps of Engineers (COE) or other potential wetland areas identified by the Washoe County Department of Community Development and the Washoe County Department of Public Works.

- (iii) Slopes. The parcel or area has moderate slopes (between fifteen (15) and thirty (30) percent) or steep slopes (thirty (30) percent or steeper) based on the best available topographic information.
 - (iv) Public Ownership. The parcel or area is under public ownership.
 - (v) 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.
 - (vi) Agriculture and Grazing. The parcel or area is actively engaged in agricultural production or livestock grazing.
 - (vii) Resource Extraction and Energy Production. The parcel or area is suitable for, or is currently engaged in, resource extraction related uses or energy production.
 - (viii) Conservation of Natural Resources and Open Space. The parcel or area has unique natural resources, scenic quality, habitat value, or open spaces.
- (b) General Rural Agricultural Regulatory Zone. The General Rural Agricultural (GRA) Regulatory Zone is intended to preserve areas where large lot residential uses, open space, agricultural and grazing uses predominate. Mining, natural resource extraction, and other similar uses are not allowed in the GRA Regulatory Zone to avoid incompatibility with the desired large lot rural, agricultural character. Single-family dwellings and associated accessory uses located on lots forty (40) acres in size or larger, with limited public services and facilities, is the desired land use pattern in the GRA Regulatory Zone. The maximum number of primary dwelling units that may be located in the GRA Regulatory Zone is one (1) unit per forty (40) acres. The minimum lot area in the GRA Regulatory Zone is forty (40) acres.
- (u) 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 and needs of an area, the landowners, and the community. The Specific Plan Regulatory Zone is appropriate for redeveloping existing suburban, urban, commercial and industrial 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. When adopted by the Washoe County Board of County Commissioners, the Specific Plan Regulatory Zone identifies areas where unique planning conditions and needs have been shown to exist and where special considerations are required to more effectively implement the Master Plan. The availability of the Specific Plan Regulatory Zone is not subject to exclusion from specific Character Management Areas and remains available for potential application anywhere in the unincorporated county regardless of its appearance or lack of appearance on lists of available regulatory zones contained within individual area plans.

SECTION 4. Section 110.106.30, Use of Lands within Spheres of Influence, Table 110.106.30.1, Table of Comparable Regulatory Zones and Pre-1993 Zoning Ordinance Districts, of the Washoe County Code is hereby amended to read as follows:

Section 110.106.30 Use of Land within Spheres of Influence.

Table 110.106.30.1

**TABLE OF COMPARABLE REGULATORY ZONES AND
PRE-1993 ZONING ORDINANCE DISTRICTS**

Regulatory Zone	Comparable Pre-1993 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 and Low Density Suburban Two	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 and Medium Density Suburban Four	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 Agricultural	A-7, A-8, A-9, A-10, A-11
Specific Plan	Any zone if included in an adopted Design Standards Manual.

SECTION 5. Section 110.226.00, Purpose, of the Washoe County Code is hereby amended to read as follows:

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

SECTION 6. Section 110.226.15, General Rural Residential Area Modifier, of the Washoe County Code is hereby amended as follows:

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

(a) Allowed Uses:

- (1) One permanent single-family dwelling. A new single family dwelling in General Rural Agricultural (GRA) zoning is not required to have a garage or carport.
- (2) Detached accessory dwelling unit. A detached accessory dwelling unit in General Rural Agricultural (GRA) zoning is NOT limited to the minimum or maximum floor area requirements as specified in Article 306, Accessory Uses and Structures.
- (3) Four (4) or fewer motorized vehicles. Four (4) or fewer motorized vehicles owned by and registered to occupants of a detached single-family dwelling unit, and used for commercial activities conducted away from the residence may be parked on the property, provided the vehicles are operable and registered under the provisions of the Nevada Vehicle Code for street travel. All commercial vehicles shall be parked within an enclosed garage or behind a screened enclosure.

