

# Division Two - Area Plan Regulations

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# Article 200

## AREA PLAN REGULATIONS: TITLE AND CONTENTS

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### Sections:

|            |          |
|------------|----------|
| 110.200.00 | Title    |
| 110.200.05 | Contents |

**Section 110.200.00 Title.** Division Two of Chapter 110, Development Code, is entitled Area Plan Regulations.

**Section 110.200.05 Contents.** Division Two consists of the following articles:

- (a) ARTICLE 200 AREA PLAN REGULATIONS: TITLE AND CONTENTS
- (b) ARTICLE 202 AREA PLAN GENERAL REGULATIONS
- (c) ARTICLE 204 FOREST AREA
- (d) ARTICLE 206 HIGH DESERT AREA
- (e) ARTICLE 208 NORTH VALLEYS AREA
- (f) ARTICLE 210 SOUTH VALLEYS AREA
- (g) ARTICLE 212 SOUTHEAST TRUCKEE MEADOWS AREA
- (h) ARTICLE 214 SOUTHWEST TRUCKEE MEADOWS AREA
- (i) ARTICLE 216 SPANISH SPRINGS AREA
- (j) ARTICLE 218 SUN VALLEY AREA
- (k) ARTICLE 220 TAHOE AREA  
*(Article 220 Replaced in its Entirety by Ord. 1662, eff. 4/15/2021)*
- (l) ARTICLE 220.1 TAHOE AREA DESIGN STANDARDS  
*(Article 220.1 Added by Ord. 1662, eff. 4/15/2021)*
- (m) ARTICLE 222 TRUCKEE CANYON AREA
- (n) ARTICLE 224 VERDI AREA
- (o) ARTICLE 226 WARM SPRINGS AREA



# Article 202

## AREA PLAN GENERAL REGULATIONS

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### Sections:

|            |                            |
|------------|----------------------------|
| 110.202.00 | Purpose                    |
| 110.202.05 | Compliance with Area Plans |
| 110.202.10 | Area Plans                 |
| 110.202.15 | Regulatory Zones           |
| 110.202.20 | Uses                       |
| 110.202.25 | Development Standards      |
| 110.202.30 | Signs                      |
| 110.202.35 | Subdivisions               |
| 110.202.40 | Infrastructure             |
| 110.202.45 | Development Approvals      |
| 110.202.50 | Definitions                |
| 110.202.55 | Nonconformities            |
| 110.202.60 | Other Regulations          |
| 110.202.65 | Special Regulations        |

**Section 110.202.00 Purpose.** The purpose of this article, Article 202, Area Plan General Regulations, is to set forth general regulations to implement the area plans contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

**Section 110.202.05 Compliance with Area Plans.** All development shall substantially comply with the text, policies and various maps of the Washoe County Master Plan, including Volume Two: Area Plans.

*[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 1447, provisions eff. 9/9/10.]*

**Section 110.202.10 Area Plans.** The area plans subject to the provisions of this article include:

- (a) Forest Area Plan;
- (b) High Desert Area Plan;
- (c) North Valleys Area Plan;
- (d) South Valleys Area Plan;
- (e) Southeast Truckee Meadows Area Plan;
- (f) Southwest Truckee Meadows Area Plan;
- (g) Spanish Springs Area Plan;
- (h) Sun Valley Area Plan;

- (i) Tahoe Area Plan;
- (j) Truckee Canyon Area Plan;
- (k) Verdi Area Plan; and
- (l) Warm Springs Area Plan.

*[Refer to the Washoe County Planning Areas map to generally identify the planning areas listed.]*

*[Renumbered from 110.202.05 and amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.202.15 Regulatory Zones.** The regulatory zones for each area plan are identical to the regulatory zone categories as shown on the Regulatory Zone map in each respective area plan.

*[Renumbered from 110.202.10 by Ord. 875, provisions eff. 8/3/93. Amended by Ord. 1447, provisions eff. 9/9/10.]*

**Section 110.202.20 Uses.** Uses in the area plans shall comply with this section.

- (a) Primary Allowed Uses. Provisions for primary allowed uses are set forth in Article 302, Allowed Uses.
- (b) Accessory Uses. Provisions for uses which are accessory to the primary uses are set forth in Article 306, Accessory Uses and Structures.
- (c) Temporary Uses and Structures. Provisions for temporary uses and temporary structures are set forth in Article 310, Temporary Uses and Structures.
- (d) Other Regulations on Uses. Additional regulations for specific uses are set forth in the other articles in Division Three.
- (e) Special Provisions for Uses. Special provisions specific to individual area plans are set forth in Articles 204 through 226.

*[Renumbered from 110.202.15 and amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.202.25 Development Standards.** All development in the area plans shall comply with this section.

- (a) Density and Intensity Standards. Maximum number of units allowed per acre, site coverage, and height of structures are set forth in Article 402, Density/Intensity Standards.
- (b) Lot Standards. Minimum and maximum size of lots and the minimum average lot width are set forth in Article 404, Lot Standards.
- (c) Building Placement Standards. Building setbacks and yard requirements are set forth in Article 406, Building Placement Standards.
- (d) Common Open Space Development. Provisions for common open space development are set forth in Article 408, Common Open Space Development.



- (e) Other Development Standards. Additional development standards are set forth in the other articles in Division Four.
- (f) Special Provisions for Development Standards. Special provisions specific to individual area plans are set forth in Articles 204 through 226.

*[Renumbered from 110.202.20 by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.202.30 Signs.** Signs within the area plans shall comply with Division Five.

*[Renumbered from 110.202.25 by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.202.35 Subdivisions.** Subdivisions within the area plans shall comply with Division Six.

*[Renumbered from 110.202.30 by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.202.40 Infrastructure.** The provision of infrastructure within the area plans shall comply with Division Seven.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.202.45 Development Approvals.** Development approval procedures within the area plans are set forth in Division Eight.

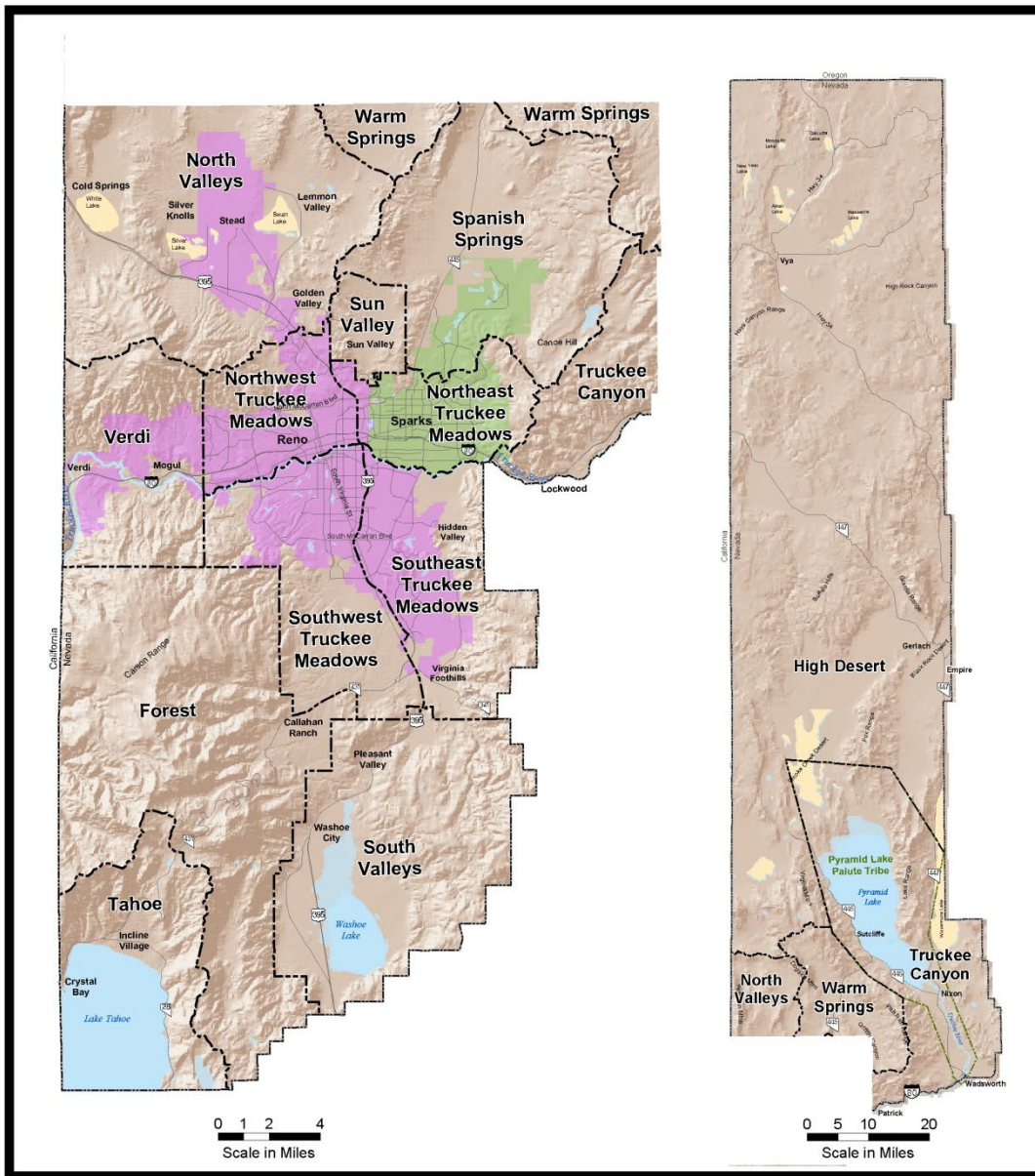
**Section 110.202.50 Definitions.** Definitions of words used throughout the Development Code are set forth in Article 902, Definitions.

**Section 110.202.55 Nonconformities.** Regulations for nonconforming uses, nonconforming structures, and nonconforming lots are set forth in Article 904, Nonconformance.

**Section 110.202.60 Other Regulations.** Other regulations that may be applicable to the administration of the Development Code are set forth in the other articles in Division Nine.

**Section 110.202.65 Special Regulations.** Special development regulations specific to individual area plans are set forth in Articles 204 through 226.

[The Washoe County Planning Areas map is not a part of the Washoe County Development Code, but is included for reference only as a visual aid to generally identify the planning areas listed in Section 110.202.10.]



### WASHOE COUNTY PLANNING AREAS

|  |   |
|--|---|
| <ul style="list-style-type: none"> <li>--- Planning Area boundary</li> <li>--- Washoe County boundary</li> <li>--- Pyramid Lake Paiute Tribe boundary</li> <li>City of Reno</li> <li>City of Sparks</li> </ul> | <ul style="list-style-type: none"> <li>Dry Lakes</li> <li>Water Bodies</li> <li>Hillshade, 10 meter elevations</li> </ul> |
|--|---|

Source: Community Services Date: October 2004

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

Scale Bars are shown below each map

**Department of  
Community Development**

**WASHOE COUNTY  
NEVADA**

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# Article 204

## FOREST AREA

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### Sections:

|            |  |
|------------|--|
| 110.204.00 | Purpose  |
| 110.204.05 | Mt. Rose Highway Scenic Roadway Corridor Standards |
| 110.204.10 | Open Space   |
| 110.204.15 | Development Adjacent to Galena Creek Park          |
| 110.204.20 | The Matera Ridge Community Modifiers               |
| 110.204.25 | Mt. Rose Scenic Highway Commercial Modifiers       |
| 110.204.30 | Mt. Rose Resort Services Area (MRRSA)              |
| 110.204.35 | Specific Plans                                     |

**Section 110.204.00 Purpose.** The purpose of this article, Article 204, Forest Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the Forest Area Plan contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

*[Amended by Ord. 1447, provisions eff. 9/9/10.]*

**Section 110.204.05 Mt. Rose Highway Scenic Roadway Corridor Standards.** The purpose of this section, Mt. Rose Highway Scenic Roadway Corridor Standards, is to establish regulations to develop, preserve and protect the inherent aesthetic quality of this scenic roadway.

- (a) **Applicability.** The Mt. Rose Highway scenic roadway corridor extends from the intersection with South Virginia Street to the jurisdictional line of the Tahoe Regional Planning Agency.
- (1) All new residential, civic, commercial, industrial and agricultural use types established within five hundred (500) feet of the centerline of Mt. Rose Highway shall comply with this section. No variance to this boundary, pursuant to Article 804, Variances, shall be processed or approved.
  - (2) The following use types are exempt from the provisions of this section:
    - (i) Construction, enlargement and use of any single family, detached, residence, and all related accessory uses (e.g. garages, barns, corrals, storage sheds) on a parcel entitled to one dwelling unit legally recorded as of April 1, 1996.
    - (ii) All existing tentative maps and phased final maps, currently active (not expired) and having obtained approval prior to April 1, 1996 are exempt from the provisions of this section.

- (iii) All projects with an approved special use permit, design standards handbook and/or development agreement, currently active (not expired) and having obtained approval prior to April 1, 1996 are exempt from the provisions of this section.
- (b) Building Height. The maximum allowable height of buildings and structures shall be thirty-five (35) feet. If the underlying building pad has a slope in excess of fifteen (15) percent, an additional six (6) feet shall be added to the thirty-five (35) foot maximum. The Uniform Building Code (UBC), as currently enacted, shall be used as the measuring standard. Those structures and uses identified in Section 110.402.10, Heights, Special Provisions, are not subject to this section.
- (c) Setback. A minimum setback of thirty (30) feet shall be provided along any property line adjoining the Mt. Rose Highway.
  - (1) Structures shall not be permitted within the setback area. A freestanding sign is not considered a structure.
- (d) Parking and Loading. Parking and loading shall be in conformance with Article 410, Parking and Loading, and Article 412, Landscaping, and the following provisions:
  - (1) Adjacent to the Mt. Rose Highway, all uses proposing one hundred (100) or more parking spaces, parking areas between the right-of-way property line and the main structure shall be limited in size to fifty (50) parking spaces, resulting in a series of smaller parking courts. Parking courts shall be separated by a minimum width of five (5) feet of landscaped area, excluding access drive lanes.
  - (2) Adjacent to the Mt. Rose Highway, all surface parking areas between the right-of-way property line and the main structure shall provide adequate landscaping material (e.g. shrubs and trees) so as to provide a minimum of fifty (50) percent screening within five (5) years of planting to visually screen parked vehicles. Landscaping material placement and mature height shall be considered to protect distant views, where appropriate.
  - (3) Adjacent to the Mt. Rose Highway, all delivery bays, loading docks, roll-up doors, trash enclosures, heating and ventilation equipment and other accessory equipment shall be located in such a manner as not to be visible from the Mt. Rose Highway, or shall be fully screened pursuant to Article 412, Landscaping, and provisions of this section.
  - (4) Compliance with the minimum provisions of this section shall occur within the confines of the boundaries of the affected parcel(s) and shall not be satisfied by the use of public right-of-way.
- (e) Access. Access onto Mt. Rose Highway shall be in conformance with Nevada Department of Transportation regulations, Washoe County Development Code Article 436, Street Design Standards, and the following provisions:
  - (1) Access to any development shall be restricted to one (1) point for each property or two (2) points provided they are at least two hundred (200) feet apart.

- (2) If a two-way, divided driveway is proposed, it shall be considered as one (1) access point.
- (f) Fences, Walls and Berms. Fences, walls and berms shall be in conformance with Article 406, Building Placement Standards, and Article 412, Landscaping, and the following provisions:
- (1) Within the setback area, solid fences, walls or berms shall be permitted provided they do not exceed four-and-one-half (4.5) feet in overall height. Fences and walls shall be constructed of wood, masonry, stone, decorative concrete block, or other textured surfaces. Berms shall be constructed of soil suitable for planting landscaping. Untextured cinder block walls and chain-link or cyclone fences are prohibited on parcels adjacent to the Mt. Rose Highway between the right-of-way property line and the main structure.
  - (2) Outside the setback area, fences and walls shall not exceed six (6) feet in height and shall be constructed of wood, masonry, stone, decorative concrete block, or other textured surfaces. Untextured cinder block walls and chain-link or cyclone fences are prohibited on parcels adjacent to the Mt. Rose Highway between the right-of-way property line and the main structure.
  - (3) Multiple retaining walls shall be separated horizontally by a distance equal to at least the height of the lower retaining wall.
  - (4) The use of color shall be limited to earth tones so that the color blends in with natural surroundings.
  - (5) Compliance with the minimum provisions of this section shall occur within the confines of the boundaries of the affected parcel(s) and shall not be satisfied by the use of public right-of-way.
- (g) Sign. All development shall comply with the following outdoor sign design standards. No variance to these sign standards, pursuant to Article 804, Variances, shall be processed or approved.
- (1) Neon signage shall be prohibited.
  - (2) Sign structures (e.g. supports, poles, sign boxes, etc.) shall be covered and trimmed with wood and/or stone materials.
  - (3) Illumination, if any, shall be of diffused light that is stationary and of constant intensity.
  - (4) Exterior sign illumination sources shall be shielded from view.
  - (5) Street-front signs shall be a monument style with a maximum height of ten (10) feet and a maximum surface area per side of sixty (60) square feet.
  - (6) Exterior signage design for individual businesses within a building or a shopping complex shall be consistent.

- (7) Only one (1) freestanding sign is allowed per project within the boundary of the Mt. Rose Highway scenic roadway corridor.
- (8) Temporary Project Sales Signs must be located on-site with a maximum height of eight (8) feet and a maximum surface area per side of fifty (50) square feet. Temporary Project Sales Signs shall not be mobile or portable, or be mounted on any type of vehicle or trailer.
- (h) Architecture. The architectural design standards of this section shall apply to civic type uses, commercial type uses and multiple family type uses.
  - (1) The exterior siding and finishing shall be of wood, stone or stucco.
  - (2) The use of color shall be limited to earth tones so that the color blends in with natural surroundings.
  - (3) Roofs shall be of fire resistant material and earth tone in color. Shiny metal roofs shall be prohibited.
- (i) Electrical Transmission Lines. Transmission lines of up to 100 kilovolt that parallel the Mt. Rose Highway and new electrical distribution lines of up to 200 amperes shall be placed underground.

*[Amended by Ord. 875, provisions eff. 8/3/93. Renamed from "Mt. Rose Highway" and amended by Ord. 942, provisions eff. 4-1-96.]*

**Section 110.204.10 Open Space.** Residential development in the Galena Forest Estates-Callahan Ranch area (defined as those portions south of State Route 431 of T18N, R19E, Sections 34, 35 and 36, and T17N, R19E, Sections 2, 3, 4, 9, 10 and 11, which includes the area south and east of State Route 431, north of the Forest planning area boundary, and west of Fawn Lane) shall include a system of greenbelts along the various creeks. This open space shall be integrated with existing and approved greenbelts in adjacent developments, and shall be offered for dedication to the County.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.204.15 Development Adjacent to Galena Creek Park.** Any development adjacent to the Galena Creek Park shall provide appropriate screening and buffering to maintain the rural, natural forest character of the park.

