

SUMMARY: An ordinance amending Washoe County Code at Chapter 110 by creating common standards for development of schools between Washoe County and the two municipalities within Washoe County.

BILL NO. 1705

ORDINANCE NO. 1524

An ordinance technically amending the Washoe County Code at Chapter 110, Development Code, by creating a new Article 440, Public School Facilities Design Standards, to implement the requirements of AB87 of the 2013 Legislature by creating common standards for development of schools between Washoe County and the two municipalities within Washoe County, and providing for other matters properly relating thereto.

Whereas:

A. This Ordinance is adopted pursuant to a provision in NRS Chapter 278 and therefore is not a "rule" as defined in NRS 237.060.

The Board of County Commissioners of the County of Washoe do Ordain:

SECTION 1. Article 440, Public School Facilities Design Standards, of the Washoe County Development Code is hereby created and reads as follows:

Article 440

PUBLIC SCHOOL FACILITIES DESIGN STANDARDS

Sections:

110.440.00	Purpose
110.440.05	General
110.440.10	Height Standards
110.440.15	Building Setbacks
110.440.20	Landscaping Requirements
110.440.25	Parking Requirements

Section 110.440.00 Purpose. The purpose of this article, Article 440, Public School Facilities Design Standards, is to set forth the regulations governing the development of any new public school building or for any addition to or alteration of an existing public school building.

Section 110.440.05 General. The development standards established by this article have been developed in cooperation with the Washoe County School District and the Cities of Reno and Sparks. Where the specific standards established by this article are silent, general Development Code standards shall apply. The Public School Facilities (Education Use Type) are allowed, without discretionary review, in all regulatory zones, with the exception of "Industrial" and "Open Space," subject to one or more site plan review meetings between the Washoe County Planning and Development Division and the Washoe County School District. Site plan review meetings must take place at least ninety (90) days prior to submittal of building permit applications. Site plan review meetings are intended to ensure that public school facilities are compatible with and complimentary to the character of the surrounding area.

Section 110.440.10 Height Standards. There is no maximum building height for public school buildings, which provides for the flexibility to build unique facilities in urban core areas. Proposed building heights will be consistent with the character of the surrounding community.

Section 110.440.15 Building Setbacks. Public school buildings shall be set back not less than one (1) foot for every foot in building height (measured at the highest point) when adjacent to residential uses, or to land with zoning that allows residential uses. Each elevation will determine the amount of setback to the adjacent property line. School buildings may be set at a zero (0) foot setback when adjacent to non-residential uses. The site plan review process will ensure that there is enough distance to enable access for maintenance of the buildings.

Section 110.440.20 Landscaping Requirements. Landscaping details will be determined based on type of school, community character, and site specifics such as slope and soil quality. These details will be determined during a pre-site plan review meeting between the Planning and Development Division and school representatives. The meeting shall take place not less than ninety (90) days prior to anticipated submittal of building permit applications. Up to twenty (20) percent of the site may be required to be landscaped.

Section 110.440.25 Parking Requirements. Education uses shall provide at least the minimum number of parking spaces as provided below. All parking, loading and maneuvering areas shall be permanently paved with asphalt or concrete, and shall be permanently striped. All other relevant standards, such as Americans with Disabilities Act (ADA) and American National Standards Institute (ANSI) shall also be met.

- (a) **High School.** One (1) space for each one and one-half (1.5) students, and one (1) space for each faculty and staff member based on design capacity, including any additional classrooms that may be added at a later date.
- (b) **Junior/Middle School.** Two (2) spaces per classroom plus one (1) space per one hundred (100) students based on design capacity, including any additional classrooms that may be added at a later date.
- (c) **Elementary School.** One (1) space per classroom and one (1) space per one hundred (100) students based on design capacity, including any additional classrooms that may be added at a later date.

SECTION 2. General Terms.

1. RATIFICATION. 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. IMPLEMENTATION; EDITING; CODIFICATION. 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 District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.
3. REPEALER. 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. EXECUTION; PUBLICATION; EFFECTIVE DATE. 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 and attested and sealed by the District Attorney, this Ordinance shall be published by title only, together with the names of the board members 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. SEVERABILITY. 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
Development Code Amendment Case Number DCA13-002

This Ordinance was proposed on 2-11-14 by
Commissioner Weber.

This Ordinance was passed on 2-25-14.

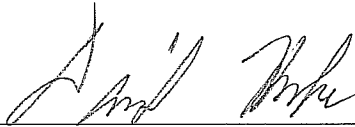
Those voting "aye" were Humke, Weber, Jung, Brinkhiser & Hartung

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.



David Humke, Chairman
Washoe County Commission

ATTEST:



Nancy L. Parent
County Clerk

This ordinance shall be in force and effect from and after the 14th day of the month of March of the year 2014.

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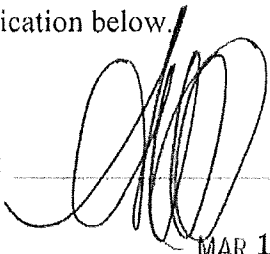
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STATE OF NEVADA
COUNTY OF WASHOE


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: **2/28/2014 - 3/7/2014**, for exact publication dates please see last line of Proof of Publication below.

Signed: _____



MAR 10 2014

Subscribed and sworn to before me

 GINA BRILES
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 11-6105-2 - Expires October 10, 2015



Proof of Publication

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO. 1524 BILL NO. 1705
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 Complex, 1001 E. Ninth Street, Building A, Reno, Washoe County, Nevada; and that the ordinance was proposed on February 11, 2014 by Commissioner Weber and was passed and adopted without amendment at a regular meeting held on February 25, 2014 by the following vote of the Board of County Commissioners: Development Code Amendment Case Number DCA13-002 (School Development Standards) An ordinance technically amending the Washoe County Code at Chapter 110, Development Code, by creating a new Article 440, Public School Facilities Design Standards, to implement the requirements of AB87 of the 2013 Legislature by creating common standards for development of schools between Washoe County and the two municipalities within Washoe County, and providing for other matters properly relating thereto. (Bill No. 1705) Those Voting Aye: David Humke, Bonnie Weber, Marsha Berkbigler, Vaughn Hartung, and Kitty Jung Those Absent: None This Ordinance shall be in full force and effect from and after March 7, 2014. IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County,

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Nevada, has caused this Ordinance to be published by title only. DATED February 26, 2014
Nancy Parent, Washoe County Clerk and Clerk of the Board of County Commissioners No.
27338 February 26, March 7, 2014

**NOTICE OF ADOPTION
WASHOE COUNTY ORDINANCE NO. 1524
BILL NO. 1705**

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, a part of the Washoe County Complex, 1001 E Ninth Street, Building A, Reno, Washoe County, Nevada; and that the ordinance was proposed on February 11, 2014 by Commissioner Weber and was passed and adopted without amendment at a regular meeting held on February 25, 2014 by the following vote of the Board of County Commissioners:

Development Code Amendment Case Number DCA13-002 (School Development Standards) An ordinance technically amending the Washoe County Code at Chapter 110, Development Code, by creating a new Article 440, Public School Facilities Design Standards, to implement the requirements of ABB7 of the 2013 Legislature by creating common standards for development of schools between Washoe County and the two municipalities within Washoe County, and providing for other matters properly relating thereto. (Bill No. 1705)

This Ordinance shall be in full force and effect from and after March 7, 2014.

IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada, has caused this Ordinance to be published by title only.

February 26, 2014

Nancy Parent, Washoe County Clerk and
Clerk of the Board of County Commissioners

No. 27338 February 26, March 7, 2014

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