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

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

(c) Prohibited Uses:

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

(d) General Standards:

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

SECTION 7. Section 110.302.05, Table of Uses, of the Washoe County Code is hereby amended to read as follows:

Section 110.302.05 Table of Uses. The uses that are allowed in each regulatory zone are set forth in Table 110.302.05.1 through Table 110.302.05.5. The regulatory zones are indicated in Table 110.302.05.1 through Table 110.302.05.5 as follows:

- (a) Low Density Rural is indicated as "LDR";
- (b) Medium Density Rural is indicated as "MDR";
- (c) High Density Rural is indicated as "HDR";
- (d) Low Density Suburban is indicated as "LDS";
- (e) Medium Density Suburban is indicated as "MDS";
- (f) High Density Suburban is indicated as "HDS";
- (g) Low Density Urban is indicated as "LDU";
- (h) Medium Density Urban is indicated as "MDU";
- (i) High Density Urban is indicated as "HDU";
- (j) General Commercial is indicated as "GC";

- (k) Neighborhood Commercial/Office is indicated as "NC";
- (l) Tourist Commercial is indicated as "TC";
- (m) Industrial is indicated as "I";
- (n) Public/Semi-Public Facilities is indicated as "PSP";
- (o) Parks and Recreation is indicated as "PR";
- (p) Open Space is indicated as "OS";
- (q) General Rural is indicated as "GR"; and
- (r) General Rural Agricultural is indicated as "GRA."

SECTION 8. Section 110.302.05, Table 110.302.05.1, Table of Uses (Residential Use Types), of the Washoe County Code is hereby amended to read as follows:

Table 110.302.05.1

TABLE OF USES (Residential Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Family Residential																		
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A
Detached Accessory Dwelling	AR	AR	AR	AR	S ₂	--	--	--	--	--	--	--	--	--	--	--	A	A
Detached Accessory Structure	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A
Duplex	--	--	--	P	P	P	P	P	A	--	S ₂	--	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	P	P	A	--	S ₂	--	--	--	--	--	--	--
Single Family, Attached	--	--	--	A	A	A	A	A	A	--	S ₂	--	--	--	P	--	--	A
Single Family, Detached	A	A	A	A	A	A	A	S ₂	S ₂	--	S ₂	--	--	--	P	--	A	A
Non-municipal Air Strips and Glider Ports (Accessory Use)	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	S ₂	--
Personal Landing Field (Accessory Use)	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	S ₂	--
Manufactured Home Parks	*	*	*	*	*	S ₂	S ₂	*	*	--	--	--	--	--	--	--	*	--
Residential Group Home	A	A	A	A	A	A	A	A	A	--	S ₂	--	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; AR = Administrative Review pursuant to 110.306.25(i); 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; * = Allowed with a Board of Adjustment Special Use Permit in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code.

SECTION 9. Section 110.302.05, Table 110.302.05.2, Table of Uses (Civic Use Types), of the Washoe County Code is hereby amended to read as follows:

Table 110.302.05.2

TABLE OF USES (Civic Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Civic Use Types (Section 110.304.20)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Administrative Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--
Child Care																		
Family Daycare	A	A	A	A	A	A	A	A	A	--	P	--	--	--	--	--	--	A
Large-Family Daycare	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	S ₂	--	--	--	--	--	P	S ₂
Child Daycare	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	P	P	P	S ₂	--	S ₂	--
Community Center	--	--	--	--	--	--	P	P	P	A	S ₂	A	--	A	A	--	--	--
Convalescent Services	--	--	--	S ₂	S ₂	S ₂	P	P	P	P	S ₂	--	--	P	--	--	--	--
Cultural and Library Services	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	A	A	A	--	A	A	--	A	S ₂
Education	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	S ₂	S ₂	--	S ₂	S ₂
Group Care	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	--	--	--	--	--	S ₂	--
Hospital Services	--	--	--	--	--	--	--	--	--	A	S ₂	--	--	A	--	--	--	S ₂
Major Services and Utilities																		
Utility Services	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--
Major Public Facilities	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	S ₂	S ₂	S ₂	--	S ₂	--
Nature Center	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	--	--	S ₂	--	S ₂	--
Parks and Recreation																		
Active Recreation	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	A	A	--	PR	S ₂
Passive Recreation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Postal Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	A	--	--	--
Public Parking Services	--	--	--	--	--	--	--	A	A	A	A	A	A	A	--	--	--	--
Public Service Yard	--	--	--	--	--	--	--	--	--	--	--	--	A	S ₂	--	--	S ₂	A
Religious Assembly	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	P	P	P	P	--	S ₂	A
Safety Services	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	S ₂	--

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

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

SECTION 10. Section 110.302.05, Table 110.302.05.3, Table of Uses (Commercial Use Types), of the Washoe County Code is hereby amended to read as follows:

Table 110.302.05.3

TABLE OF USES (Commercial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Administrative Offices	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--
Adult Characterized Business (see Chapter 25, Washoe County Code)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Animal Sales and Services																		
Commercial Kennels	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	S ₂	--	--	S ₂	--	--	--	S ₂	S ₂
Commercial Stables	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	S ₂	S ₂
Dog Training Services (see Article 330)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Grooming and Pet Stores	--	--	--	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	--	--	--	--	--	--	--
Pet Cemeteries	P	P	P	--	--	--	--	--	--	S ₂	--	--	--	A	--	--	P	--
Veterinary Services, Agricultural	P	P	P	P	--	--	--	--	--	S ₂	--	--	--	--	--	--	S ₂	S ₂
Veterinary Services, Pets	--	--	--	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	--	P	--	--	--	--	S ₂
Automotive and Equipment																		
Automotive Repair	--	--	--	--	--	--	--	--	--	P	--	--	A	--	--	--	--	--
Automotive Sales and Rentals	--	--	--	--	--	--	--	--	S ₂	A	A	A	A	--	--	--	--	--
Cleaning	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	A	--	--	--	--	--
Commercial Parking	--	--	--	--	--	--	P	P	P	A	A	A	A	P	--	--	--	--
Equipment Repair and Sales	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Fabricated Housing Sales	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Storage of Operable Vehicles	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Truck Stops	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	S ₂	--	--	--	--	--
Building Maintenance Services	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Commercial Centers																		
Neighborhood Centers	--	--	--	S ₂	S ₂	S ₂	P	P	P	A	A	A	A	--	--	--	--	--
Community Centers	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	--	--	--	--
Regional Centers	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	--	--	--	--	--	--
Commercial Educational Services	--	--	--	--	--	--	P	P	P	A	A	--	A	A	--	--	--	--
Commercial Recreation																		
Commercial Campground Facilities/RV Park	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	S ₂	S ₂
Destination Resorts	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	S ₂	S ₂
Indoor Entertainment	--	--	--	--	--	--	--	--	--	A	P	A	--	P	--	--	--	--
Indoor Sports and Recreation	--	--	--	--	--	--	--	--	--	S ₂	S ₂	P	S ₂	P	P	--	--	--
Limited Gaming Facilities	--	--	--	--	--	--	--	--	--	P	P	P	S ₂	--	--	--	--	--
Marinas	--	--	--	--	--	--	--	--	--	P	--	P	--	P	P	--	P	S ₂
Outdoor Entertainment	--	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	--	S ₂	--	--	--
Outdoor Sports and Recreation	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	P	P	S ₂	P	--	P	S ₂
Outdoor Sports Club	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	P	--	S ₂	S ₂
Unlimited Gaming Facilities	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--	--

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 11. Section 110.302.05, Table 110.302.05.3 (continued), Table of Uses (Commercial Use Types), of the Washoe County Code is hereby amended to read as follows:

Table 110.302.05.3 (continued)

TABLE OF USES (Commercial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Communication Facilities																		
Commercial Antennas	S ₂	S ₂	S ₂	--	--	--	--	--	--	S ₂	S ₂	--	S ₂	S ₂	--	--	S ₂	--
Satellite Dish Antennas	See Article 324																	
Wireless Communication Facilities	See Article 324																	
Construction Sales and Services	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Continuum of Care Facilities, Seniors	--	--	--	--	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--
Convention and Meeting Facilities	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S ₂	--	--	--
Eating and Drinking Establishments																		
Convenience	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	P	--	--	--	--	--
Full Service	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	P	--	--	--	--	--
Financial Services	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	P	--	--	--	--	--
Funeral and Internment Services																		
Cemeteries	P	P	P	--	--	--	--	--	--	S ₂	--	--	--	A	--	--	P	S ₂
Undertaking	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--
Gasoline Sales and Service Stations	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	A	--	--	--	S ₂	--
Helicopter Services																		
Heliport	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	S ₂	--	--	S ₂	--
Helistop	S ₂	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	S ₂	S ₂	--	--	S ₂	--
Liquor Sales																		
Off-Premises	--	--	--	--	--	--	P	P	P	A	A	A	P	--	--	--	--	--
On-Premises	--	--	--	--	--	--	P	P	P	A	P	A	P	--	--	--	--	--
Lodging Services																		
Bed and Breakfast Inns	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	P	--	--	--	--	S ₂	S ₂
Condominium Hotel	--	--	--	--	--	--	--	--	--	A	S ₂	A	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	--	--
Hotels and Motels	--	--	--	--	--	--	--	--	--	A	S ₂	A	--	--	--	--	--	--
Vacation Time Shares	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--
Medical Services	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	--	--	A	--	--	--	--
Nursery Sales																		
Retail	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Wholesale	S ₂	S ₂	S ₂	--	--	--	--	--	--	A	--	--	A	--	--	--	S ₂	A
Personal Services	--	--	--	--	--	--	P	P	P	A	A	A	--	--	--	--	--	--
Personal Storage	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	S ₂	--	A	--	--	--	--	--
Professional Services	--	--	--	--	--	--	P	P	P	A	A	--	P	--	--	--	--	--