**Section 110.204.20 The Matera Ridge Community Modifiers.** In order to preserve this area's historic role providing a scenic transition along the State Route 431 corridor, the area identified as the Matera Ridge Community ("MRC") in Map 110.204.1 Forest Planning Area Communities Map is subject to the following additional minimum review standards and development guidelines for permits requiring discretionary review.

- (a) All development, including buildings, site plans, and civic or public uses shall be constructed consistent with an established green building standard for energy efficiency, renewable content, waste management, and general environmental performance.
- (b) Any necessary public infrastructure, such as water or wastewater facilities, shall be located, landscaped and designed in a manner that prevents any negative impact to any existing residential development.

- (c) The development shall incorporate a view shed plan that will direct the location and intensity of development within the MRC. Infrastructure that impacts the view shed of adjacent properties shall be designed such that negative impacts to the view shed are mitigated. Architectural styles, lighting, infrastructure, landscaping, and site design shall blend with the natural features of the land.
- (d) Alternative design standards which serve to preserve the natural features of the landscape and minimize the perception of an engineered landscape should be utilized whenever possible. These alternative designs can include, but are not limited to, hillside adaptive development standards. These standards are intended to prevent the extensive use of terracing and similar site preparation techniques that severely reconfigure the natural landscape.
- (e) Primary structures shall be buffered from the adjacent residential areas outside the MRC in a manner that preserves the suburban/rural character of the existing development. Buffering can include but is not limited to: areas of open space, clustering or otherwise locating structures behind ridges or outcroppings, and significant landscaping.
- (f) Key cultural and natural resources will be protected in development plans. The Nevada Department of Conservation and Natural Resources will be consulted and when indicated archaeological and wildlife surveys shall be conducted to determine areas of concern for key natural and cultural resources. The results of these surveys will be used to plan for the best possible maintenance of these resources. Mitigation plans must be provided for identified resources not protected in development plans.
- (g) Gated communities shall be limited to small clusters of residential units such that through access for the public is maintained on all collectors and arterials. No more than one third of the total residential units proposed in the MRC development may be "gated."
- (h) A comprehensive trails plan shall be developed that maintains access to public lands that border the MRC.
- (i) The MRC development plan must include a civic use component, such as but not limited to, public art, recreation, or assembly.
- (j) Commercial development should be primarily focused on providing a range of services or employment to the local community. Civic and recreational uses may serve the sub-region. Non-residential uses which seek to take advantage of the nearby recreational opportunities in the Sierra are also encouraged.
- (k) Secure bicycle storage and parking must be provided for all development proposals that will generate employment and/or inbound customer trips that access services offered by the development.
- (l) Ground water recharge areas shall be incorporated into the site planning and enhanced whenever possible. Low Impact Development (LID) standards shall be utilized to enhance groundwater recharge and manage storm water runoff.

*[Added by Ord. 1709, provisions eff. 12/22/23.]*

**Section 110.204.25 Mt. Rose Scenic Highway Commercial Modifiers.** In order to recognize the important gateway function of the Forest Planning Area, all development activities within the area identified on Map 110.204.1 Forest Planning Area Communities Map as Mt. Rose Scenic Highway Commercial are subject to the following additional development guidelines.

- (a) To promote a sense of neighborhood, to promote the functional and aesthetic integration of commercial uses with the community, and to promote the efficient use

of resources and infrastructure in the Forest planning area, commercial development proposals should include a residential component, or be closely integrated with nearby residential development. In order to facilitate this policy, special use permits to establish residential uses in commercial regulatory zones will not be required in the Forest planning area.

- (b) Commercial and mixed-use development proposals must show how the scenic quality of the Mt. Rose Highway will be preserved or improved, and must be consistent with all Principles and Policies and Development Code provisions relating to the Mt. Rose Scenic Corridor.
- (c) Ingress, egress, and internal circulation must be designed to improve overall traffic safety, improve access for affected adjacent property owners, consolidate and minimize access to State Route 431, promote pedestrian and cycling activity, and mitigate any negative impact to existing development.
- (d) At the request of the Division of Engineering and Capital Projects, development proposals shall submit traffic impact studies and mitigation plans to the Regional Transportation Commission, Nevada Department of Transportation and the Washoe County Division of Engineering and Capital Projects for review and approval prior to the approval of tentative maps or the issuance of building permits for the project. Any safety related traffic system improvements must be constructed commensurate with the development authorized as part of the tentative map or building permit.
- (e) A consistent architectural style shall be used to unify these parcels. This unifying style should recognize the important gateway function of the property in the region. Building materials shall be chosen for their ability to blend with the landscape and should emphasize the use of wood, stone, stucco or related materials.
- (f) Whenever possible given existing topography, the site design and architectural style should utilize hillside adaptive architecture.
- (g) A tree restoration and preservation plan, prepared by a certified landscape architect, shall be submitted with any site plan or tentative map proposals that propose the removal of 4 or more trees. A minimum of 2 inches caliper per American Nursery Standards is required for any tree used for restoration, and a maximum of 75% of trees used for restoration may be at this minimum requirement.

*[Added by Ord. 1709, provisions eff. 12/22/23.]*

**Section 110.204.30 Mt. Rose Resort Services Area (MRRSA).** The MRRSA is enabled by and consistent with the Truckee Meadows Regional Plan. It is established to preserve the historic role of resort destinations in the Forest planning area, to promote the economic viability of resort destination activities, and to ensure consistency with the regional form and pattern established in the regional plan. The area encompassed by the MRRSA is designated on Map 110.204.1 Forest Planning Area Communities Map and is subject to the following development standards and guidelines.

- (a) Purpose and Intent. The purpose of the MRRSA is to establish and define the characteristics, uses and limitations for the long-term planning of the Mt. Rose-Ski Tahoe Resort in concert and consistent with the United States Forest Service (USFS) Plan that has been adopted by the USFS (Mt. Rose/Slide Mt. Master Development Plan, October 2003). Mt. Rose-Ski Tahoe has served for more than 44 years as the local ski resort for the residents of Washoe County. It has also benefited the tourism sector of the local economy by providing a recreational experience that is not typically found in close proximity to urban areas. The MRRSA is intended to recognize the long term needs of Mt. Rose-Ski Tahoe to modernize and remain competitive in the dynamic ski resort industry while assuring the goals and policies of the Truckee Meadows Regional Plan and the Washoe County Master Plan are achieved.



- (b) Procedures. Development within the MRRSA will follow the review procedures (i.e., tentative maps, special use and administrative permits) as they are established in the Washoe County Development Code for the land uses designations included in the MRRSA.
- (c) Land Use Designations. A possible approach to the designation of land uses is shown below. The ultimate designation of land uses will permit the establishment of various forms of lodging, including interval or timeshare units.

| LAND USE DESIGNATION | ACRES |
|----------------------|-------|
| Parks and Recreation | 413.5 |
| Tourist Commercial   | 44.7  |

- (d) Circulation and Access. Mt. Rose – Ski Tahoe will continue to obtain vehicular access, both directly and indirectly, from Mt. Rose Highway (State Highway 431). The Mt. Rose Base Lodge side of the resort is served by a private internal loop road that will ultimately connect the Lodge, parking areas and condominiums. The Slide Lodge obtains access from a public road (State Route 878) that extends from its intersection with Mt. Rose Highway to the Slide Lodge and parking area. The existing accesses from Mt. Rose Highway to the Mt. Rose Base Lodge and Slide Bowl Lodge will remain. A third approved access to Mt. Rose is approximately one-quarter (1/4) mile south of the Mt. Rose Base Lodge access. These three access points are designed to adequately handle the long-term needs of the resort.
- (e) Employee Transportation and Housing. The resort will provide on-site housing for caretaker, avalanche control and snow removal staff (3-6 units).
- (f) Infrastructure. The MRRSA is currently served by a private water system, public sewerage (Washoe County) and electricity. This existing infrastructure, particularly the sewer and water improvements, is sized to meet only the level of development contemplated in the MRRSA. Therefore, it cannot promote the expansion of surrounding development outside the MRRSA.
- (g) Primary Activity. The primary activity of the MRRSA is, and will remain, alpine skiing and associated snow sports that are a function of the elevation and topography of the site.
- (h) Design Criteria. Any development applications shall include details of the design criteria and architectural details of the project and will be consistent with the development standards for the specific land use designations as they are established in the Washoe County Development Code.
- (i) Development Constraints. Activities and development within areas of the MRRSA that have slopes of 30% or greater shall be limited to those associated with access, utilities and ski resort operations consistent with Policy NR 3 of the 2019 Truckee Meadows Regional Plan. Development within the MRRSA must be consistent with plans and procedures adopted by Washoe County to implement Policy NR 3 of the 2019 Truckee Meadows Regional Plan.
- (j) Residential Development. Residential uses will be primarily intended for transient guests who will use the ski resort and will consist of not more than 440 “ski-in/ski-out” condominium units.
- (k) Accessory Uses. Accessory uses must not meet or exceed the scale of the primary ski resort use within the MRRSA. They will be designed to meet the needs of the

anticipated customer base of the resort and not be of a size or scale such that they would promote the development of properties surrounding the resort.

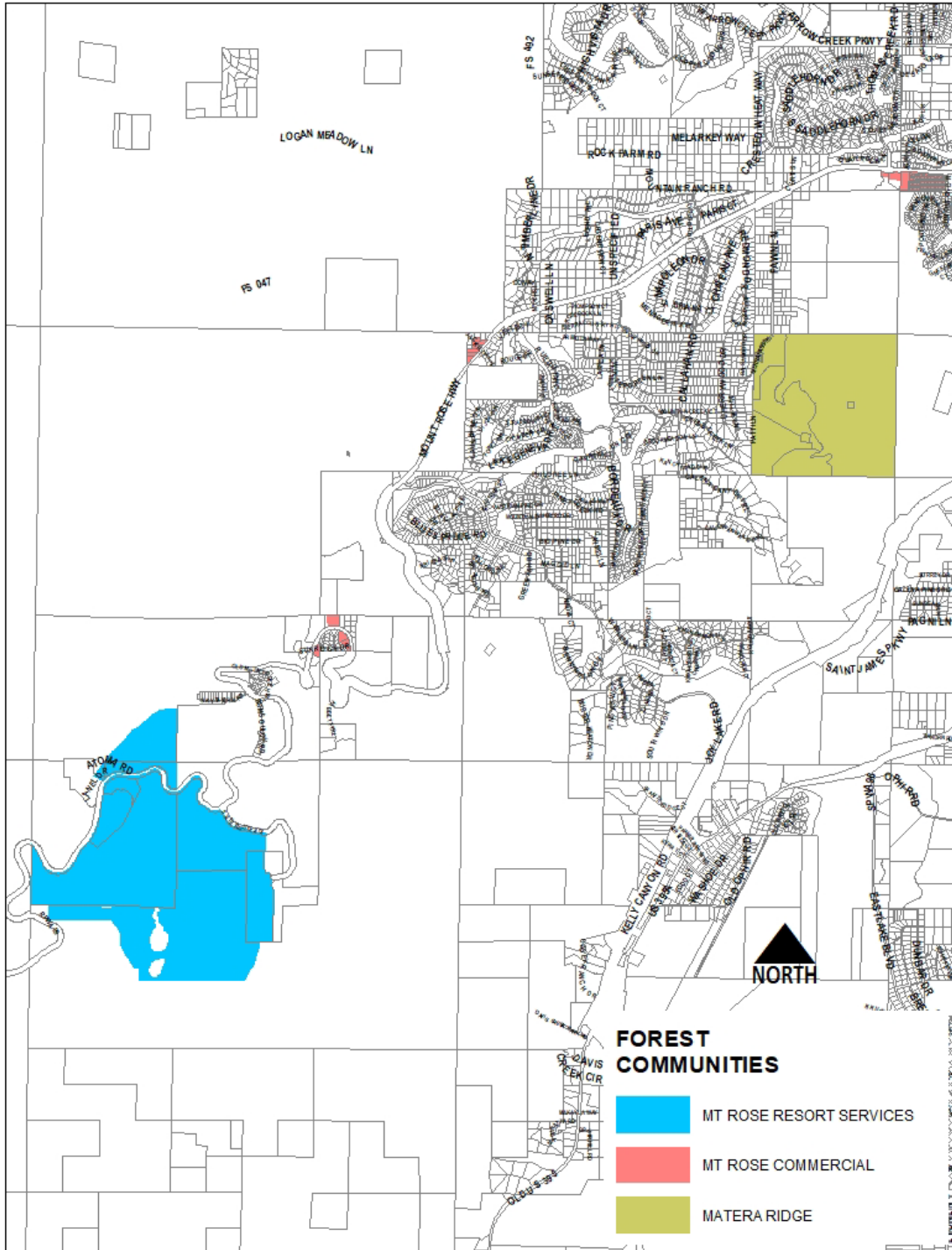
- (l) Mt. Rose Scenic Corridor. A 100-foot open space setback along the Mt. Rose Highway frontage will be provided to implement the objectives of the Mt. Rose Scenic Corridor established in the Forest Planning Area. With the exception of the two access driveways on Mt. Rose Highway and the existing Mt. Rose Lodge parking lot, this 100-foot setback will be retained as undisturbed open space.
- (m) Sustainability. All new construction shall use construction best practices to implement “green” development standards that are appropriate for the location of the resort.

*[Added by Ord. 1709, provisions eff. 12/22/23.]*

**Section 110.204.35 Specific Plans.** Some parcels in the Forest planning area may be subject to a specific plan and/or a document labelled as a “specific plan” and its associated development standards. By way of example, the Reynen and Bardis Specific Plan falls within this planning area. The Reynen and Bardis Specific Plan is hereby incorporated by reference into this code section. Any amendments to the Reynen and Bardis Specific Plan shall require a Development Code Amendment in accordance with Article 818. For the most up to date information on specific plans, visit the Washoe County Planning Program’s website or the Washoe County Regional Mapping System.

*[Added by Ord. 1709, provisions eff. 12/22/23.]*

Map 110.204.1 Forest Planning Area Communities Map.





# Article 206

## HIGH DESERT AREA

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### Sections:

|            |   |
|------------|---|
| 110.206.00 | Purpose   |
| 110.206.05 | Mobile Home and Manufactured Home Placement Standards, Development Standards and Design Standards |
| 110.206.10 | General Rural Regulatory Zone Area Modifier   |
| 110.206.15 | Temporary Residential Development   |
| 110.206.20 | Squaw Valley Reservoir Community Modifiers  |
| 110.206.25 | Downtown Gerlach Community Modifiers  |
| 110.206.30 | Specific Plans  |

**Section 110.206.00 Purpose.** The purpose of this article, Article 206, High Desert Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the High Desert Area Plan contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

*[Amended by Ord. 1447, provisions eff. 9/9/10.]*

**Section 110.206.05 Mobile Home and Manufactured Home Placement Standards, Development Standards and Design Standards.** Mobile home and manufactured home placement standards, development standards and design standards in the High Desert planning area shall be regulated by the following provisions, and are exempt from the provisions of Article 312, Fabricated Housing:

- (a) **Placement Standards.** Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the High Desert planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, Neighborhood Commercial/Office, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility. Mobile homes and manufactured homes may also be placed on any General Rural Regulatory Zone parcel in the High Desert planning area.
- (b) **Development Standards.** All new placements of mobile homes and manufactured homes, including set-ups and installations, shall comply with the following development standards:
  - (1) **Density and Intensity Standards.** Mobile homes and manufactured homes shall be subject to the maximum number of units allowed per acre, site coverage and height of structures as set forth in Article 402, Density/Intensity Standards, for the regulatory zone in which they are located.
  - (2) **Lot Standards.** Mobile homes and manufactured homes shall be subject to the minimum and maximum size of lots and the minimum average lot

width as set forth in Article 404, Lot Standards, for the regulatory zone in which they are located.

- (3) Building Placement Standards. Mobile homes and manufactured homes shall be subject to the building setbacks and yard requirements as set forth in Article 406, Building Placement Standards, for the regulatory zone in which they are located.
  - (4) Parking. Properties on which mobile homes and manufactured homes are placed shall contain at least two (2) off-street parking spaces. These parking spaces do not have to be located in an enclosed garage or carport.
  - (5) Skirting. Complete perimeter solid skirting, of a material and color complimentary to the mobile home or manufactured home, shall be provided from the bottom of the mobile home or manufactured home to the ground surface within sixty (60) days of the set-up date. The exterior covering of the mobile home or manufactured home can be used to satisfy the skirting requirement, except that, when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
  - (6) Foundations. The foundation system must be safe and secure and must comply with the manufacturer's set-up instructions or a federal agency's (HUD/FHA, VA, FNMA or FmHA) approved mobile home and manufactured home foundation system. The foundation system must be set so that the height at the perimeter does not exceed a maximum of thirty-six (36) inches as measured from the bottom of the frame (e.g. support I-beam) to the surrounding finished grade, with at least one (1) section of the perimeter not exceeding sixteen (16) inches in height. The transportation hitch and wheels must be removed from the mobile home or manufactured home within sixty (60) days of occupancy, and the equipment must be either physically removed from the parcel or stored under the unit and be completely concealed by the skirting.
  - (7) Flood Areas. Mobile homes and manufactured homes located in flood hazard areas or limited flooding areas shall comply with the requirements of Article 416, Flood Hazards.
- (c) Design Standards. All new placements of mobile homes and manufactured homes, including set-ups and installations, shall comply with the following appearance standards to ensure aesthetic compatibility with development in the High Desert planning area:
- (1) Exterior Siding. Exterior siding of the mobile home or manufactured home shall be made of a non-reflective material.
  - (2) Roofing Material. The roof of the mobile home or manufactured home shall be constructed of non-reflective materials. Tarps, cloth or other temporary weatherproofing material shall not be allowed as a permanent roof.

*[Added by Ord. 875, provisions eff. 8/3/93. Amended by Ord. 939, provisions eff. 11/1/95; Ord. 1023, provisions eff. 7/1/98.]*

**Section 110.206.10 General Rural Regulatory Zone Area Modifier.** In addition to the regulations of the General Rural Regulatory Zone described in Article 106, Regulatory Zones, and the allowed uses described in Article 302, Allowed Uses, the following regulation modifiers shall apply in the High Desert planning area:

- (a) Allowed Uses:
  - (1) Residential Use Types:
    - (i) Family residential - attached accessory dwelling;
    - (ii) Family residential - detached accessory dwelling;
    - (iii) Manufactured home parks; and
    - (iv) Group home.
  - (2) Civic Use Types:
    - (i) Administrative services;
    - (ii) Child care - family daycare;
    - (iii) Community center;
    - (iv) Convalescent services; and
    - (v) Postal services.
  - (3) Commercial Use Types:
    - (i) Administrative offices;
    - (ii) Animal sales and services - veterinary services, agricultural;
    - (iii) Animal sales and services - veterinary services, pets;
    - (iv) Commercial educational services;
    - (v) Commercial recreation - commercial campground facilities;
    - (vi) Lodging services - bed and breakfast inns;
    - (vii) Medical services;
    - (viii) Nursery sales - retail;
    - (ix) Personal services;
    - (x) Personal storage;
    - (xi) Recycle center - remote collection facility;
    - (xii) Repair services, consumer; and

(xiii) Retail sales - convenience.

(4) Agricultural Use Types:

(i) Agricultural processing;

(ii) Agricultural sales; and

(iii) Produce sales.

(5) Multi-Uses:

(i) Company towns, bunkhouse and permanent employee housing;

(ii) Livestock camps; and

(iii) Railroad camps, highway camps and temporary employee housing.

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

(1) Civic Use Types:

(i) Hospital services.

(2) Commercial Use Types:

(i) Adult entertainment;

(ii) Automotive and equipment - automotive repair;

(iii) Automotive and equipment - cleaning;

(iv) Automotive and equipment - equipment repair and sales;

(v) Automotive and equipment - storage of operable vehicles;

(vi) Automotive and equipment – truck stops;

(vii) Commercial centers – neighborhood centers;

(viii) Commercial recreation - indoor entertainment;

(ix) Commercial recreation - indoor sports and recreation;

(x) Commercial recreation – limited gaming facilities;

(xi) Construction sales and services;

(xii) Eating and drinking establishments - convenience;

(xiii) Eating and drinking establishments - full service;



- (xiv) Liquor sales – off-premises;
  - (xv) Liquor sales – on-premises;
  - (xvi) Retail sales - specialty stores;
  - (xvii) Recycle center – full service recycle center;
  - (xviii) Recycle center – residential hazardous substance recycle center;
  - (xix) Secondhand sales; and
  - (xx) Transportation services.
- (3) Multi-Uses:
- (i) Private air strips and glider ports.
- (4) Industrial Use Types:
- (i) General industrial – heavy;
  - (ii) General industrial – intermediate;
  - (iii) General industrial – limited;
  - (iv) Inoperable vehicle storage;
  - (v) Laundry services;
  - (vi) Salvage yards;
  - (vii) Wholesaling, storage and distribution – heavy; and;
  - (viii) Wholesaling, storage and distribution – light.
- (5) Agricultural Use Types:
- (i) Animal slaughtering, commercial.

*[Added by Ord. 916, provisions eff. retro. to 5/26/93, amended by Ord. 1378, provisions eff. 8/1/08; Ord. 1485, provisions eff. 3/27/12.]*

**Section 110.206.15 Temporary Residential Development.** Temporary residential development associated with short-term commercial uses in the High Desert Planning Area, such as the annual Burning Man event, may be acceptable with a special use permit, provided the development does not require community facilities or services and it satisfies applicable health and safety requirements as stipulated by Northern Nevada Public Health and the Washoe County Community Services Department to ensure compliance with federal, state, and local health and safety regulations.

*[Added by Ord. 1709, provisions eff. 12/22/23]*

**Section 110.206.20 Squaw Valley Reservoir Community Modifiers.** Properties within the Squaw Valley Reservoir, as identified on Map 110.206.1 High Desert Planning Area Communities Map- Squaw Valley Reservoir, may be considered for more intense development (not to exceed one dwelling unit per 5 acres) when a development agreement is approved and any unique features are protected and preserved for public enjoyment. This development agreement may include, without limitation, the following:

- (a) Opportunities for residential development of mixed housing types.
- (b) Opportunities for local serving non-residential uses.
- (c) Opportunities for enhancement of tourism.
- (d) Development will be sited to blend with the surrounding developed and open space lands.
- (e) Development will minimize and mitigate its impacts on key resources.
- (f) Development will be compatible with and enhance the scenic quality of the High Desert planning area.
- (g) Development will promote the sustainable development goals of Washoe County.
- (h) Development will provide for public access to any features of unique and significant interest, including but not limited to significant wildlife, hydrological features, and reservoirs.

*[Added by Ord. 1709, provisions eff. 12/22/23]*

**SECTION 110.206.25 Downtown Gerlach Community Modifiers.** In order to promote the unique character of this rural freestanding community, the area identified as the Downtown Gerlach Community Area on Map 110.206.25.1 High Desert Planning Area Communities Map- Downtown Gerlach is subject to the following development standards and guidelines:

- (a) To promote a sense of neighborhood, to promote the functional and aesthetic integration of commercial uses with the community, and to promote the efficient use of resources and infrastructure in the High Desert planning area, commercial development proposals should include a residential component, or be closely integrated with nearby residential development. In order to facilitate this policy, special use permits to establish residential uses in commercial regulatory zones will not be required in the Downtown Gerlach Community Area. Residential uses shall be allowed on parcels designated General Commercial in the Downtown Gerlach Community Area.
- (b) Commercial and mixed-use development proposals must show how the unique character of the Gerlach Community will be preserved or improved, and must be consistent with all Principles and Policies in the Washoe County Master Plan.
- (c) Residential properties located within Downtown Gerlach shall be allowed Neighborhood Commercial uses without the requirement of a special use permit.
- (d) A consistent architectural style shall be used to unify these parcels. This unifying style should recognize the unique character of the Gerlach community. Building materials shall be chosen for their ability to blend with the landscape and should emphasize the use of wood, stone, stucco or related materials.

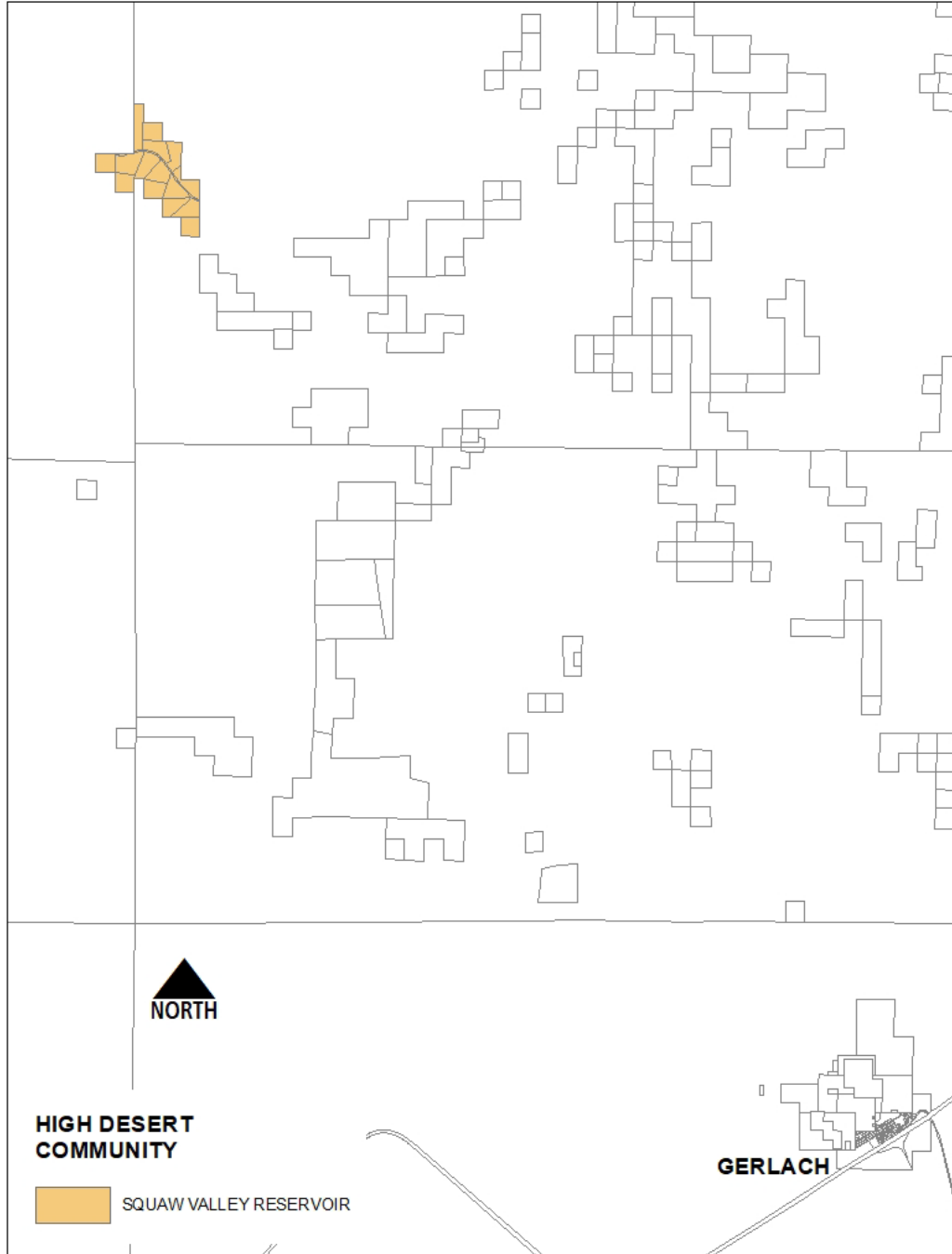
*[Added by Ord. 1709, provisions eff. 12/22/23]*

**Section 110.206.30 Specific Plans.** Some parcels in the High Desert planning area may be subject to a specific plan and/or a document labeled as a “specific plan” and its associated development standards. By way of example, the Black Rock Station Specific Plan falls within this

Planning Area. For the most up to date information on specific plans, visit the Washoe County Planning Program's website or the Washoe County Regional Mapping System.

*[Added by Ord. 1709, provisions eff. 12/22/23]*

Map 110.206.1 High Desert Planning Area Communities Map- Squaw Valley Reservoir



Map 110.206.25.1 High Desert Planning Area Communities Map- Downtown Gerlach



# Article 208

## NORTH VALLEYS AREA

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### Sections:

|            |  |
|------------|--|
| 110.208.00 | Purpose  |
| 110.208.10 | Residential Subdivision Landscaping            |
| 110.208.15 | Neighborhood Commercial                        |
| 110.208.20 | Signs  |
| 110.208.25 | Architecture                                   |
| 110.208.30 | Height Restrictions                            |
| 110.208.35 | Water Rights Dedication Requirements           |
| 110.208.40 | Community Water and Sewer Service Requirements |
| 110.208.45 | Master Plan Amendments Findings                |
| 110.208.50 | Avigation Easements                            |
| 110.208.55 | Golden Valley Community Modifiers              |
| 110.208.60 | Lemmon Valley Community Modifiers              |
| 110.208.65 | Specific Plans                                 |

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

*[Amended by Ord. 1447, provisions eff. 9/9/10.]*

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

*[Renumbered and renamed from 110.208.20 entitled "Landscaping" and amended by Ord. 867, provisions eff. 5/27/93. Amended by Ord. 875, provisions eff. 8/3/93.]*

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

*[Renumbered from 110.208.25 by Ord. 867, provisions eff. 5/27/93.]*

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

- (a) Neon signage shall be prohibited;
- (b) Signs shall be of wood and/or stone construction;

- (c) Illumination, if any, shall be of diffused light that is stationary and of constant intensity;
- (d) No uplighting shall be allowed;
- (e) Street-front signs shall be a maximum height of eight (8) feet and a maximum surface area per side of forty (40) square feet; and
- (f) Exterior signage design for individual businesses within a building or a shopping complex shall be consistent.

*[Renumbered from 110.208.30 by Ord. 867, provisions eff. 5/27/93. Amended by Ord. 875, provisions eff. 8/3/93.]*

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

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

*[Renumbered from 110.208.40 by Ord. 867, provisions eff. 5/27/93.]*

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

*[Renumbered from 110.208.40 by Ord. 867, provisions eff. 5/27/93. Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.208.35 Water Rights Dedication Requirements.**

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

Springs Hydrographic Basin, Red Rock Hydrographic Basin, Long Valley Hydrographic Basin, Antelope Valley Hydrographic Basin, and Bedell Flat Hydrographic Basin. Applications for development that do not demonstrate proof of adequate water resources to serve the proposed development shall be rejected.

*[Renumbered from 110.208.45 by Ord. 867, provisions eff. 5/27/93. Renamed from "Lemmon Valley Water Rights" and amended by Ord. 948, provisions eff. 5/1/96. Amended by Ord. 1067, provisions eff. 6/25/99; Ord. 1447, provisions eff. 9/9/10.]*

**Section 110.208.40 Community Water and Sewer Service Requirements.**

- (a) All parcel maps and subdivision maps in the Low Density Suburban (LDS: max. 1 du/ac) and greater density land use designations (i.e. regulatory zones), and common open space development subdivisions creating net densities greater than one dwelling per acre, shall require either the installation of dry-line sanitary sewer laterals from the edge of the subdivision boundary to each new residence, or installation of Advanced Environmental Denitrification Treatment (AEDT), on-site sewage disposal systems as approved by Nevada Division of Environmental Protection, Washoe County District Health Department and Washoe County Utility Services Division. Use of AEDT systems require provisions for long-term maintenance as part of the subdivision approval.
- (b) The Washoe County District Health Department and/or the Nevada Division of Environmental Protection may require immediate connection to a community sewer treatment service if their adopted regulations and local site conditions do not warrant the use of on-site sewage disposal systems.
- (c) All new commercial and industrial development(s) requiring an on-site sewage disposal system tank capacity greater than 1,500 gallons per acre, based on Washoe County District Health Department fixture calculations, shall connect to a community sewer system.

*[Added by Ord. 948, provisions eff. 5/1/96.]*

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

*[Added by Ord. 948, provisions eff. 5/1/96. Amended by Ord. 1447, provisions eff. 9/9/10.]*

*[Previous Section 110.208.05 entitled "U.S. 395" renumbered from 110.208.10 by Ord. 867, provisions eff. 5/27/93; amended by Ord. 875, provisions eff. 8/3/93; and repealed by Ord. 949, provisions eff. 5/1/96. Previous Section 110.208.35 entitled "Parking Lots and Other Paved Areas" repealed by Ord. 867, provisions eff. 5/27/93.]*

**Section 110.208.50 Avigation Easements.** Prior to the approval of tentative maps or non-residential development in the North Valleys planning area, the Reno-Tahoe Airport Authority (RTAA) will be contacted to determine if height limitations and an avigation easement is required. If the proposed development is within the boundary of the Federal Aviation Regulations (FAR) Part 77 Imaginary Protection Surfaces of the Reno- Stead Airport, that development will be limited to a height no greater than the protection surfaces or the applicant will be required to receive Federal Aviation Administration (FAA) approval to exceed the height limit as a condition

of approval. Furthermore, the property owner of any proposed development within the boundary of the FAR Part 77 protection surfaces for the Reno-Stead Airport will be required to grant the RTAA an aviation easement as a condition of approval.

*[Added by Ord. 1709, provisions eff. 12/22/23]*

**Section 110.208.55 Golden Valley Community Modifiers.** In order to preserve the unique character of the Golden Valleys Community, the Area depicted on the North Valleys Planning Area Communities East Map as the Golden Valley Community is subject to the following development standards and guidelines.

- (a) Subdivisions will vary setbacks and driveway design.
- (b) Subdivisions shall construct no more than 10% of the total residential units in the same architectural elevation.
- (c) Perimeter fencing on individual parcels is optional. Perimeter fencing must be consistent with an “open fencing” concept. The use of block, concrete, or similar material should be limited to posts, pillars and not used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- (d) At least 50% of all dwellings in subdivisions must be single story. All dwellings adjacent to existing residential development must match the adjacent building type (single-story/multi-story). Development is considered adjacent if it is not separated by a road or minimum 30-foot landscaped buffer area.

*[Added by Ord. 1709, provisions eff. 12/22/23]*

**Section 110.208.60 Lemmon Valley Community Modifiers.** In order to preserve the unique character of the Lemmon Valley Community, the area identified as the Lemmon Valley Community on the North Valleys Planning Area Communities East Map will be subject to the following development standards.

- (a) Single Family Subdivisions in Regulatory Zones LDS, LDS 2, MDS, and MDS 4 will:
  - (1) When adjacent to or across a street from residential development, provide a minimum 30-foot wide open-space buffer, containing a minimum 8-foot wide decomposed granite trail, on the perimeter AND maintain a minimum parcel size of 15,000 square feet for any parcel located on the perimeter; OR, provide for perimeter parcel sizes that match the existing residential parcels.
  - (2) Limit all dwellings to a single story located on the perimeter when adjacent to or across a street from residential development.
  - (3) New residential parcels shall not front on existing streets.
  - (4) Vary setbacks and driveway design.
  - (5) Construct no more than 25% of the total residential units in the same architectural elevation.
  - (6) Limit the use of block, concrete, or similar material to posts, pillars and similar uses. These materials are not to be used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.



(b) Potential for mixed use.

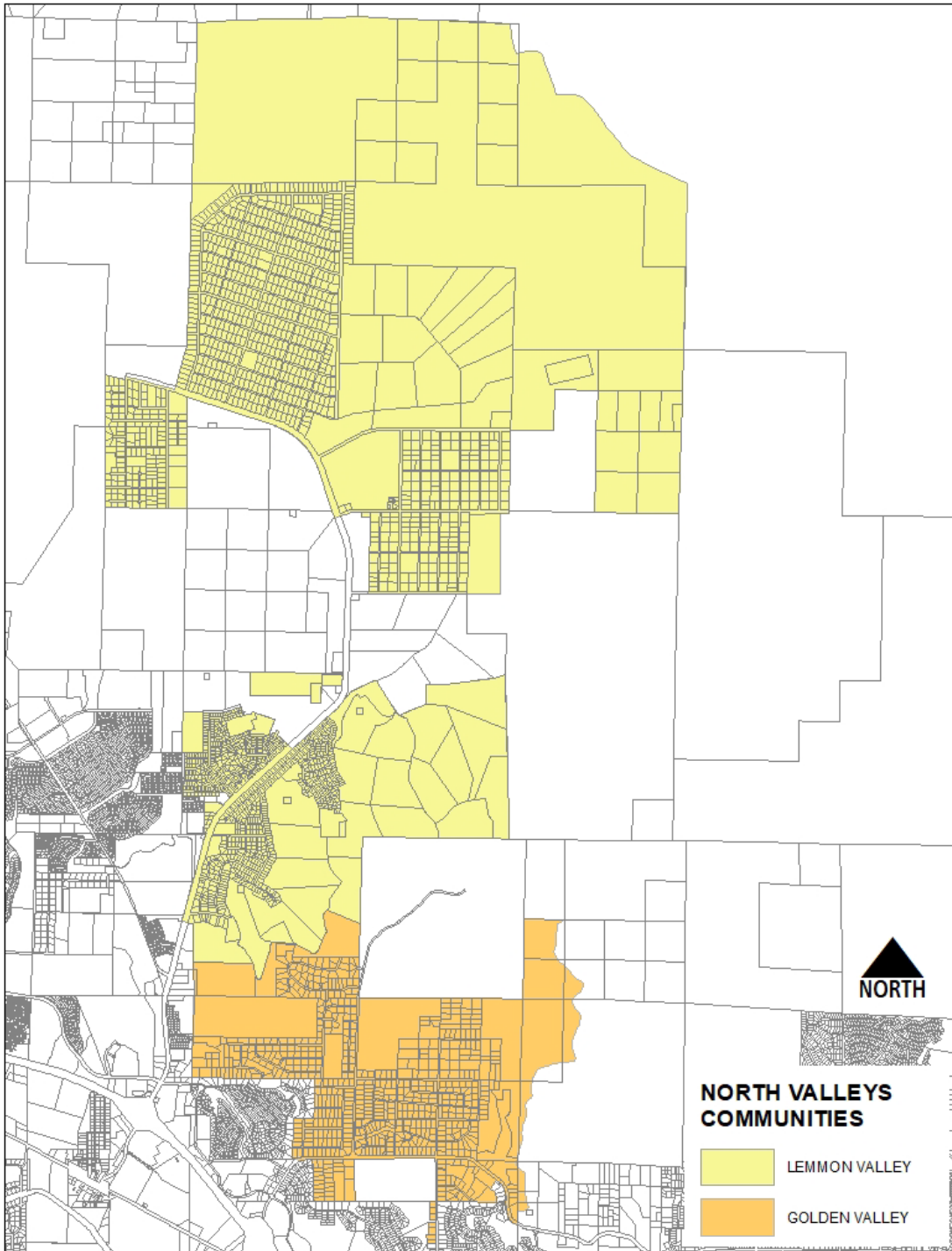
- (1) In HDS regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under the NC regulatory zone can be established.
- (2) In NC regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under the HDS regulatory zone can be established.
- (3) Mixed-use developments must be proposed as a unified project and must integrate pedestrian features, landscaping and buffering so as to create a unified design.