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 12. Section 110.302.05, Table 110.302.05.3 (continued), Table of Uses (Commercial Use Types), of the Washoe County Code is hereby amended to read as follows:

Table 110.302.05.3 (continued)

TABLE OF USES (Commercial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Recycle Center																		
Full Service Recycle Center	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Remote Collection Facility	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	P	P	P	P	A	P	P	--	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	--	--	--	--
Repair Services, Consumer	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Retail Sales																		
Convenience	--	--	--	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	A	A	--	--	--	--	--
Specialty Stores	--	--	--	--	--	--	--	--	--	A	P	A	--	--	--	--	--	--
Comparison Shopping Centers	--	--	--	--	--	--	--	--	--	A	--	A	--	--	--	--	--	--
Secondhand Sales	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	--	--	--
Transportation Services	--	--	--	--	--	--	--	--	--	A	A	A	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

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

SECTION 13. Section 110.302.05, Table 110.302.05.4, Table of Uses (Industrial Use Types), of the Washoe County Code is hereby amended to read as follows:

Table 110.302.05.4

TABLE OF USES (Industrial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Industrial Use Types (Section 110.304.30)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Aggregate Facilities																		
Permanent	S ₂	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	S ₂	--
Temporary	See Article 332																	
Custom Manufacturing	S ₂	S ₂	S ₂	--	--	--	--	--	--	S ₂	--	S ₂	A	--	--	--	S ₂	--
Energy Production																		
Non-Renewable*	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	--	S ₂	S ₂	--
Renewable*	S ₂	S ₂	--	--	--	--	--	--	--	S ₂	--	S ₂	S ₂	S ₂	--	S ₂	S ₂	S ₂
General Industrial																		
Limited	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--
Intermediate	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--
High Technology Industry	--	--	--	--	--	--	--	--	--	S ₂	S ₂	--	A	--	--	--	S ₂	--
Inoperable Vehicle Storage	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--
Laundry Services	--	--	--	--	--	--	--	--	--	P	--	--	A	--	--	--	--	--
Mining Operations	S ₂	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	S ₂	--
Petroleum Gas Extraction	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	S ₂	--
Salvage Yards	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--
Wholesaling, Storage and Distribution																		
Light	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--

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

Note: * If a special use permit for an energy production project meets the criteria for a project of regional significance, that special use permit will be reviewed by the Washoe County Planning Commission.

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

SECTION 14. Section 110.302.05, Table 110.302.05.5, Table of Uses (Agricultural Use Types), of the Washoe County Code is hereby amended to read as follows:

Table 110.302.05.5
TABLE OF USES (Agricultural Use Types)
 (See Sections 110.302.10 and 110.302.15 for explanation)

Agricultural Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Agricultural Processing	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	S ₂	A
Agricultural Sales	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	A	--	--	A	--	--	--	S ₂	A
Animal Production	A	A	A	A	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	A	A
Animal Slaughtering, Agricultural	A	A	A	A	--	--	--	--	--	--	--	--	--	--	A	A	A	A
Animal Slaughtering, Commercial	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--
Animal Slaughtering, Mobile	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂
Crop Production	A	A	A	A	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	A	A
Forest Products	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	P	--
Game Farms	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂
Produce Sales	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	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

SECTION 15. Section 110.306.10, Detached Accessory Structures, of the Washoe County Code is hereby amended to read as follows:

Section 110.306.10 Detached Accessory Structures. Detached accessory structures are defined in Article 304, Use Classification System, under Section 110.304.15, Residential Use Types. The following development requirements shall apply to detached accessory structures:

- (a) Lot Coverage. The establishment of detached accessory structures shall not exceed the following lot coverage limitations:
 - (1) On lots in the High Density Suburban (HDS) and Medium Density Suburban (MDS) Regulatory Zones, the combined area (i.e. square footage) of all building footprints on the lot shall not exceed fifty (50) percent of the total lot acreage;
 - (2) On lots in the Low Density Suburban (LDS) Regulatory Zones, the combined area (i.e. square footage) of all building footprints on the lot shall not exceed twenty-five (25) percent of the total lot acreage;
 - (3) On lots in the High Density Rural (HDR) Regulatory Zone, the combined area (i.e. square footage) of all building footprints on the lot shall not exceed twenty (20) percent of the total lot acreage;
 - (4) On lots in the Medium Density Rural (MDR) Regulatory Zone, the combined area (i.e. square footage) of all building footprints on the lot shall not exceed fifteen (15) percent of the total lot acreage;

- (5) On lots in the Low Density Rural (LDR) Regulatory Zone, the combined area (i.e. square footage) of all building footprints on the lot shall not exceed ten (10) percent of the total lot acreage or eighty-thousand (80,000) square feet, whichever is less;
 - (6) Exemptions to lot coverage limitations. Parcels forty (40) acres in size or larger in the General Rural (GR) and General Rural Agricultural (GRA) Regulatory Zones, and all parcels in the Commercial, Industrial, and Urban Regulatory Zones, are exempt from the lot coverage limitations of this section.
- (b) Setbacks.
- (1) Accessory structures twelve (12) feet in height or less may be located within the required rear and side yard setbacks provided they are five (5) feet or more from the rear and side property line. Accessory structures are prohibited within the required front yard setback.
 - (2) Accessory structures more than twelve (12) feet in height shall comply with the yard setbacks for the main dwelling units stipulated in Article 406, Building Placement Standards. The height of a structure is determined by using the building code currently adopted by Washoe County.
- (c) Height Limits. The height of an accessory structure shall not exceed twelve (12) feet when the structure is erected within the required yard setbacks. The height of an accessory structure shall not exceed thirty-five (35) feet when the structure is erected outside the required yard setbacks.
- (d) Size. A proposal to establish a detached accessory structure that is larger (i.e. has more square footage or a larger building footprint) than the existing main structure shall require the approval of an Administrative Permit (pursuant to Article 808), to include review of building height and architectural compatibility with surrounding dwellings, prior to the issuance of a building permit. Parcels forty (40) acres in size or larger in the General Rural (GR) and General Rural Agricultural (GRA) Regulatory Zones, and all parcels in the Commercial and Industrial Regulatory Zones, are exempt from this requirement.

SECTION 16. Section 110.306.15, Main Structures Required, of the Washoe County Code is hereby amended to read as follows:

Section 110.306.15 Main Structures Required. Except as otherwise provided in Section 110.330.55, Agricultural Buildings, it is unlawful to construct, erect or locate private garages or other accessory structures and uses in any "Rural," "Suburban" or "Urban" Residential Regulatory Zone, including the General Rural Agricultural (GRA) Regulatory Zone, without an existing main structure and/or existing principal use as provided for under Article 302, Allowed Uses.

SECTION 17. Section 110.306.20, Attached Accessory Dwellings, of the Washoe County Code is hereby amended to read as follows:

Section 110.306.20 Attached Accessory Dwellings. Attached accessory dwellings are defined in Article 304, Use Classification System, under Section 110.304.15, Residential Use Types. Attached accessory dwellings are permitted in the General Rural (GR), General Rural Agricultural (GRA), and the Residential Regulatory Zones, pursuant to all of the following regulations:

SECTION 18. Section 110.306.25, Detached Accessory Dwellings, of the Washoe County Code is hereby amended to read as follows:

Section 110.306.25 Detached Accessory Dwellings. Detached accessory dwellings are defined in Article 304, Use Classification System, under Section 110.304.15, Residential Use Types. Detached accessory dwellings are allowed in the General Rural (GR) and General Rural Agricultural (GRA) Regulatory Zones, and are permitted in the Low Density Rural (LDR), Medium Density Rural (MDR), High Density Rural (HDR), and Low Density Suburban (LDS) Regulatory Zones pursuant to the administrative review process and requirements of this section. A detached accessory dwelling is permitted in the Medium Density Suburban (MDS) Regulatory Zone subject to a special use permit reviewed by the Board of Adjustment. Any detached accessory dwelling unit must adhere to the following requirements:

SECTION 19. Section 110.326.15 Setbacks and Height, of the Washoe County Code is hereby amended to read as follows:

Section 110.326.15 Setbacks and Height.