*[Added by Ord. 1709, provisions eff. 12/22/23]*

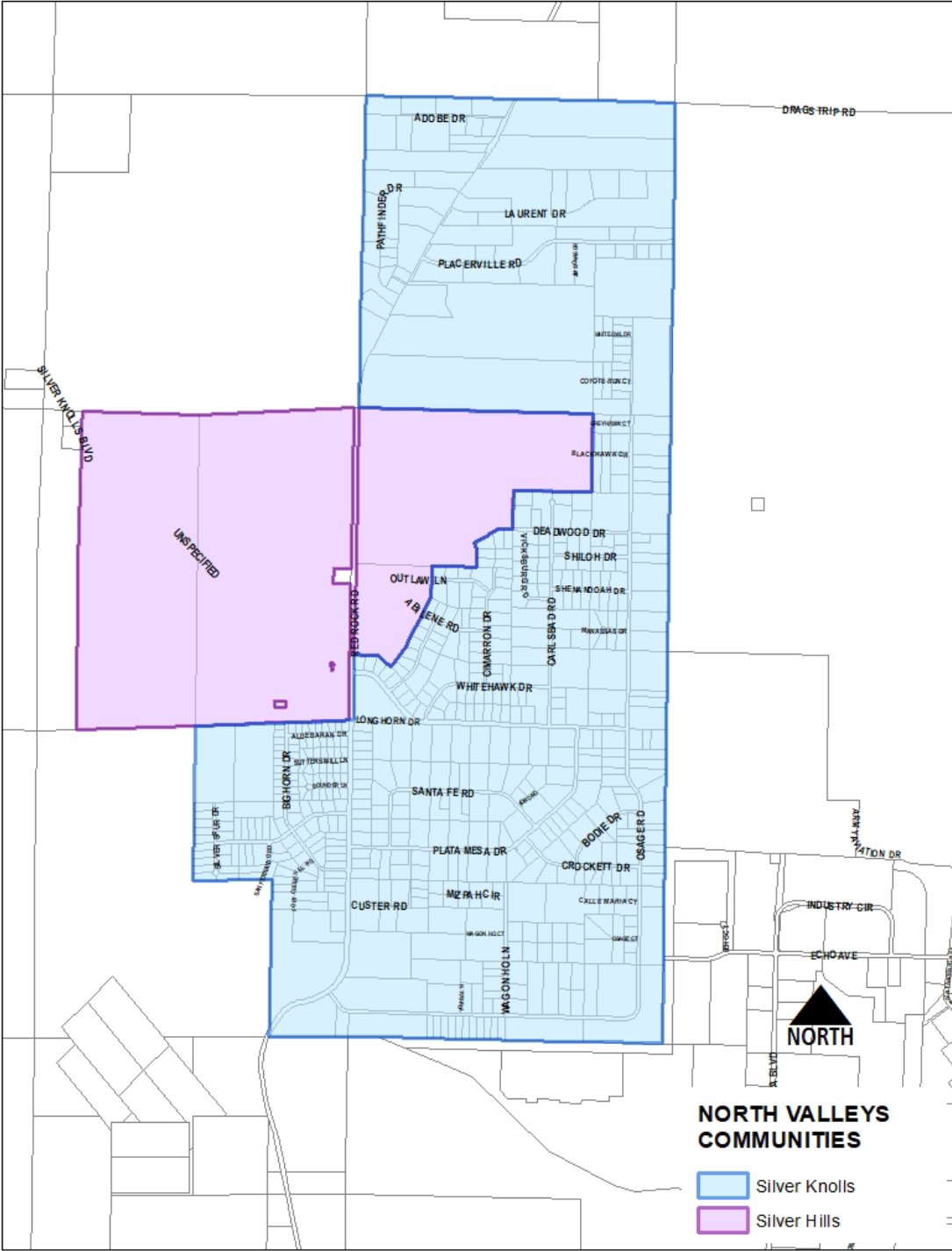
**Section 110.208.65 Specific Plans.** Some parcels in the North Valleys Planning Area may be subject to a specific plan and/or a document labeled as a “specific plan” and its associated development standards. By way of example, the Silver Hills Specific Plan falls within this planning area. For the most up to date information on specific plans, visit the Washoe County Planning Program’s website or the Washoe County Regional Mapping System.

*[Added by Ord. 1709, provisions eff. 12/22/23]*

Map 110.208.1 North Valleys Planning Area Communities East



Map 110.208.2 North Valleys Planning Area Communities West





# Article 210

## SOUTH VALLEYS AREA

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### Sections:

|            |  |
|------------|--|
| 110.210.00 | Purpose  |
| 110.210.05 | Water Rights Dedication Requirements             |
| 110.210.10 | General Commercial Modifier                      |
| 110.210.15 | Old Washoe City Community Modifiers              |
| 110.210.20 | Washoe City Community Development Standards      |
| 110.210.25 | Old Washoe City Community Allowed Uses           |
| 110.210.30 | Steamboat Valley Community Modifiers             |
| 110.210.35 | Steamboat Valley Community Development Standards |
| 110.210.40 | Steamboat Valley Community Allowed Uses          |

**Section 110.210.00 Purpose.** The purpose of this article, Article 210, South Valleys Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the South Valleys Area Plan contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

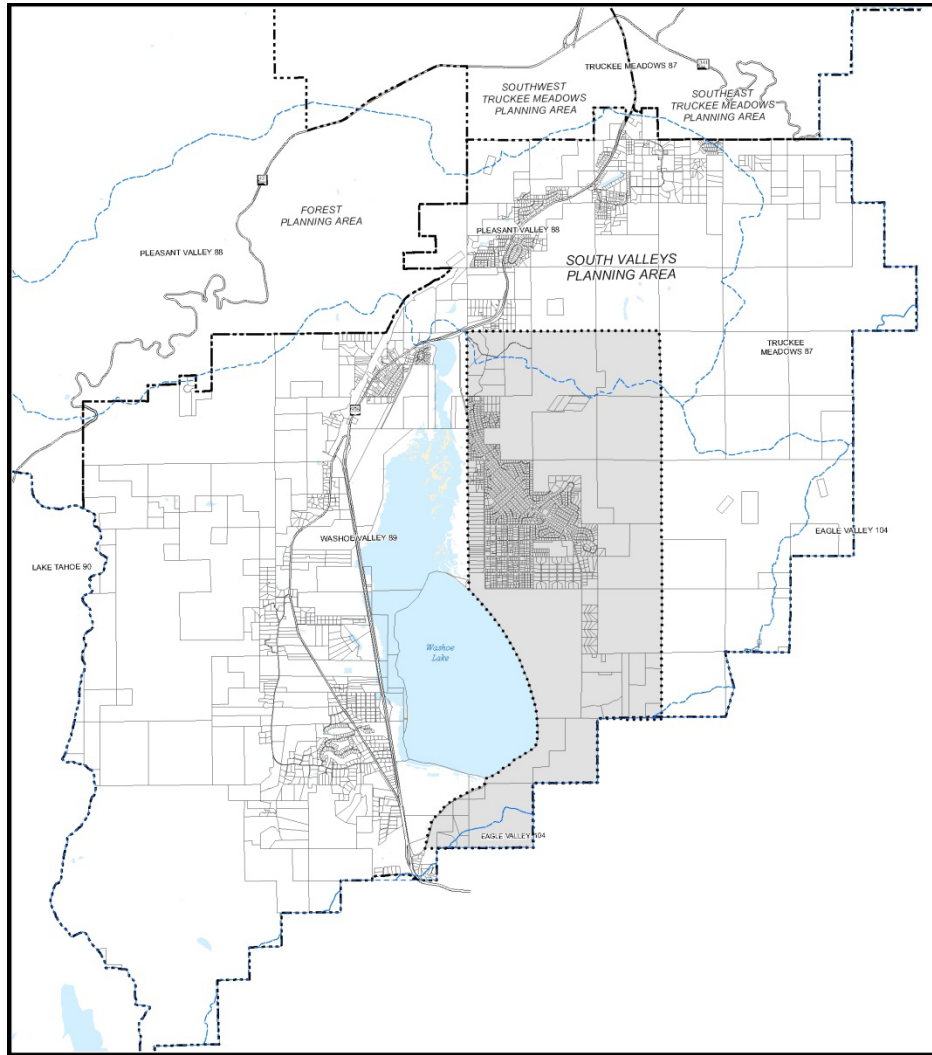
*[Amended by Ord. 1447, provisions eff. 9/9/10.]*

### **Section 110.210.05 Water Rights Dedication Requirements.**

- (a) Washoe Valley Hydrographic Basin. Dedication of sufficient certificated water rights from the Washoe Valley Hydrographic Basin, or imported water rights from an adjoining hydrographic basin when a parcel is split by the Washoe Valley Hydrographic Basin, or "will serve" letters when served by a water purveyor, shall be provided for all development in the Washoe Valley Hydrographic Basin, including maps of division into large parcels, parcel maps, and subdivision maps, and new civic, commercial and industrial use types.
- (1) Proposed parcel maps and tentative subdivision maps in the East Lake area of the Washoe Valley Hydrographic Basin shall not create parcels of less than five (5) acres until a new imported surface or groundwater water source from a different hydrographic basin is available and approved by the County. Refer to Map 110.210.05.1, South Valleys Area Plan and Hydrobasins, to identify the East Washoe Valley 5 Acre Parcel Limitation Boundary.
- (b) Pleasant Valley Hydrographic Basin, Eagle Valley Hydrographic Basin, and Truckee Meadows Hydrographic Basin. Dedication of sufficient certificated or permitted water rights from the specified hydrographic basins, or imported water rights from an adjoining hydrographic basin when a parcel is split by the specified hydrographic basins, or "will serve" letters when served by a water purveyor, shall be provided for all development in the Pleasant Valley Hydrographic Basin, Eagle Valley Hydrographic Basin, and Truckee Meadows Hydrographic Basin,

including division of land maps, parcel maps, subdivision maps, and new civic, commercial and industrial use types.

**SOUTH VALLEYS AREA PLAN AND HYDROBASINS**



|  |  |   |
|--|--|---|
| <p><b>SOUTH VALLEYS<br/>AREA PLAN AND HYDROBASINS</b></p>  |  | <p>NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A BASIS FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.</p> <p>0 0.5 1 2 Miles</p> |
| <p>  AREA PLAN BOUNDARIES<br/>  PARCELS<br/>  HYDROBASIN BOUNDARIES WITH STATE CODES (#)<br/>  EAST WASHOE VALLEY 5-ACRE PARCEL LIMITATION BOUNDARY (per Nevada State Engineer)                 </p> |  |   |
| <p>Source: Community Services Program/Nevada State Engineer/Washoe County Department of Water Resources</p>  |  | <p> <br/> <b>Department of<br/>Community Development</b><br/><br/> <b>WASHOE COUNTY<br/>NEVADA</b><br/>                     Post Office Box 11130<br/>                     Reno, Nevada 89520 (775) 328-3600                 </p>   |

Source: Department of Water Resources and Department of Community Development.

*[Renumbered from Section 110.210.10 and amended by Ord. 875, provisions eff. 8/3/93. Renamed from "Water Resources" and amended by Ord. 1043, provisions eff. 12/1/98; Map 110.210.05.1 updated with Ord. 1378, provisions eff. 8/1/08.]*

**Section 110.210.10 General Commercial Modifier.** In addition to the regulations of the General Commercial Regulatory Zone described in Article 106, Regulatory Zones, and the allowed uses described in Article 302, Allowed Uses, the following regulation modifiers shall apply for those parcels designated General Commercial on the Regulatory Zone map in the vicinity of U.S. Highway 395, Washoe City, in the South Valleys planning area, Sections 23 and 24, T17N, R19E:

- (a) Requiring a Board of Adjustment Approved Special Use Permit Subject to the Provisions of Article 810, Special Use Permits:
  - (1) Civic Use Types:
    - (i) Hospital services; and
    - (ii) Public parking services.
  - (2) Commercial Use Types:
    - (i) Automotive and equipment – automotive sales and rentals;
    - (ii) Automotive and equipment – cleaning;
    - (iii) Automotive and equipment – commercial parking;
    - (iv) Commercial recreation – indoor entertainment;
    - (v) Secondhand sales; and
    - (vi) Transportation services.
  - (3) Industrial Use Types:
    - (i) Laundry services.

*[Added by Ord. 923, provisions eff. 2/6/95. Amended by Ord. 1378, provisions eff. 8/1/08; Ord. 1447, provisions eff. 9/9/10.]*

**Section 110.210.15 Old Washoe City Community Modifiers.** The Old Washoe City Community (OWCC) as identified on Map 110.210.1 South Valleys Planning Area Communities, is subject to the development standards found in sections 110.210.15 through 110.210.25. The area is intended to provide a range of land uses specifically tailored to provide the local population with retail and service opportunities and to provide visitors to the valley with services to facilitate tourism and recreation. The boundaries of this unique area are based on the historical land use pattern and shall not be amended to extend the southern limits of the OWCC to the interchange of the I-580 extension and U.S. 395.

*[Added by Ord. 1709, provisions eff. 12/22/23.]*

**Section 110.210.20 Old Washoe City Community Development Standards.**

- (a) In Neighborhood Commercial (NC) and/or General Commercial (GC) regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under a residential regulatory zone can be established at densities not to exceed 2 units per parcel.



- (b) Mixed-use developments must be proposed as a unified project.
- (c) Mixed-use developments must integrate architectural and pedestrian features, landscaping and buffering so as to create a unified design.
- (d) Development proposals in OWCC should provide for future or demonstrate current pedestrian integration with neighboring parcels.

*[Added by Ord. 1709, provisions eff. 12/22/23.]*

**Section 110.210.25 Old Washoe City Community Allowed Uses.** The following uses are permitted in the Neighborhood Commercial and General Commercial designated areas within the Old Washoe City Community (OWCC). Permitted land uses within Washoe County's other regulatory zones are as defined in Article 302 the Washoe County Development Code. Other similar uses may be permitted in the OWCC provided the Director of the Planning and Building Division has determined that the proposed use is similar in nature and impact to the uses listed herein, and that the proposed use is consistent with the community character described in the South Valleys Planning Area.

### Residential Use Types

(See Sections 110.302.10 and 110.302.15 for explanation)

| Residential Use Types (Section 110.304.15) | GC             | NC             |
|--|----------------|----------------|
| Family Residential                         |                |                |
| Attached Accessory Dwelling **             | S <sub>2</sub> | S <sub>2</sub> |
| Detached Accessory Dwelling                | --             | --             |
| Detached Accessory Structure               | --             | A              |
| Duplex                                     | --             | S <sub>2</sub> |
| Multi Family                               | --             | --             |
| Single Family, Attached                    | --             | S <sub>2</sub> |
| Single Family, Detached                    | --             | S <sub>2</sub> |
| Manufactured Home Parks                    | --             | --             |
| Residential Group Home                     | --             | S <sub>2</sub> |

### Civic Use Types

(See Sections 110.302.10 and 110.302.15 for explanation)

| Civic Use Types (Section 110.304.20) | GC             | NC             |
|--------------------------------------|----------------|----------------|
| Administrative Services              | A              | A              |
| Child Care                           |                |                |
| Family Daycare                       | S <sub>2</sub> | S <sub>2</sub> |
| Large-Family Daycare                 | S <sub>2</sub> | S <sub>2</sub> |
| Child Daycare                        | S <sub>2</sub> | S <sub>2</sub> |
| Community Center                     | S <sub>2</sub> | S <sub>2</sub> |
| Convalescent Services                | S <sub>2</sub> | S <sub>2</sub> |
| Cultural and Library Services        | A              | A              |
| Education                            | S <sub>2</sub> | S <sub>2</sub> |
| Group Care                           | P              | P              |
| Hospital Services                    | --             | --             |
| Major Services and Utilities         |                |                |
| Utility Services                     | S <sub>2</sub> | S <sub>2</sub> |
| Major Public Facilities              |                |                |
| Nature Center                        | S <sub>2</sub> | S <sub>2</sub> |
| Parks and Recreation                 | --             | --             |
| Active Recreation                    | PR             | PR             |
| Passive Recreation                   | A              | A              |
| Postal Services                      | A              | A              |
| Public Parking Services              | --             | --             |
| Religious Assembly                   | P              | P              |
| Safety Services                      | S <sub>2</sub> | S <sub>2</sub> |

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); s<sub>2</sub> = Board of Adjustment Special Use Permit; \*\* Live/Work Units.