- (a) Setbacks from Adjacent Parcels – Private Wind Machines. Notwithstanding Section 110.402.10, Heights: Special Exceptions, of the Development Code, minimum setback for a private wind machine shall be:
- (1) All private wind machines shall be erected in accordance with the setback requirements of the regulatory zone in which they are located (see Table 110.406.05.1, Standards). Additionally, all private wind machines shall maintain a minimum setback of one (1) times the overall machine height including the uppermost extension of any blades, from any public roads and highways, railroads, trail easements, aboveground utility lines, and any existing residence on an adjoining property.
 - (2) Private wind machines shall be allowed closer to a property line within any land use designation if the abutting property owner(s) grants written approval of the proposed setback. The written consent shall be signed and notarized by the owner of record of the adjoining property and shall detail the setback distance and the size and height of the proposed private wind machine. The written consent shall be recorded with the Washoe County Recorder, a conformed copy of which shall be submitted with the building permit application to construct the wind machine.

- (3) Guy wire anchors may not extend closer than five (5) feet from any property line and shall be made clearly visible to a minimum height of six (6) feet.
 - (4) Private wind machines shall not be located within the front yard setback of any parcel of land nor within the front yard setback facing a street on a corner parcel of land.
- (b) Setbacks from Adjacent Parcels – Commercial Wind Machines. A minimum setback for each commercial wind machine is identified below. These setbacks may be reduced with the written consent of the owner(s) of the adjoining property(s):
- (1) Three (3) times the overall machine height, including the uppermost extension of any blades, from the property line of any nonparticipating residentially zoned property including any property within the General Rural Agricultural (GRA) regulatory zone.
 - (2) One (1) times the overall machine height, including the uppermost extension of any blades, from railroads; trail easements; aboveground utility lines; and public roads which are maintained by the county, state or a local GID.
 - (3) One (1) times the overall machine height, including the uppermost extension of any blades, from the property line of any privately owned non-residentially zoned properties.
 - (4) Thirty (30) feet from any undeveloped federally owned property unless greater setbacks are requested by that affected federal agency.
 - (5) One (1) mile from any existing off-site dwelling(s) or other occupied buildings within Washoe County.

SECTION 20. Section 110.406.05, General, Table 110.406.05.1, Standards, of the Washoe County Code is hereby amended to read as follows:

Table 110.406.05.1

STANDARDS

Part One: Density/Intensity Standards																					
	LDR	MDR	HDR	LDS	LDS 2	MDS	MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA	
Dwelling Unit Per Acre (du/ac)	0.1	0.2	0.4	1	2	3h	4h	7a	10b	21c	42c	n/a	5	n/a	n/a	n/a	n/a	n/a	0.025	0.025	
Height (feet)	35	35	35	35	35	35	35	35	40	70	70	80	60	45	65	65	65	n/a	35	35	

Notes:

- a - 7 dwelling units per acre single-family detached; 9 dwelling units per acre for attached single-family and mobile home parks
- b - 10 dwelling units per acre for single-family detached; 14 dwelling units per acre for multi-family and 12 units per acre for mobile home parks
- c - Multi-family
- h - 3 dwelling units per acre single-family detached; 5 dwelling units per acre for both single-family attached and manufactured home parks within areas designated as Trailer (TR) Overlay zone in effect prior to May 26, 1993.

Part Two: Lot Size																					
	LDR	MDR	HDR	LDS	LDS 2	MDS	MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA	
Minimum Lot Area (1,000's of sq. ft. unless otherwise indicated)	8ac	4ac	2ac	35	17.5	12	9	5	3.7d	8e	8f	10	10	10	10	n/a	n/a	n/a	40ac	40ac	
Minimum Lot Width (feet)	250	200	150	120	100	80	70	60	60	60	60	75	75	100	100	100	n/a	n/a	660	660	

Notes:

- d - 3,700 square feet for single-family detached and 8,000 square feet with two (2) attached single-family dwelling units
- e - 3,700 square feet for single-family detached and 8,000 square feet with four (4) multi-family units
- f - 3,700 square feet for single-family detached and 8,000 square feet with eight (8) multi-family units
- g - 40 acres nominally = 1/16 section

Part Three: Yard and Setback Dimensions												
	LDR	MDR	HDR	LDS	LDS 2	MDS	MDS 4	HDS	LDU	MDU	HDU	
Front Yard (feet)	30	30	30	30	30	20	20	20	15	15	20	
Side Yards (feet)	50	15	15	12	10	8	7	5	5	5	5	
Rear Yard (feet)	30	30	30	30	30	20	20	20	10	20	20	

Part Three: Yard and Setback Dimensions (cont.)									
	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Front Yard (feet)	10	15	20	15	20	20	n/a	30	30
Side Yards (feet)	10	15	10	10	15	15	n/a	50	50
Rear Yard (feet)	10	20	10	15	20	20	n/a	30	30

SECTION 21. Section 110.406.30, Front Yards, of the Washoe County Code is hereby amended to read as follows:

Section 110.406.30 Front Yards. Front yards shall comply with the provisions of this section.

- (a) Through Lots. On through lots, either end lot line may be considered the front line, except when the access would be from a street classified as a collector or an arterial. The minimum rear yard shall not be less than the required front yard in the regulatory zone in which such lot is located. After development of the lot has occurred, the yard chosen as the front yard shall remain the front yard for all further development on the lot.
- (b) Interior Lots. On any interior lot in any residential land use category or, in General Rural or in General Rural Agricultural land use categories, the front yard requirement shall be fifteen (15) feet where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) above (or below) the established street grade for every ten (10) feet of horizontal distance. Plans submitted must be specific enough to establish conformance with these provisions.

SECTION 22. Section 110.502.20, Permit Issuance and Standards for New Signs, of the Washoe County Code is hereby amended to read as follows:

Section 110.502.20 Permit Issuance and Standards for New Signs. Each of the following standards must be complied with as part of the approved plans for an approved building permit:

- (a) Size and Height of Billboard; Number of Faces. A billboard shall not exceed the following height and size requirements, or the number of faces:
 - (1) A billboard shall not exceed thirty-five (35) feet in height above the grade of the road to which it is oriented and may not exceed fifty (50) feet in height above the foundation grade of the sign.
 - (2) A billboard shall not exceed six hundred seventy-two (672) square feet in size, except as provided in this section.
 - (3) Each face of a billboard may have a cut-out attached to the face of the sign, the size of the cut-out may not exceed ten (10) percent of the rectangular or square face of the sign to which it is attached.
 - (4) A billboard may not contain more than two (2) sides on which a message is attached and one (1) side may not be angled from the other side by more than twenty (20) degrees as measured from the back of the structure supporting the side.
 - (5) A billboard may not be stacked upon another off-premise or on-premise sign.
- (b) Spacing Requirements. A billboard shall conform to the following spacing standards:
 - (1) Spacing Between Billboards. The distance between billboards shall conform to the following:

- (i) A billboard shall not be closer than one thousand (1,000) feet to another conforming or nonconforming billboard located on the same side of the road, street or highway.
 - (ii) A billboard shall not be closer than one thousand (1,000) feet to another conforming or nonconforming billboard located on an intersecting street and when the signs are on the same side of the street where the intersection of the two (2) streets occurs.
 - (iii) For the purposes of measuring the distance between billboards, the measurement shall be parallel to the streets on which the signs are located.
 - (iv) No more than two (2) billboards may exist at the intersection of streets and the signs shall be located diagonally opposite each other at the intersection of streets.
- (2) Spacing Between Billboards and On-Premise Signs. A billboard shall not be closer than fifty (50) feet to an existing free-standing sign regulated by Sections 110.504.40 through 110.504.70.
 - (3) Spacing from Residential Regulatory Zones. A billboard shall not be closer than five hundred (500) feet to an established residential regulatory zone that is Rural, Suburban Urban or the General Rural Agricultural (GRA) or General Rural (GR) regulatory zones.

SECTION 23. Section 110.504.50, Special Standards by Regulatory Zone, of the Washoe County Code is hereby amended to read as follows:

Section 110.504.50 Special Standards by Regulatory Zone. The following special standards, by regulatory zone, shall apply:

- (a) Rural, Suburban and Urban Residential Regulatory Zones; General Rural Agricultural (GRA) and General Rural (GR) Regulatory Zones; except as provided in paragraphs (b) and (c) of this section:
 - (1) Maximum height of freestanding signs is the larger of six (6) feet or height permitted in Section 110.504.45, Special Standards by Type of Sign.
 - (2) Allowable sign area shall be as proved in Section 110.504.45, Special Standards by Type of Sign. Other permanent signs may not exceed sixteen (16) square feet.
 - (3) Illumination shall be indirect only.
 - (4) Moving, animated or flashing signs are not allowed.
 - (5) Projecting signs are not allowed.