Commercial, Industrial and Agricultural Use Types  
(See Sections 110.302.10 and 110.302.15 for explanation)

| Commercial Use Types<br>(Section 110.304.25)                         | GC             | NC             |
|--|----------------|----------------|
| Administrative Offices   | A              | A              |
| Adult Characterized Business<br>(see Chapter 25, Washoe County Code) | --             | --             |
| Animal Sales and Services  |                |                |
| Commercial Kennels   | S <sub>2</sub> | --             |
| Commercial Stables   | --             | --             |
| Dog Training Services (see Article 330)                              | A              | A              |
| Grooming and Pet Stores  | A              | A              |
| Pet Cemeteries   | S <sub>2</sub> | --             |
| Veterinary Services, Agricultural                                    | --             | --             |
| Veterinary Services, Pets  | A              | A              |
| Automotive and Equipment   |                |                |
| Automotive Repair  | P              | S <sub>2</sub> |
| Automotive Sales and Rentals   | S <sub>2</sub> | S <sub>2</sub> |
| Cleaning   | P              | S <sub>2</sub> |
| Commercial Parking   | --             | --             |
| Equipment Repair and Sales   | S <sub>2</sub> | --             |
| Fabricated Housing Sales   | --             | --             |
| Storage of Operable Vehicles   | S <sub>2</sub> | S <sub>2</sub> |
| Truck Stops  | --             | --             |
| Building Maintenance Services  | A              | A              |
| Commercial Centers   |                |                |
| Neighborhood Centers   | A              | A              |
| Community Centers  | S <sub>2</sub> | --             |
| Regional Centers   | --             | --             |
| Commercial Educational Services                                      | S <sub>2</sub> | S <sub>2</sub> |
| Commercial Recreation  |                |                |
| Commercial Campground Facilities/RV Park                             | S <sub>2</sub> | --             |
| Destination Resorts  | --             | --             |
| Indoor Entertainment   | P              | P              |
| Indoor Sports and Recreation   | S <sub>2</sub> | S <sub>2</sub> |
| Limited Gaming Facilities  | P              | P              |
| Marinas  | --             | --             |
| Outdoor Entertainment  | --             | --             |
| Outdoor Sports and Recreation  | P              | P              |
| Outdoor Sports Club  | --             | --             |
| Unlimited Gaming Facilities  | --             | --             |
| Communication Facilities   |                |                |

| Commercial Use Types<br>(Section 110.304.25)   | GC             | NC             |
|--|----------------|----------------|
| Eating and Drinking Establishments             |                |                |
| Convenience                                    | A              | A              |
| Full Service                                   | A              | A              |
| Financial Services                             | P              | S <sub>2</sub> |
| Funeral and Internment Services                |                |                |
| Cemeteries                                     | --             | --             |
| Undertaking                                    | S <sub>2</sub> | S <sub>2</sub> |
| Gasoline Sales and Service Stations            | A              | A              |
| Helicopter Services                            |                |                |
| Heliport                                       | --             | --             |
| Helistop                                       | --             | --             |
| Liquor Sales                                   |                |                |
| Off-Premises                                   | A              | A              |
| On-Premises                                    | P              | P              |
| Lodging Services                               |                |                |
| Bed and Breakfast Inns                         | P              | P              |
| Hostels  | --             | --             |
| Hotels and Motels                              | S <sub>2</sub> | S <sub>2</sub> |
| Vacation Time Shares                           | --             | --             |
| Medical Services                               | P              | S <sub>2</sub> |
| Nursery Sales                                  |                |                |
| Retail   | A              | A              |
| Wholesale                                      | A              | A              |
| Personal Services                              | A              | A              |
| Personal Storage                               | P*             | S <sub>2</sub> |
| Professional Services                          | A              | A              |
| Recycle Center                                 |                |                |
| Full Service Recycle Center                    | --             | --             |
| Remote Collection Facility                     | --             | --             |
| Residential Hazardous Substance Recycle Center | --             | --             |
| Repair Services, Consumer                      | A              | A              |
| Retail Sales                                   |                |                |
| Convenience                                    | A              | A              |
| Specialty Stores                               | S <sub>2</sub> | S <sub>2</sub> |
| Comparison Shopping Centers                    | --             | --             |
| Secondhand Sales                               | S <sub>2</sub> | S <sub>2</sub> |
| Transportation Services                        | A              | A              |
| Agricultural Processing                        | --             | --             |

|  |                |                |
|--|----------------|----------------|
| Commercial Antennas  | S <sub>2</sub> | S <sub>2</sub> |
| Satellite Dish Antennas (see Article 324)  |                |                |
| Wireless Communication Facilities (see Article 324)  |                |                |
| Construction Sales and Services  | S <sub>2</sub> | --             |
| Convention and Meeting Facilities (in conjunction with another primary permitted use only) | S <sub>2</sub> | S <sub>2</sub> |
| Custom Manufacturing   | A              | A              |

|                                   |                |                |
|-----------------------------------|----------------|----------------|
| Agricultural Sales                | A              | A              |
| Energy Production                 | --             | --             |
| Animal Slaughtering, Agricultural | --             | --             |
| Animal Slaughtering, Commercial   | --             | --             |
| Crop Production                   | S <sub>2</sub> | S <sub>2</sub> |
| Forest Products                   | --             | --             |
| Game Farms                        | --             | --             |
| Produce Sales                     | S <sub>2</sub> | S <sub>2</sub> |

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); s<sub>2</sub> = Board of Adjustment Special Use Permit. \*

*[Added by Ord. 1709, provisions eff. 12/22/23.]*

**Section 110.210.30 Steamboat Valley Community Modifiers.** The Steamboat Valley Community (SVC) as indicated on Map 110.210.1 South Valleys Planning Area Communities establishes a small mixed-use district that will provide a transitional area between the urban character areas within the incorporated City of Reno to the north and the rural character of the Steamboat and Pleasant Valleys. The SVC is subject to the development standards found in sections 110.210.30 through 110.210.40.

*[Added by Ord. 1709, provisions eff. 12/22/23.]*

**Section 110.210.35 Steamboat Valley Community Development Standards.**

- (a) In NC regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under a residential regulatory zone can be established at densities not to exceed 14 units per acre.
- (b) Mixed-use developments must be proposed as a unified project.
- (c) Mixed-use developments must integrate pedestrian features, landscaping and buffering so as to create a unified design.
- (d) Development proposals in the SVC should provide for future or demonstrate current pedestrian integration with neighboring parcels.

*[Added by Ord. 1709, provisions eff. 12/22/23.]*

**Section 110.210.40 Steamboat Valley Community Allowed Uses.** The following uses are permitted in the Neighborhood Commercial and General Rural designated areas within the SVC. Permitted land uses within Washoe County's other regulatory zones are as defined in Article 302 of the Washoe County Development Code. Other similar uses may be permitted in the SVC provided the Director of the Planning and Building Division has determined that the proposed use is similar in nature and impact to the uses listed herein, and that the proposed use is consistent with the community character described in the South Valleys Planning Area.

### Residential Use Types

(See Sections 110.302.10 and 110.302.15 for explanation)

| Residential Use Types (Section 110.304.15) | NC             | GR |
|--|----------------|----|
| Family Residential                         |                |    |
| Attached Accessory Dwelling                | A              | A  |
| Detached Accessory Dwelling                | P              | P  |
| Detached Accessory Structure               | P              | P  |
| Duplex                                     | A              | A  |
| Multi Family                               | S <sub>2</sub> | -- |
| Single Family, Attached                    | A              | A  |
| Single Family, Detached                    | A              | A  |
| Manufactured Home Parks                    | --             | *  |
| Residential Group Home                     | S <sub>2</sub> | -- |

### Civic Use Types

(See Sections 110.302.10 and 110.302.15 for explanation)

| Civic Use Types (Section 110.304.20) | NC             | GR             |
|--------------------------------------|----------------|----------------|
| Administrative Services              | A              | --             |
| Child Care                           |                |                |
| Family Daycare                       | P              | --             |
| Large-Family Daycare                 | A              | P              |
| Child Daycare                        | P              | S <sub>2</sub> |
| Community Center                     | S <sub>2</sub> | --             |
| Convalescent Services                | S <sub>2</sub> | --             |
| Cultural and Library Services        | A              | A              |
| Education                            | S <sub>2</sub> | S <sub>2</sub> |
| Group Care                           | P              | S <sub>2</sub> |
| Hospital Services                    | --             | --             |
| Major Services and Utilities         |                |                |
| Utility Services                     | S <sub>2</sub> | S <sub>2</sub> |
| Major Public Facilities              | S <sub>2</sub> | S <sub>2</sub> |
| Nature Center                        | A              | S <sub>2</sub> |
| Parks and Recreation                 |                |                |
| Active Recreation                    | PR             | PR             |
| Passive Recreation                   | A              | A              |
| Postal Services                      | A              | --             |
| Public Parking Services              | A              | --             |
| Religious Assembly                   | P              | S <sub>2</sub> |
| Safety Services                      | S <sub>2</sub> | S <sub>2</sub> |

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>2</sub> = Board of Adjustment Special Use Permit.

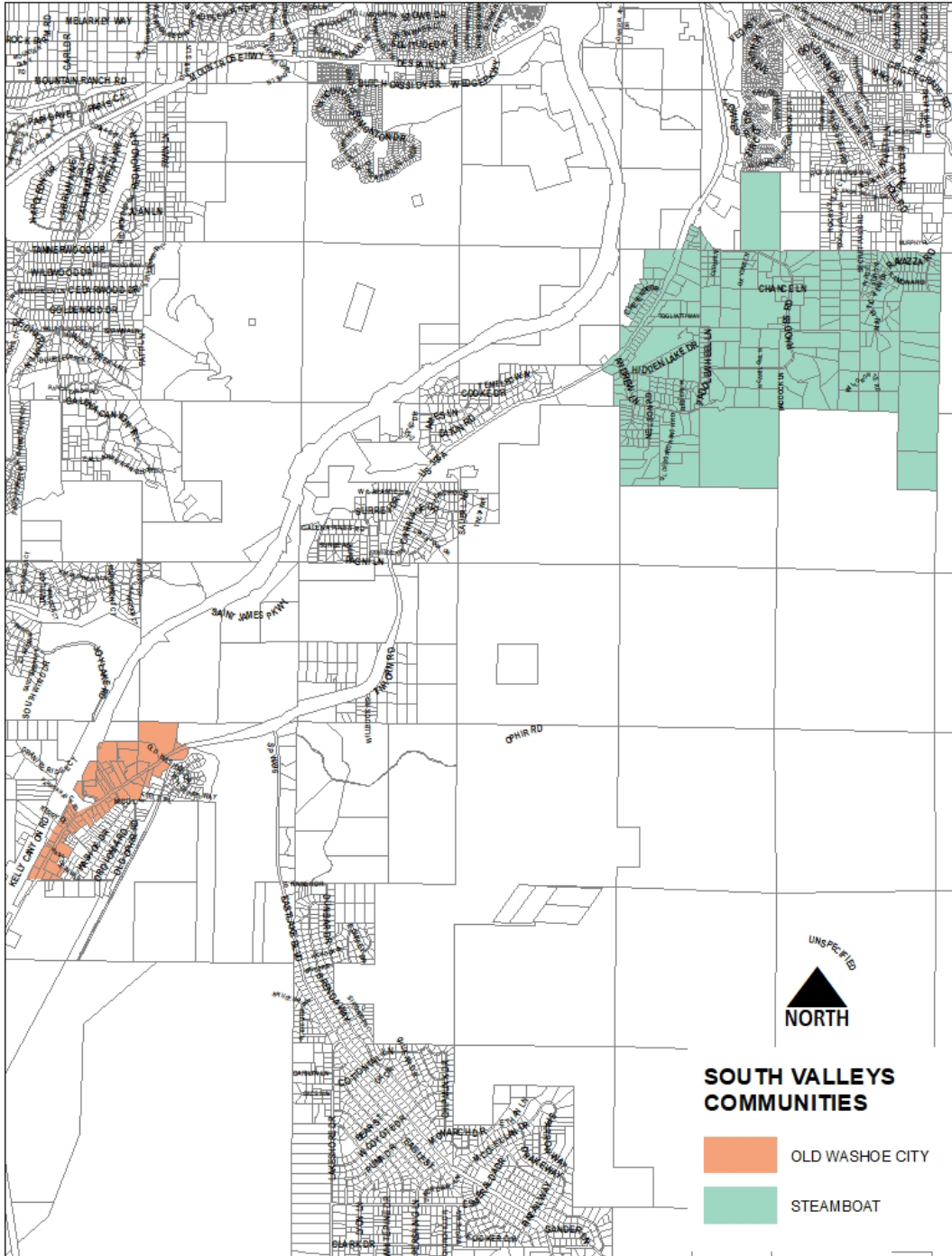
Commercial, Industrial and Agricultural Use Types  
(See Sections 110.302.10 and 110.302.15 for explanation)

| Commercial Use Types<br>(Section 110.304.25)   | NC             | GR             |
|--|----------------|----------------|
| Eating and Drinking Establishments             |                |                |
| Convenience                                    | A              | --             |
| Full Service                                   | A              | --             |
| Financial Services                             | A              | --             |
| Funeral and Internment Services                |                |                |
| Cemeteries                                     | --             | P              |
| Undertaking                                    | A              | --             |
| Gasoline Sales and Service Stations            | A              | S <sub>2</sub> |
| Helicopter Services                            |                |                |
| Heliport                                       | --             | S <sub>2</sub> |
| Helistop                                       | --             | S <sub>2</sub> |
| Liquor Sales                                   |                |                |
| Off-Premises                                   | A              | --             |
| On-Premises                                    | P              | --             |
| Lodging Services                               |                |                |
| Bed and Breakfast Inns                         | A              | S <sub>2</sub> |
| Hostels  | --             | --             |
| Hotels and Motels                              | S <sub>2</sub> | --             |
| Vacation Time Shares                           | --             | --             |
| Medical Services                               | A              | --             |
| Nursery Sales                                  |                |                |
| Retail   | A              | --             |
| Wholesale                                      | A              | S <sub>2</sub> |
| Personal Services                              | A              | --             |
| Personal Storage                               | S <sub>2</sub> | --             |
| Professional Services                          | A              | --             |
| Recycle Center                                 |                |                |
| Full Service Recycle Center                    | --             | --             |
| Remote Collection Facility                     | P              | --             |
| Residential Hazardous Substance Recycle Center | --             | --             |
| Repair Services, Consumer                      | A              | --             |
| Retail Sales                                   |                |                |
| Convenience                                    | A              | --             |
| Specialty Stores                               | A              | --             |
| Agricultural Processing                        | --             | --             |
| Agricultural Sales                             | P              | --             |
| Energy Production                              | S <sub>2</sub> | S <sub>2</sub> |
| Animal Slaughtering, Agricultural              | A              | A              |
| Animal Slaughtering, Commercial                | --             | --             |

|                 |                |                |
|-----------------|----------------|----------------|
| Crop Production | A              | A              |
| Forest Products | S <sub>2</sub> | S <sub>2</sub> |
| Game Farms      | S <sub>2</sub> | S <sub>2</sub> |
| Produce Sales   | S <sub>2</sub> | S <sub>2</sub> |

*[Added by Ord. 1709, provisions eff. 12/22/23.]*

Map 110.210.1 South Valleys Planning Area Communities





# Article 212

## SOUTHEAST TRUCKEE MEADOWS AREA

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### Sections:

|                   |  |
|-------------------|--|
| <b>110.212.00</b> | <b>Purpose</b>                                       |
| <b>110.212.05</b> | <b>Medium Density Suburban Area Modifier</b>         |
| <b>110.212.10</b> | <b>Hidden Valley Community Area Modifiers</b>        |
| <b>110.212.15</b> | <b>Public Access Easements in the Virginia Range</b> |

**Section 110.212.00 Purpose.** The purpose of this article, Article 212, Southeast Truckee Meadows Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the Southeast Truckee Meadows Area Plan within Volume Two of the Master Plan and the other applicable plan elements within Volume One of the Master Plan.

*[Amended by Ord. 1151, provisions eff. 3/31/02; Ord. 1447, provisions eff. 9/9/10.]*

**Section 110.212.05 Medium Density Suburban Area Modifier.** In addition to the regulations of the regulatory zones described in Article 106, Regulatory Zones, in any area designated Medium Density Suburban in the Southeast Truckee Meadows planning area, the following regulations shall apply.

- (a) **Density.** The maximum number of dwelling units that may be located in the Medium Density Suburban Regulatory Zone in the Southeast Truckee Meadows planning area is two (2) units per acre.
- (b) **Minimum Lot Area.** The minimum lot area allowed in the Medium Density Suburban Regulatory Zone in the Southeast Truckee Meadows planning area is fourteen thousand three hundred seventy-five (14,375) square feet, with the following exceptions:
  - (1) When abutting a developed Medium Density Suburban area with one-half (1/2) acre or greater lot sizes, the minimum lot area shall be one-half (1/2) acre for all exterior, abutting lots (roads or Open Space regulatory zone do not create non-abutting parcels), and;
  - (2) Exterior lots may have a minimum lot area of fourteen thousand three hundred seventy-five (14,375) square feet when abutting a developed higher intensity land use designation or a ten (10) acre or larger undeveloped Medium Density Suburban development.

*[Amended by Ord. 1151, provisions eff. 3/31/02].*

**110.212.10 Hidden Valley Community Area Modifiers.** The purpose of this section, Hidden Valley Community Area Modifiers, is to establish regulations to promote development consistent

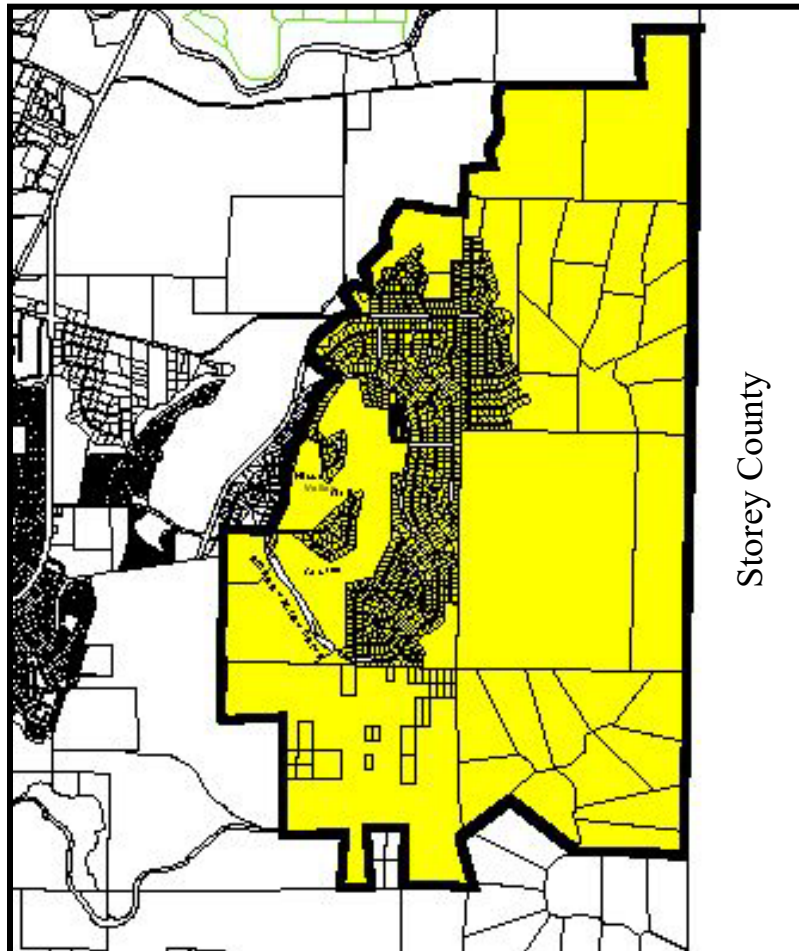
with the existing built environment of Hidden Valley; to preserve the scenic characteristics, wildlife and cultural resources; and sustain the residential tranquility of the community by the residents.

- (a) Applicability. The shaded areas shown on the parcel base Map 110.212.10.1, Hidden Valley Community Area Modifiers Location Map, delineates all parcels within the Hidden Valley Community Area Modifiers.

Map 110.212.10.1

**HIDDEN VALLEY COMMUNITY AREA MODIFIERS LOCATION MAP**

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Source: Washoe County Department of Community Development.

- (1) All development standards and use type restrictions apply other than the following:
  - (i) The Director of the Department of Community Development may waive the standards of development or use type limitations on a portion of a parcel shown on a topographic map prepared by a registered land surveyor or engineer licensed in the State of Nevada to be beyond the ridgelines of the vistas of Hidden Valley.

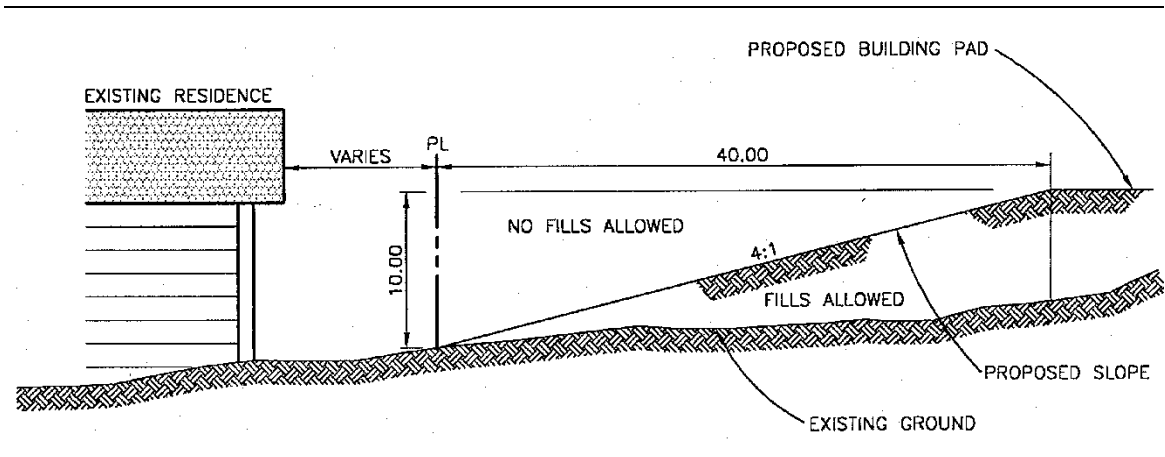
(ii) All General Rural (GR) land use designations, existing tentative maps and phased final maps, applications accepted for processing prior to the effective date of this Ordinance (March 31, 2002), all projects with an approved special use permit, design standards handbook and/or development agreement, currently active (not expired) and having obtained approval prior to the effective date of this Ordinance (March 31, 2002) are exempt from the provisions of this section.

(b) Grading. Grading for subdivision improvements, minor or major special use permits or other discretionary or building permits shall:

- (1) Not result in slopes on fill in excess of or steeper than four to one (4:1).
- (2) Not result in elevations or fill that differ from the natural grade by more than forty-eight (48) inches or when grading occurs adjacent to an existing residence, fills shall not be placed within an area that exceeds a projected slope of four to one (4:1) for a distance of forty (40) feet from the common property line. Refer to Figure 110.212.10.1, Typical Setback at Existing Residence.

Figure 110.212.10.1

**TYPICAL SETBACK AT EXISTING RESIDENCE**



Sources: Summit Engineering Corporation and Washoe County Department of Community Development.

- (3) Be limited on cut slopes to equal to, or steeper than, three to one (3:1) and may include a rockery or manufactured masonry retaining wall with a maximum height of eight (8) feet. If necessary, one (1) additional retaining wall set back eight (8) feet from the first wall will be allowed.

Or,

- (4) If the applicant proposes cut, fills or slopes in excess of the standard, the applicant shall address compatibility with adjacent lots and visual impacts to the community and propose design criteria, landscaping and buffering to mitigate impacts on adjacent property owners and the

community's scenic character. The mitigation shall be reviewed by the Design Review Committee prior to any ground-disturbing activities.

- (c) Cut Slope Stabilization and Revegetation. A slope stabilization plan and a revegetation plan shall be submitted for all ground-disturbing activities requiring a grading or building permit that results in a cut or fill slope. The Department of Community Development may require the plan be reviewed by the Design Review Committee at the next available scheduled meeting whenever mitigation of potential erosion onto adjacent property or exposure of significant cuts is required.
  
- (d) Buffers. Whenever a proposed new residential subdivision includes lots smaller than fourteen thousand three hundred seventy-five (14,375) net square feet abutting existing lots larger than fourteen thousand three hundred seventy-five (14,375) net square feet, a landscape buffer zone must be created. The buffer zone shall be a minimum of fifty (50) feet in width and shall run along all existing adjacent lots. Financial assurance shall be provided for installation of the ornamental landscaping and perpetual maintenance shall be assured prior to the recordation of a final map.
  - (1) The minimum fifty (50) foot wide ornamental landscaping buffer strip, including an irrigation plan, shall be reviewed and approved by the Design Review Committee.
  - (2) The buffer must include a minimum of one (1) evergreen tree per fifteen (15) linear feet.
  - (3) Other ornamental vegetation shall be sufficient to provide an all-season screening of the development from adjacent properties within five (5) years of installation.
  - (4) The ornamental landscape buffer strip shall be designated Common Area on the final map.
  - (5) A district established to guarantee maintenance of the landscaping in perpetuity at no expense to Washoe County must be created prior to the recordation of the first final subdivision map to maintain landscaping and assure compliance with the mandated screening, as provided under Nevada Revised Statutes (NRS) 278.4789.
  
- (e) Sidewalks. The construction of new concrete sidewalks or other multi-purpose paths in all subdivisions with final maps recorded after the effective date of this Ordinance (March 31, 2002) are prohibited unless installed and maintained by Washoe County and at no expense or liability to the adjacent property owner.
  
- (f) Allowed Uses. The Table of Uses as set forth in Section 110.302.05 is modified in the following manner:
  - (1) Residential Use Types. The following residential use types as listed in Table 110.302.05.1, Table of Uses (Residential Use Types), shall be prohibited:
    - (i) Duplex;

- (ii) Multi Family;
  - (iii) Single Family, Attached; and
  - (iv) Manufactured Home Parks.
- (2) Civic Use Types. The following civic use types as listed in Table 110.302.05.2, Table of Uses (Civic Use Types), shall be prohibited:
- (i) Administrative Services;
  - (ii) Large-Family Daycare;
  - (iii) Child Daycare;
  - (iv) Community Center over two thousand (2,000) square feet, with the exception of facilities approved by the Park and Recreation Commission for the Hidden Valley Regional Park;
  - (v) Convalescent Services;
  - (vi) Cultural and Library Services, unless existing facilities;
  - (vii) Group Care
  - (viii) Hospital Services;
  - (ix) Major Public Facilities;
  - (x) Nature Center;
  - (xi) Postal Services; and
  - (xii) Public Parking Facilities.
- (3) Commercial Use Types. All commercial use types as listed in Table 110.302.05.3, Table of Uses (Commercial Use Types), shall be prohibited with the exception of golf courses and ancillary uses commonly associated with golf courses and their club houses.
- (4) Industrial Use Types. All industrial use types as listed in Table 110.302.05.4, Table of Uses (Industrial Use Types), are prohibited.
- (5) Agricultural Use Types. All agricultural use types as listed in Table 110.302.05.5, Table of Uses (Agricultural Use Types), are prohibited with the exception of animal grazing and crop production of hay.
- (6) Federal or State Law Mandated Allowed Uses. Federal or state law mandated allowed uses are exempt from this restriction.
- (g) Reflective Building Materials. Reflective or shiny metal sidings and roofs shall be prohibited on all structures.

- (h) Building Height. Lots in subdivisions recorded after the effective date of this Ordinance (March 31, 2002) and which abut a previously developed and recorded lot shall not erect structures which exceed the number of stories of the adjacent developed lot(s).
- (1) Structures limited to one (1) story shall not exceed twenty-five (25) feet in height as measured by the Uniform Building Code (UBC) and Section 110.902.15, Definitions, of the Washoe County Development Code.
  - (2) Two (2) story structures, when permitted, shall be restricted to thirty-five (35) feet in height as measured by the Uniform Building Code (UBC) and Section 110.902.15, Definitions, of the Washoe County Development Code.
- (i) Setbacks. Setbacks for the main structure on lots recorded prior to the effective date of this Ordinance (March 31, 2002) shall be thirty (30) feet for the front and twenty (20) feet for the rear yards. Lots with two (2) front yards shall maintain the setback for both front yards. Side yard setbacks for the main structure shall be eight (8) feet for parcels less than .4 acres and fifteen (15) feet for parcels more than .4 acres. Setbacks for structures on lots recorded after the effective date of this Ordinance (March 31, 2002) shall require the lots adjacent to developed lots to adhere to this setback standard.
- (j) Streetlights. The erection of new streetlights shall be prohibited on local residential streets. Replacement of existing streetlights is allowed.

*[Added by Ord. 1151, provisions eff. 3/31/02.]*

**Section 110.212.15 Public Access Easements in the Virginia Range.** Any easement needed to obtain legal access to a 40-acre parcel in the Virginia Range is also required to serve as access to all parcels that the easement crosses. Legal documents to this effect will be presented to the County Surveyor prior to the issuance of a grading permit for a road or driveway. The County Surveyor may waive this requirement under special circumstances.

*[Added by Ord. 1709, provisions eff. 12/22/23.]*

# Article 214

## SOUTHWEST TRUCKEE MEADOWS AREA

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### Sections:

|                   |   |
|-------------------|---|
| <b>110.214.00</b> | <b>Purpose</b>  |
| <b>110.214.05</b> | <b>Mt. Rose Highway Scenic Roadway Corridor Standards</b> |
| <b>110.214.10</b> | <b>Height Restrictions</b>                                |
| <b>110.214.15</b> | <b>Industrial Development</b>                             |

**Section 110.214.00 Purpose.** The purpose of this article, Article 214, Southwest Truckee Meadows Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the Southwest Truckee Meadows Area Plan contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

*[Amended by Ord. 1447, provisions eff. 9/9/10.]*

**Section 110.214.05 Mt. Rose Highway Scenic Roadway Corridor Standards.** The purpose of this section, Mt. Rose Highway Scenic Roadway Corridor Standards, is to establish regulations to develop, preserve and protect the inherent aesthetic quality of this scenic roadway.

- (a) **Applicability.** The Mt. Rose Highway scenic roadway corridor extends from the intersection with South Virginia Street to the jurisdictional line of the Tahoe Regional Planning Agency.
- (1) All new residential, civic, commercial, industrial and agricultural use types established within five hundred (500) feet of the centerline of Mt. Rose Highway shall comply with this section. No variance to this boundary, pursuant to Article 804, Variances, shall be processed or approved.
- (2) The following use types are exempt from the provisions of this section:
- (i) Construction, enlargement and use of any single family, detached, residence, and all related accessory uses (e.g. garages, barns, corrals, storage sheds) on a parcel entitled to one dwelling unit legally recorded as of April 1, 1996.
- (ii) All existing tentative maps and phased final maps, currently active (not expired) and having obtained approval prior to April 1, 1996 are exempt from the provisions of this section.
- (iii) All projects with an approved special use permit, design standards handbook and/or development agreement, currently active (not expired) and having obtained approval prior to April 1, 1996 are exempt from the provisions of this section.

- (b) Building Height. The maximum allowable height of buildings and structures shall be thirty-five (35) feet. If the underlying building pad has a slope in excess of fifteen (15) percent, an additional six (6) feet shall be added to the thirty-five (35) foot maximum. The Uniform Building Code (UBC), as currently enacted, shall be used as the measuring standard. Those structures and uses identified in Section 110.402.10, Heights, Special Provisions, are not subject to this section.
- (c) Setback. A minimum setback of thirty (30) feet shall be provided along any property line adjoining the Mt. Rose Highway.
- (1) Structures shall not be permitted within the setback area. A freestanding sign is not considered a structure.
- (d) Parking and Loading. Parking and loading shall be in conformance with Article 410, Parking and Loading, and Article 412, Landscaping, and the following provisions:
- (1) Adjacent to the Mt. Rose Highway, all uses proposing one hundred (100) or more parking spaces, parking areas between the right-of-way property line and the main structure shall be limited in size to fifty (50) parking spaces, resulting in a series of smaller parking courts. Parking courts shall be separated by a minimum width of five (5) feet of landscaped area, excluding access drive lanes.
- (2) Adjacent to the Mt. Rose Highway, all surface parking areas between the right-of-way property line and the main structure shall provide adequate landscaping material (e.g. shrubs and trees) so as to provide a minimum of fifty (50) percent screening within five (5) years of planting to visually screen parked vehicles. Landscaping material placement and mature height shall be considered to protect distant views, where appropriate.
- (3) Adjacent to the Mt. Rose Highway, all delivery bays, loading docks, roll-up doors, trash enclosures, heating and ventilation equipment and other accessory equipment shall be located in such a manner as not to be visible from the Mt. Rose Highway, or shall be fully screened pursuant to Article 412, Landscaping, and provisions of this section.
- (4) Compliance with the minimum provisions of this section shall occur within the confines of the boundaries of the affected parcel(s) and shall not be satisfied by the use of public right-of-way.
- (e) Access. Access onto Mt. Rose Highway shall be in conformance with Nevada Department of Transportation regulations, Washoe County Development Code Article 436, Street Design Standards, and the following provisions:
- (1) Access to any development shall be restricted to one (1) point for each property or two (2) points provided they are at least two hundred (200) feet apart.
- (2) If a two-way, divided driveway is proposed, it shall be considered as one (1) access point.



- (f) Fences, Walls and Berms. Fences, walls and berms shall be in conformance with Article 406, Building Placement Standards, and Article 412, Landscaping, and the following provisions:
- (1) Within the setback area, solid fences, walls or berms shall be permitted provided they do not exceed four-and-one-half (4.5) feet in overall height. Fences and walls shall be constructed of wood, masonry, stone, decorative concrete block, or other textured surfaces. Berms shall be constructed of soil suitable for planting landscaping. Untextured cinder block walls and chain-link or cyclone fences are prohibited on parcels adjacent to the Mt. Rose Highway between the right-of-way property line and the main structure.
  - (2) Outside the setback area, fences and walls shall not exceed six (6) feet in height and shall be constructed of wood, masonry, stone, decorative concrete block, or other textured surfaces. Untextured cinder block walls and chain-link or cyclone fences are prohibited on parcels adjacent to the Mt. Rose Highway between the right-of-way property line and the main structure.
  - (3) Multiple retaining walls shall be separated horizontally by a distance equal to at least the height of the lower retaining wall.
  - (4) The use of color shall be limited to earth tones so that the color blends in with natural surroundings.
  - (5) Compliance with the minimum provisions of this section shall occur within the confines of the boundaries of the affected parcel(s) and shall not be satisfied by the use of public right-of-way.
- (g) Sign. All development shall comply with the following outdoor sign design standards. No variance to these sign standards, pursuant to Article 804, Variances, shall be processed or approved.
- (1) Neon signage shall be prohibited.
  - (2) Sign structures (e.g. supports, poles, sign boxes, etc.) shall be covered and trimmed with wood and/or stone materials.
  - (3) Illumination, if any, shall be of diffused light that is stationary and of constant intensity.
  - (4) Exterior sign illumination sources shall be shielded from view.
  - (5) Street-front signs shall be a monument style with a maximum height of ten (10) feet and a maximum surface area per side of sixty (60) square feet.
  - (6) Exterior signage design for individual businesses within a building or a shopping complex shall be consistent.
  - (7) Only one (1) freestanding sign is allowed per project within the boundary of the Mt. Rose Highway scenic roadway corridor.

- (8) Temporary Project Sales Signs must be located on-site with a maximum height of eight (8) feet and a maximum surface area per side of fifty (50) square feet. Temporary Project Sales Signs shall not be mobile or portable, or be mounted on any type of vehicle or trailer.
  
- (h) Architecture. The architectural design standards of this section shall apply to civic type uses, commercial type uses and multiple family type uses.
  - (1) The exterior siding and finishing shall be of wood, stone or stucco.
  - (2) The use of color shall be limited to earth tones so that the color blends in with natural surroundings.
  - (3) Roofs shall be of fire resistant materials and earth tone in color. Shiny metal roofs shall be prohibited.
  
- (i) Electrical Transmission Lines. Transmission lines of up to 100 kilovolt that parallel the Mt. Rose Highway and new electrical distribution lines of up to 200 amperes shall be placed underground.

*[Amended by Ord. 875, provisions eff. 8/3/93. Renamed from "Mt. Rose Highway" and amended by Ord. 942, provisions eff. 4-1-96.]*

**Section 110.214.10 Height Restrictions.** In addition to height restrictions established in Article 402, Density/Intensity Standards, and Article 406, Building Placement Standards, all new commercial structures in commercial or residential regulatory zones are limited to two stories in height, not to exceed thirty-five (35) feet in height. If the underlying building pad has a slope in excess of fifteen (15) percent, an additional six (6) feet shall be added to the thirty-five (35) foot maximum. The Uniform Building Code (UBC), as currently enacted, shall be used as the measuring standard. Those structures and uses identified in Section 110.402.10, Heights, Special Provisions, are not subject to this section.

*[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 942, provisions eff. 4-1-96.]*

**Section 110.214.15 Industrial Development.** Within the Southwest Truckee Meadows planning area, new long-term industrial development shall only be located within the Specific Plan Regulatory Zone.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

# Article 216

## SPANISH SPRINGS AREA

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### Sections:

|            |  |
|------------|--|
| 110.216.00 | Purpose  |
| 110.216.05 | Pyramid Lake Highway                                   |
| 110.216.10 | Buffers  |
| 110.216.15 | Commercial Center Development Standards                |
| 110.216.20 | Commercial Center Development Application Requirements |
| 110.216.25 | Commercial Center Development Site Plan Requirements   |
| 110.216.30 | Agricultural Uses                                      |
| 110.216.35 | Air Pollution  |
| 110.216.40 | Industrial Development                                 |
| 110.216.45 | Water Rights Requirements                              |
| 110.216.50 | Ornamental Water Features                              |
| 110.216.55 | Spanish Springs Water Detention Facility               |
| 110.216.60 | Western Theme Design Standards                         |
| 110.216.65 | Business Park Design Standards                         |
| 110.216.70 | Specific Plans   |
| 110.216.75 | Spanish Springs Airport                                |
| 110.216.80 | Allowable Uses in the Spanish Springs Planning Area    |

**Section 110.216.00 Purpose.** The purpose of this article, Article 216, Spanish Springs Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the Spanish 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.