SECTION 24. 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 Chairman 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 County Clerk 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. This Ordinance shall be in effect from and after its publication as hereinafter provided, and after this Ordinance is signed by the Chairman of the Board (which signature shall be simultaneous with the Chairman's approval of a Master Plan Amendment amending the Warm Springs Area Plan) and attested and sealed by the County Clerk, this Ordinance shall be published by title only, together with the names of the Commissioners voting for or against and with a statement that typewritten copies of said ordinance are available for inspection by all interested parties at the office of the County Clerk, such publication to be made in the Reno Gazette Journal, a newspaper published and having general circulation in the County, at least once a week for a period of two weeks by two insertions as required by NRS 244.100 and any other enabling laws.

5. 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 it 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

This Ordinance was proposed on 10-25-11 by
Commissioner Weber.

This Ordinance was passed on Nov. 8, 2011.

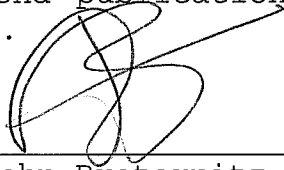
Those voting "aye" were Bretternitz-Weber-Larkin-Humke-Jung.

Those voting "nay" were None.

Those absent were none.

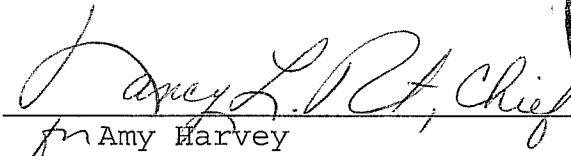
Those abstaining were none.

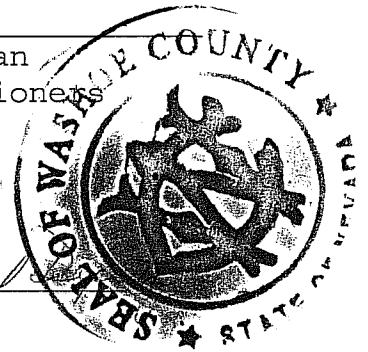
This Ordinance shall be in force and effect immediately upon the date of the second publication of such Ordinance as required by NRS 244.100.



John Breternitz, Chairman
Board of County Commissioners
Washoe, County, Nevada

ATTEST:


for Amy Harvey
County Clerk



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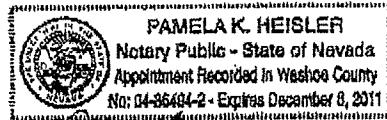
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COUNTY OF WASHOE

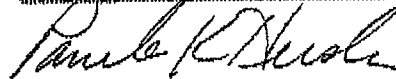
Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: 11/11/2011 - 11/18/2011, for exact publication dates please see last line of Proof of Publication below.

Signed: 
Gina Bries

NOV 18 2011

Subscribed and sworn to before me





Proof of Publication

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO.1475 BILL NO. 1654 An Ordinance approving Development Code Amendment Case Number DCA11-001. The proposed Development Code Amendment will change the name of the existing regulatory zone of "General Rural Residential" to "General Rural Agricultural" and will change some of the allowed and permitted uses presently found in the "General Rural Residential" regulatory zone to allowed and permitted uses from the pre-1993 regulatory zone of A-7, as recommended for adoption by the Washoe County Planning Commission. (Bill No. 1654) NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled ordinance are available for inspection by the interested parties at the office of the County Clerk of Washoe County, Nevada, at her office in the Washoe County Courthouse, 75 Court Street, Reno, Washoe County, Nevada; and that the ordinance was proposed on October 25, 2011 and was passed and adopted without amendment at a regular meeting held on November 08, 2011 by the following vote of the Board of County Commissioners: Those Voting Aye: John Breternitz David Humke Kitty Jung Bonnie Weber Robert Larkin Those Voting Nay: None Those Absent:None This ordinance shall be in full force and effect from and after the date of the second publication of such ordinance by its title only on November 18, 2011. IN WITNESS WHEREOF, the Board of

Ad Number: 1000767464

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County Commissioners of Washoe County, Nevada, has caused this ordinance to be published by title only. DATED: November 9, 2011. AMY HARVEY, Washoe County Clerk and Clerk of the Board of County Commissioners No. 767464 Nov 11, 18, 2011

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