*[Amended by Ord. 1447, provisions eff. 9/9/10.]*

**Section 110.216.05 Pyramid Lake Highway.** Development along the Pyramid Lake Highway shall comply with the following:

- (a) **Access.** Direct egress or ingress onto new individual parcels in addition to that existing on the May 26, 1993 is prohibited, unless no other alternative egress or ingress can be shown.

*[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 949, provisions eff. 5/1/96.]*

**Section 110.216.10 Buffers.** A minimum twenty-five (25) foot open space/scenic view buffer shall be provided on parcels along all arterial rights-of-way, measured in from the street edge property line. No fences, walls or structures shall be permitted in the buffer areas. Such buffer areas shall be included in the calculation of allowable density.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.216.15 Commercial Center Development Standards.** The standards of this section shall apply to all commercial centers.

- (a) Allowed Uses. Most uses allowed in Table 110.302.05.3, Table of Uses, in the General Commercial Regulatory Zone are allowed as a principal use in a commercial center. In addition, a restrictive covenant in favor of the County will be required to prohibit billboards, dwellings or dwelling units, bars, used car lots, cocktail lounges, taverns and other uses which are, in the opinion of the Director of Community Development, similar or accessory to the specified uses. A neighborhood commercial center in the Spanish Springs planning area requires a Board of Adjustment approved special use permit as set forth in Article 810, Special Use Permits.
- (b) Site Area. Any commercial center shall be located on a parcel having an area of at least five (5) acres.
- (c) Height Limitation. In addition to height restrictions set forth in Article 402, Density/Intensity Standards, and Article 406, Building Placement Standards, structures within a commercial center shall be limited to a maximum height of two (2) stories in height.
- (d) Maximum Lot Coverage. The total ground area, occupied by all principal buildings, together with all accessory buildings, shall not exceed twenty-five (25) percent of the total area of the site.
- (e) Building Setback Line. All buildings shall be sited a minimum of eighty (80) feet from all street rights-of-way. A strip twenty (20) feet deep along the front property line shall be maintained as a landscaped buffer strip. The remaining area may be used for parking.
- (f) Side and Rear Yards. Each commercial center site shall have side and rear yards of at least fifty (50) feet in width. A strip twenty (20) feet in width or depth along the side and rear lot lines shall be maintained as a landscaped buffer strip. The remaining area may be used for parking.
- (g) Buffer Requirements Adjacent to Residential Areas. Along any boundary line adjacent to a residential area, an appropriate buffer area shall be provided to screen or block vision, glare, odors or other negative by-products associated with the commercial use. Buffer areas may be utilized for stormwater containment and infiltration.
- (h) Access Ways. Each commercial center site shall have not more than two (2) access points to any street, unless unusual circumstances demonstrate the need for additional access ways is demonstrated. Access to Pyramid Lake Highway (SR 445) shall be permitted only from existing streets or street extensions, unless no other access can be provided. No part of any access shall be closer than two hundred (200) feet to the intersection of any two street right-of-way lines.
- (i) Access Barrier. Each commercial center site, with its buildings, other structures, and parking and loading areas, shall be physically separated from each adjoining street by a curb or other suitable barrier against unchanneled motor vehicle ingress and egress. Except for permitted access ways, the barrier shall be continuous for the entire length of the property line.
- (j) Off-Street Parking and Loading Areas. All off-street parking and loading areas shall comply with Article 410, Parking and Loading.

- (k) Lighting. All parking areas and access ways shall be flood lighted at night during business hours. All outside lighting shall be arranged and shielded to prevent glare or reflection, nuisance, inconvenience or hazardous interference of any kind on adjoining streets or residential properties.
- (l) Waste Pens and Incinerators. Each building shall be provided with an enclosed waste pen of sufficient size to accommodate all trash and waste generated and/or stored on the premises. Waste pens and refuse receptacles shall be designed to ensure adequate odor control and the prevention of wind-blown debris from leaving the site. There shall be no burning of refuse on the premises.

*[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 1040, provisions eff. 11/1/98; Ord. 1288, provisions eff. 3/24/06, Ord. 1378, provisions eff. 8/1/08.]*

**Section 110.216.20 Commercial Center Development Application Requirements.** The application submittal requirements of this section shall apply to proposed commercial centers. The application requirements include the following:

- (a) Ownership. Ownership to include all owners with ten (10) percent or greater interest.
- (b) Legal Description. Legal description for site and for proposed regulatory zones.
- (c) Market Analysis. A market analysis that includes the following:
  - (1) Trade area of proposed shopping center;
  - (2) Population of trade area, present and projected;
  - (3) Effective buying power, present and projected;
  - (4) Net potential customer buying power for proposed stores and, on the basis of such buying power, the recommended store types and store floor area; and
  - (5) Residual amount of buying power and how it may be expected to be expanded in existing business areas serving the proposed area.
- (d) Site Location Evaluation. Site location evaluation to include access, size and shape, site preparation requirements, utilities, drainage and environmental considerations.
- (e) Key Tenant Commitments. A description of key tenant commitments that includes the following:
  - (1) Copy of prospectus provided to prospective tenants;
  - (2) Letter of intent, lease or occupancy agreement; and
  - (3) Prospective tenant list of requirements for proposed center.
- (f) Financial Commitment. Financial commitment in the form of a forfeitable, site restoration bond for one hundred fifty thousand dollars (\$150,000) or one (1) percent of the development costs, whichever is greater.

- (g) Water Rights. Proof of sufficient water rights pursuant to Section 110.216.45.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.216.25 Commercial Center Development Site Plan Requirements.** The site plan submittal requirements of this section shall apply to commercial centers. All site plans shall include appropriate titles, name and address of preparer, north arrow, scale not less than 1 inch = 100 feet, contours at two (2) foot intervals, and vicinity map.

- (a) Existing Conditions. The site plan shall show the following existing conditions:
- (1) Boundary line, existing zoning, acreage by zone and total acreage of site;
  - (2) Size and location of existing water mains, sewers, culverts, manholes and other underground facilities within the site;
  - (3) Location, widths and names of all existing or prior platted streets and utility rights-of-way within five hundred (500) feet of the outside boundary of the site;
  - (4) Park and other public open spaces within five hundred (500) feet of the outside boundary of the site;
  - (5) Permanent buildings and structures within five hundred (500) feet of the outside boundary of the site; and
  - (6) Parcels (with ownership indicated), easements and section lines within five hundred (500) feet of the outside boundary of the site.
- (b) Proposed Development. The site plan shall show the following with respect to proposed development:
- (1) Location, layout and dimensions of principal and accessory buildings;
  - (2) Traffic circulation within the confines of the center;
  - (3) Location and dimensions of vehicular drives, entrances, exits, and acceleration and deceleration lanes;
  - (4) Location, arrangement and dimensions of both customer and employee parking spaces; and width of aisles, width of bays and angle of parking;
  - (5) Location, arrangement and dimensions of truck loading and unloading spaces and docks;
  - (6) Location and dimensions of pedestrian entrances, exits and walks;
  - (7) Architectural sketches of the proposed buildings;
  - (8) Drainage and sanitary systems;
  - (9) Location, height, materials and color of walls, fencing and screen plantings;

- (10) Ground cover, finished grades, slopes and banks;
- (11) Location, size, height, materials, illumination, color and orientation of all commercial signs;
- (12) Proposed standards for unspecified, tenant building facade signs;
- (13) Stages of development with commencement and completion dates and reservations for future development; and
- (14) Traffic impact analysis and proposed mitigation measures.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.216.30 Agricultural Uses.** Agricultural uses as defined in Article 304, Use Classification System, shall be considered compatible with all allowed uses within the Spanish Springs planning area.

**Section 110.216.35 Air Pollution.** All new development shall comply with all applicable Washoe County District Health Department regulations regarding air pollution and woodburning devices.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.216.40 Industrial Development.** Within the Spanish Springs planning area, new long-term industrial development shall only be located within the Specific Plan Regulatory Zone.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.216.45 Water Rights Requirements.** Residential and commercial development in the Spanish Springs planning area shall provide proof of sufficient water rights based upon the following:

- (a) Deceaded Truckee River water rights when used in an appropriate drought yield discount as determined by the State Engineer;
- (b) Imported groundwater from a source that is replenished in sufficient quantity to meet demands placed upon a source without groundwater mining; and
- (c) Certificated groundwater rights or permitted quasi-municipal groundwater rights (that existed as of May 22, 1990) matched by imported, decreed surface water, from a source such as the Truckee River, equal to one-half (1/2) of the groundwater rights.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.216.50 Ornamental Water Features.** The use of groundwater for new ornamental surface water features such as ponds and fountains is prohibited.

**Section 110.216.55 Spanish Springs Water Detention Facility.** All proposed development in the Spanish Springs planning area shall evaluate and develop storm drainage improvements which ensure the Spanish Springs Water Detention Facility remains hydraulically equivalent to the design parameters of the facility existing at the time of adoption of this section.

**Section 110.216.60 Western Theme Design Standards.** These design and development standards set forth standards for certain uses within the Spanish Springs Planning Area. The areas in which these standards apply are identified on Map 110.216.1 Spanish Springs Planning Area Communities in the areas labeled “Western”. The design standards are intended to provide area residents and Washoe County with the assurances that the non-residential component within the planning area’s “Western” areas will develop in accordance with the Spanish Springs community’s expressed preference for quality projects with a “western” theme. The standards establish specific site planning, architectural, landscape, signage and lighting criteria by which each proposal shall be evaluated for compliance and approval.

- (a) Applicability. Map 110.216.1 Spanish Springs Planning Area Communities depicts the geographic area of applicability wherein these development standards will be enforced. With the exception of land uses associated with mining and education, and airport uses, these standards will be applied to all non-residential uses within the area designated on the map.
- (b) Design Review Process. These development standards supersede Sections 110.216.10 through 110.216.25 of the Washoe County Development Code in the specific “Western” geographic areas identified on Map 110.216.1 Spanish Springs Planning Area Communities. Where the standards found in this section are silent, Sections 110.216.10 through 110.216.25 will be in effect. These standards are to be enforced by Washoe County staff when evaluating permits for development activity. Small deviations from these standards may be permitted at the applicant’s request, provided the Director of the Planning and Building Division has made a determination that the deviation is in substantial conformance with the intent of these standards. The applicant shall have the sole responsibility for compliance with all applicable statutes, codes, ordinances or other regulations for all work performed on the premises by or on behalf of the applicant.
- (c) Site Development Standards. The following site planning standards are established to help implement and preserve the community character described for the Spanish Springs Planning Area within the Washoe County Master Plan. The use of such tools as open space buffers, pedestrian amenities and landscaping mitigate the impact of development on adjacent and nearby parcels while helping to implement and preserve the desired character. Personal storage has a separate set of design criteria and is addressed in the section entitled Personal Storage Guidelines in Section 110.216.60(h).
  - (1) Building Site Coverage. The maximum building site coverage of all buildings, including accessory buildings but not including surface parking, shall not exceed 30 percent of the gross parcel area. Personal storage uses are exempt from this requirement.
  - (2) Building Heights. The maximum building height is 35 feet as measured in, and interpreted by, the Washoe County Development Code. The maximum height standards do not apply to structures such as parapet walls, roof-mounted equipment, elevator towers, belfries, cupolas, water towers, silos, windmills, water tanks, etc., provided that the aggregate floor area of such structures is not greater than one-half of the total roof area. Hospital Services shall be allowed a maximum height of 48 feet.
  - (3) Setbacks. At a minimum, building setbacks shall be those established in Article 406, Building Placement Standards, of the Washoe County Development Code. Varied setbacks are encouraged to create usable open areas between buildings and to create a feeling of openness and privacy along streets.
  - (4) Open Space and Landscape Buffers. Open space and formal landscaping buffers shall be established on the exterior boundaries of non-residential developments. These buffers provide separation from adjacent residential uses and major streets and highways.
    - (i) Open space/scenic view buffers will consist of existing native vegetation and will be assigned a land use designation of Open Space (OS) within the Spanish Springs



Planning Area. A 50-foot-wide open space buffer shall be provided wherever the commercial uses abut existing single-family residential properties. The buffer is measured in from the property line and no structures shall be permitted in this area. A fence or wall may be constructed on or adjacent to the property line where the commercial uses abut existing residential uses. No other fences or walls are permitted within the buffer area.

- (ii) Landscaped buffers shall consist of more formal landscaping as defined in Section 110.216.60(d) and will be constructed concurrently with the buildings in the adjacent development. Property owners will be responsible for maintaining these improvements.
  - (A) Along Pyramid Highway, there will be a 30-foot-wide landscape common area easement along the property line within the setback described in Section 110.216.60(c)(3). The developer shall construct a 10-foot-wide multi-purpose trail within the easement immediately adjacent to the right-of-way or meandering through the landscaped buffer. The trail will be constructed of asphalt or concrete. The remaining area within the easement shall be comprised entirely of landscaping, consistent with the Landscape Design Guidelines sub-section.
  - (B) Along Eagle Canyon Drive, there will be a 25-foot-wide landscape easement running the length of the commercial frontage, excluding any driveways or access points. A 10-foot-wide asphalt multi-purpose trail will be constructed within the easement immediately adjacent to the right-of-way or meandering through the landscaped buffer. The remaining area within the buffer shall be comprised entirely of landscaping, consistent with the provisions of Section 110.216.60(d). If needed for safety purposes around detention basins or slopes, low fencing consistent with the western theme of the center may be placed within the landscaped portion of the easement.
  - (C) For all other areas, a 20-foot-wide landscape easement will be provided along the front yard adjacent to the right-of-way.
- (5) Parking Requirements. Off-street parking requirements shall be those established in Article 410, Parking and Loading, of the Washoe County Development Code. Design exceptions to Section 110.410.25, Design of Parking Areas, are noted below.
  - (i) In order to provide safe pedestrian access to site buildings, any large, open parking area shall include pedestrian walkways between opposing rows of parking at a ratio of one (1) walkway per seventy-five (75) parking spaces per project. The intent of this requirement is to provide areas within larger parking lots where pedestrians can safely reach businesses without having to walk exclusively in the drive aisles. Photo A-1 in this section provides photographs illustrating pedestrian walkway concepts. Smaller parking courts and areas with fewer than seventy-five (75) parking spaces are exempt from this provision.
    - (A) Walkways must be a minimum of forty-eight (48) inches wide, excluding vehicle overhang space.
    - (B) Walkways may be striped on the asphalt between perpendicular rows of parking and paved through landscape areas and must be extended safely through planters with ramps or aprons.
    - (C) Any extension of walkways across drive aisles must occur at delineated crosswalks.
    - (D) Walkways will be designed to be compatible with handicap accessibility standards.

Photo A-1: Pedestrian Walkways within Parking Lots



(6) Screening of Refuse Containers.

- (i) All outdoor refuse containers shall be visually screened within a solid six-foot or higher noncombustible enclosure, so that they are screened from adjacent lots or sites, neighboring properties or streets. Careful consideration should be given to the location of refuse enclosures during site planning so that trash removal is facilitated away from building entrances and street frontages.
- (ii) Refuse container enclosures should be designed of durable materials with finishes and colors that are unified and harmonious with the overall architectural theme.

(7) Screening of Exterior Mechanical Equipment

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

(8) Utilities and Communication Devices.

- (i) Antenna, transmission or reception devices visible from ground level shall be designed with features to mitigate their visual impact.
- (ii) Temporary overhead, low-voltage power lines and telephone lines may be permitted during construction only.
- (iii) Existing overhead power lines are exempted.

(9) Fences and Walls.

- (i) No fence or wall exceeding three feet in height shall be designed or constructed within the front yard setbacks.
- (ii) All fences and walls shall be designed as integrated parts of the overall architectural and site design. All fences and walls are limited to six feet in height, except as noted below.
- (iii) Walls shall be constructed of block in a finish and color that complements the colors selected for site buildings.
- (iv) Fencing shall be low and open split-rail style fencing that is consistent with the western-theme.

- (d) Landscape Design Standards. Formal landscaping within the commercial developments and around project perimeters facing streets is essential to creating a pleasant environment. The intent of these standards is to provide landscaping design criteria that will help promote an image that is attractive across the developments. All areas to be landscaped shall be planted with trees, shrubs, groundcover, etc., selected from the recommended plant list in Table A-3 in Section 110.216.60(h). Developers should assess existing landscaping on developed land

adjacent to their property and, whenever possible, reinforce and complement that established character. Areas visible from public streets should emphasize attractive landscaping.

- (1) General Requirements. Landscape requirements shall generally be those established in Article 412, Landscaping, of the Washoe County Development Code. Additional criteria and design exceptions to Article 412 are noted below.
- (i) A minimum of twenty (20) percent of the total developed land area in non-residential land uses shall be landscaped (inclusive of buffers and open space areas between commercial and existing residential). Personal storage facilities are exempt from this requirement.
  - (ii) Parking lots, service or storage areas, trash enclosures, etc., shall be partially screened with plant material whenever possible.
  - (iii) The use of landscape-related walls, planters, enhanced paving, etc., is encouraged. The inclusion of such features may substitute for landscaping, subject to the approval of the Director of the Planning and Building Division and compliance with the Washoe County Development Code.
  - (iv) Parcels adjacent to Eagle Canyon Park or to future residential development shall use accent trees and shrubs, in combination with other techniques (such as berms, fences, walls) to screen parking areas and other less attractive views.
  - (v) The basic landscape character will be created by the use of pre-selected, dominant and accent trees and a selective plant palette.
    - (A) Tree species selected for the commercial and office developments are as shown in Table A-1 below:

Table A-1: Tree Species for Commercial and Office Development

| Category       | Type            | Common Name  |
|----------------|-----------------|--|
| Dominant trees | Deciduous trees | American Ash<br>Bur Oak<br>Celtis Occidentalis<br>Common Hackberry<br>Quercus macrocarpa   |
|                | Evergreen trees | Austrian Black Pine<br>Colorado Blue Spruce<br>Picea pungens 'Glauca'<br>Pinus nigra<br>Pinus sylvestris<br>Scotch Pine  |
| Accent trees   |                 | Chanticleer Flowering Plumb<br>Flowering Plumb<br>Flowering Crabapple<br>Golden Rain Tree<br>Koelreuteria paniculata<br>Malus spp.<br>Prunus blireiana<br>Pyrus calleriana |

- (B) Trees shall be used in the following ratios:
- On Eagle Canyon Drive and Pyramid Highway:
    - 80 percent dominant trees
    - 20 percent accent trees

On all interior streets:

50 percent dominant trees

50 percent accent trees

- (vi) The plant materials matrix found in Table A-3 includes a list of trees, shrubs and ground covers suitable for use in the commercial developments. Other plant materials may be used with approval of the Director of the Planning and Building Division.

(2) Street Landscaping.

- (i) On interior public streets serving the commercial projects, there will be a minimum 10-foot-wide landscape common area easement in the setback behind the sidewalk, which may meander within the 15-foot setback. Within this easement, the developer will be responsible for installing the landscape design components upon completion of street construction. Property owners will be responsible for maintaining landscaping within the common area easement. Washoe County staff may request additional front yard landscaping, for which the property owner is responsible for installing and maintaining. Where a parcel abuts two public streets, both yards shall be considered front yards.
- (ii) Along Pyramid Highway, the remaining 20 feet of the setback behind the multi-purpose trail shall be comprised entirely of landscaping. The landscaping will include tall shrubs and offset rows of evergreen and deciduous trees.
- (iii) Along Eagle Canyon Drive, the first 15 feet of the setback behind the multi-purpose trail shall be comprised entirely of landscaping. The landscaping will include tall shrubs and offset rows of evergreen and deciduous trees.
- (iv) Any common area landscaping on a parcel may be counted toward the minimum landscaping requirement for that parcel.

(3) Parking Lot Landscaping. Parking lot landscaping requirements shall be those established in Section 110.412.50, Parking and Loading Areas, of the Washoe County Development Code. Additional requirements are noted below.

- (i) Landscaping shall not be less than fifteen (15) percent of the site area of the parking lot.
- (ii) The pedestrian walkways detailed in Section 110.216.60(c)(5) and in Photo A-1 may count for up to twenty-five (25) percent of the total site landscape requirement.

(4) Slopes. Treatments should be applied to slopes to revegetate with drought tolerant, native and naturalizing, grass and shrub plants and to prevent erosion. Slope treatments shall include soil amendments to improve growing conditions for sustainable plant growth, improving availability of nutrients through microbial activity, and enhancing water percolation/retention. Slope treatments shall include materials such as mulch and tackifier with a life span of at least three years applied to the soil surface. A permanent irrigation system will be installed for any trees or shrubs planted on a slope.

(5) Irrigation.

- (i) All landscaped areas shall be irrigated by an automatic irrigation system with low precipitation rate devices that can be adjusted to not exceed the soil infiltration rate. All systems shall be routinely monitored and adjusted for efficient water delivery for thriving plant growth.
- (ii) Systems should be designed so that areas with different watering requirements are controlled separately.

- (iii) Irrigation equipment shall be located and installed to minimize negative visual impacts.
  - (iv) Moisture sensors and other water conserving devices are encouraged.
  - (v) If reclaimed water is available for irrigation, it shall be used to the fullest extent allowed.
- (e) Architectural Standards. The purpose of the architectural standards is to promote a distinct and consistent identity and character. The built environment will be characterized by a rustic western theme, which shall be conveyed through an appropriate mix of building materials, colors and exterior detailing. The desired architectural characteristics are illustrated in the photos found in Photo A-2. Due to the unique characteristics of hospital services, the western theme presented to the Spanish Springs Citizen Advisory Board on April 12, 2006 is acceptable for satisfying the criteria of this sub-section
- (1) General Guidelines.
- (i) Primary building entries shall be readily identifiable and accessible.
  - (ii) Minimum conflict should exist between service vehicles, private automobiles and pedestrians within the site.
  - (iii) All buildings shall have a rustic flavor and clusters of buildings within defined centers shall incorporate the same design elements.
  - (iv) Major building entries shall be highlighted by such features as:
    - (A) Deep overhangs that provide protective cover from the elements.
    - (B) Small plazas with site furnishings near storefronts.
    - (C) Special planters and plantings.
  - (v) Storage buildings and structures associated with a personal storage development that are located inside the exterior screening wall need not comply with these architectural standards. Any storage facility building (e.g. sales office, caretaker's apartment, etc.) located outside the exterior screening wall must be constructed pursuant to the standards listed in this section.
- (2) Building Massing and Form.
- (i) All buildings shall be designed to a pedestrian scale.
  - (ii) To the extent possible, building exterior walls shall incorporate:
    - (A) Design that gives the appearance of multiple structures when functionally possible.
    - (B) Offsetting building planes through wall step backs. (Refer to photographic examples.)
    - (C) Treatment with multiple textures and materials to provide visual interest. (Refer to photographic examples in Photo A-2.)
    - (D) Clustering small-scale elements such as planter walls and columns/support posts around the major form.
  - (iii) Rear or side facades on smaller, stand-alone structures will be given architectural treatments that are consistent with front facades.
  - (iv) Rear or side facades on larger buildings with multiple tenants should include the same design elements as front facades where possible. Large, blank walls should be avoided or screened. (Refer to photographic examples in Photo A-2.)

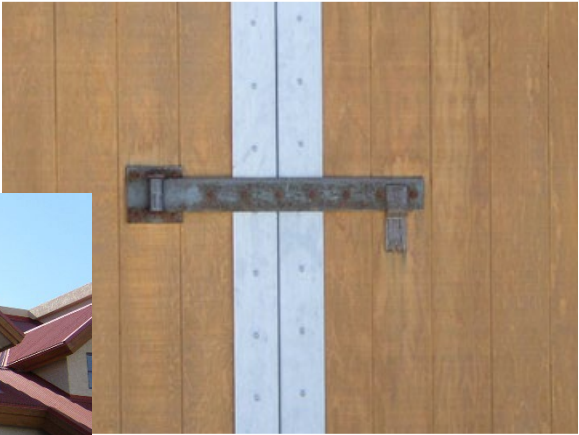
- (v) Building forms should be utilized to create pedestrian areas that are protected from the wind but oriented to the sun.
  - (vi) Theme structures or signage, building and roof forms that draw attention to a building and which are consistent with the rustic, western theme are encouraged. (Refer to photographic examples in Photo A-2.)
- (3) Materials.
- (i) Building exterior wall materials:
    - (A) Materials such as wood siding, shingles, rock veneer, block and rustic metal shall predominate on the entrance facades.
    - (B) Other materials, such as block, stucco and concrete are permitted on side or rear facades of multi-tenant buildings and on front facades when combined with larger surfaces of the primary materials noted above. (Refer to photographic examples in Photo A-2.)
    - (C) Materials on the rear and side facades of smaller one-or two-tenant structures shall be consistent with front facades.
    - (D) Materials shall blend with those existing in adjacent buildings within a defined center.
    - (E) Drainage pipes may be located on building fronts if thoughtfully incorporated into the building facades.
    - (F) Glass storefronts are permitted. Long, unbroken planes of glass are discouraged.
  - (ii) Building roofs:
    - (A) Roofs shall be of standing seam or corrugated metal, concrete or fiberglass tile, or composition shingles. Roof colors and textures shall complement building exteriors and must further suggest the western theme. Metal roofs, if allowed to weather naturally, must be treated to prevent rust stains from run-off.
    - (B) Sloped roof treatments are required.
    - (C) In instances where roof areas can be viewed from below, care should be taken that all roof vents, roof-mounted mechanical equipment, pipes, etc., are screened with architectural elements to reduce their appearance.
- (4) Color and Texture.
- (i) Exterior colors shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green.
  - (ii) Accent colors that complement the more prominent base tones are encouraged to highlight architectural details.
  - (iii) A mix of textures is encouraged.

Photo A-2: Representative Architectural Photos











(f) Lighting Standards. The lighting standards are intended to create a cohesive hierarchy of lighting with clear delineation of use areas. Lighting should provide night safety without glare or spill over of light onto adjoining properties. In all cases, the use of decorative fixtures that further convey the architectural theme is encouraged.

(1) Safety/Security Lighting.

- (i) Lighting shall be indirect and subtle. Overhead pole-mounted down lighting is encouraged. Light standards shall not exceed 35 feet in height. Light standards within 100 feet of residential property shall not exceed 12 feet in height.
- (ii) Exterior pole lighting shall be color-corrected lamps of appropriate intensity. Lamps that alter the colors of objects at night are prohibited. Lamps with the appropriate color spectrum include color-corrected sodium vapor, metal halide, mercury lamps, incandescent and fluorescent.
- (iii) Lighting levels should emphasize walking areas so as to clearly identify the pedestrian walkways.
- (iv) Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security. Lighting fixtures shall be a zero cutoff.
- (v) Outdoor pedestrian use areas (e.g. courtyards, entryways, walkways) shall have sufficient illumination for safety and security.
- (vi) Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover is allowed.
- (vii) Where residential uses abut nonresidential uses, interior lighting of the nonresidential uses shall be controlled at night through the use of timers, window blinds or other acceptable means.

(2) Architectural/Landscaping Lighting.

- (i) Lighting shall be indirect, such as soffit lighting, or incorporate a full-cutoff, shield-type fixture.
- (ii) Exterior illumination to enhance building identity should respect and reinforce the architectural treatment of the building. The use of decorative fixtures that further convey the architectural theme is encouraged. (Refer to photographic examples in Photo A-2.)
- (iii) Landscape lighting shall be subtle and indirect, and should accentuate rather than overpower landscape features.
- (iv) Special lighting may be introduced at key entries to indicate entrances and identity.

(3) Exterior Sign Lighting.

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

(g) Signage Standards. The purpose of these signage standards is to provide the means for easy identification of buildings and businesses by regulating and controlling the design, location and maintenance of all signs. Further, the intent of these standards is to establish

specific standards for all signage that will ensure continuity and consistency with the architecture in the commercial centers. A comprehensive sign package for each development must be approved by the Director of the Washoe County Planning and Building Division prior to construction. All sign types not described below are prohibited.\

- (1) Sign Criteria Summary. Specific sign types will be permitted only with designated building types, as described in Table A-2. In the event there is a dispute regarding the classification of a building, the Director of the Planning and Building Division will make the final determination. Defined below are the building types used in the table.

Building Type “A” Single or Two-Occupant Commercial– A commercial or office building occupied by one or two users. Signs for two-tenant buildings must be consistent.

Building Type “B” Multi-Occupant Commercial – A building divisible into three or more increments consisting of separate entries and exits. Signs for multi-tenant buildings must be consistent.

Building Type “C” Office Building (with core) – Primary use is office and/or professional services with central entry core and with or without separate exterior entry doors.

Building Type “D” Office Building (without core) – Primary use is office and/or professional services without central entry core and with separate exterior entry doors.

Building Type “E” Special Purpose Buildings – Personal storage, childcare, etc. will be considered on an individual basis as signage directly relates to use.

Table A-2: Permitted Signs by Building Type

|           |  | Building Type  |                               |                                 |                                    |                               |
|-----------|--|--|-------------------------------|---------------------------------|------------------------------------|-------------------------------|
|           |  | "A" Single or Two-Occupant Commercial (separate entries) | "B" Multi-Occupant Commercial | "C" Office Building (with core) | "D" Office Building (without core) | "E" Special Purpose Buildings |
| Sign Type | Sign Type "1" Building Monument Sign               | X  | X                             | X                               | X                                  | X                             |
|           | Sign Type "2" Major Anchor Tenant Signs            | X  | X                             |                                 |                                    | X                             |
|           | Sign Type "3" Secondary Tenant Sign                |  | X                             |                                 | X                                  |                               |
|           | Sign Type "4" Monument Sign                        | X  | X                             | X                               | X                                  | X                             |
|           | Sign Type "5" Freestanding Pylon Sign              | X <sup>1</sup>   | X <sup>1</sup>                | X <sup>1</sup>                  | X <sup>1</sup>                     | X <sup>2</sup>                |
|           | Sign Type "6" Entry Window Graphics                | X  | X                             | X                               | X                                  | X                             |
|           | Sign Type "7" Building Address/ Suite Numbers      | X  | X                             | X                               | X                                  | X                             |
|           | Sign Type "8" Temporary Construction/ Leasing Sign | X  | X                             | X                               | X                                  | X                             |
|           | Sign Type "9" Vehicular Direction Sign             | X  | X                             | X                               | X                                  | X                             |
|           | Sign Type "10" Drive-Thru Order/ Menu Signs        | X  | X                             |                                 |                                    |                               |

- Notes:
- 1 The total number of Sign Type "5" signs is limited pursuant to the Sign Types and Descriptions sub-section for this sign type.
  - 2 Freestanding pylon signs are allowed for Building Type "E" for personal storage facilities only.

(2) Sign Types and Descriptions.

(i) Sign Type "1" Building Mounted Sign.

- (A) This sign type shall be limited to the identification of a single occupant and shall be limited to one sign per occupant on each elevation.
- (B) This sign shall consist of letters set in a sign face that complements the architecture and shall be consistent throughout a defined center. The use of rustic metal accents is encouraged.
- (C) The maximum height for the sign face is two feet six inches.
- (D) The use of corporate logos or insignia will be permitted provided such corporate logos or insignia shall not exceed the maximum sign height.

- (E) Letters and/or symbols may be internally illuminated or non-illuminated. Colors must be compatible with building colors, corporate colors and corporate identity.
  - (F) All building signs shall be mounted directly onto or into the building or canopy surface. Mounting location must be consistent for all signs of this type within a defined center.
- (ii) Sign Type “2” Major Anchor Tenant Signs.
- (A) This sign type shall be the primary sign for major anchor tenants in multi-tenant buildings, as identified by center owners.
  - (B) A secondary sign is permitted for each tenant, provided the content is different than that of the primary sign (e.g. “Supermarket”, “Video Rental”, etc.)
  - (C) This sign type shall be mounted to the building face or canopy.
  - (D) Signs may be internally illuminated, with colors and letter style selected by the tenant.
  - (E) Primary signs shall be restricted to the maximum area allowed by code. Maximum height for secondary signs shall be two feet.
- (iii) Sign Type “3” Secondary Tenant Sign.
- (A) This sign type shall be limited to identifying one occupant in a multi-tenant building.
  - (B) Only one sign per occupant per storefront is permitted.
  - (C) This sign type shall be hung from canopy framing or mounted on the exterior wall as a directional feature for multi-tenant commercial and office buildings with separate entrances. The hanging elements or side supports of the sign shall be “architecturally tied” to the occupant’s building.
  - (D) The size of all secondary tenant signs shall be consistent throughout a defined center.
  - (E) The maximum height of all tenant signs is 18 inches.
  - (F) The maximum size of all tenant signs is 6 square feet.
  - (G) The copy shall be limited to the occupant’s name and/or logo and all graphics and identifying marks shall be within the limitations of the sign face panel. Sign materials must reinforce the architectural design and theme.
  - (H) All sign background colors are to be neutral shades. Primary colors may be used for occupant names and/or logos; however, colors must be compatible with building colors, corporate colors and corporate identity.
  - (I) Secondary tenant signs shall not be lit.
- (iv) Sign Type “4” Monument Sign.
- (A) This sign type shall be limited to identifying one major occupant or development.
  - (B) The copy shall be limited to the occupant’s name and building address only.
  - (C) The maximum height of all monument signs is six feet.
  - (D) The maximum length of all monument signs is 12 feet.
  - (E) The base or side supports of the sign shall incorporate design elements that will “architecturally tie” it to the occupant or center buildings. The use of ledgestone rock veneer at the base of monument signs and metal accents on the sign face panel is encouraged.

- (F) All graphics and identifying marks shall be within the limitations of the sign face panel.
  - (G) All sign face background colors are to be neutral shades and shall be constructed of a semi-smooth material such as stucco or concrete. Primary colors may be used for occupant names and/or logos; however, colors must be compatible with building colors, corporate colors and corporate identity.
  - (H) Internally illuminated letters are permitted.
  - (I) One monument sign is allowed only at each building vehicular access point. A maximum of two signs of this type are permitted per major occupant or development.
  - (J) Monument signs for one parcel owner are allowed off-site on another parcel owner's land, with the consent of the property owner, without a special use permit.
- (v) Sign Type "5" Freestanding Pylon Sign.
- (A) The total number of pylon signs permitted the is limited to: one sign on the Pyramid Highway frontage and one sign on the Eagle Canyon Drive frontage for the 15-acre General Commercial (GC) development; one sign on the Eagle Canyon Drive frontage for the 60 acres of Neighborhood Commercial/Office (NC) development; and one sign for a personal storage facility within the NC project area.
  - (B) This sign type shall be two faced with a single center logo/name prominently featured above internally illuminated Plexiglas or non-illuminated sign panels. Panels shall be mounted on a pylon frame. Illumination of the center logo/name is permitted.
  - (C) Maximum sign height is 30 feet.
  - (D) Maximum sign length is 12 feet, including pylon structures.
  - (E) Maximum sign area for each major anchor tenant panel is limited to 48 square feet per sign face. Maximum sign area for each minor tenant panel is limited to 36 square feet per sign face.
  - (F) Lettering style and colors may be selected by tenant with approval by the property owner.
  - (G) Major anchor and minor tenant selection for pylon sign panels is at the discretion of the commercial property owner.
  - (H) A pylon sign for one parcel owner is allowed off-site on another parcel owner's land with the consent of the property owner and without a special use permit.
- (vi) Sign Type "6" Entry Window Graphics.
- (A) This sign type is limited to buildings with more than two occupants, each with separate entries and applies to all graphics placed on glass entry windows.
  - (B) Sign Type "3" may be placed either on entry door or windows to the left or right of the entry door.
  - (C) This sign type shall be limited to an area of one square foot and content shall be restricted to the name of the tenant and the tenant's business hours. The maximum height for the tenant name is four inches and for business hours is two inches.
- (vii) Sign Type "7" Building Address/Suite Numbers.
- (A) Addresses:



- (1) Eighteen-inch height maximum.
  - (2) Precision cut metal in a finish that compliments the center theme.
  - (3) Numbers to be applied to the appropriate building face visible from the street.
- (B) Building Suite Numbers:
  - (1) Suite numbers must be displayed at both front and rear entrances.
  - (2) Six-inch height maximum, consistently applied throughout a defined center.
  - (3) Numbers, either hand painted, decal or stick-on lettering to be applied above or to the right of the appropriate entrance.
  - (4) Non-illuminated.
- (viii) Sign Type “8” Temporary Construction/Leasing Sign.
  - (A) Subject to the provisions of the Washoe County Development Code.
- (ix) Sign Type “9” Vehicular Direction Sign.
  - (A) Sign face colors, materials and typefaces shall complement building architecture and existing signs.
  - (B) The use of rustic metal accents is encouraged.
- (x) Sign Type “10” Drive-Thru Order/Menu Signs.
  - (A) Sign Type “10” is limited to one sign per drive-thru business.
  - (B) Maximum sign face height is four feet. Maximum overall sign height is six feet.
  - (C) Maximum sign length is eight feet.
- (h) Personal Storage Standards. Personal storage facilities are an allowed use on those properties designated Neighborhood Commercial/Office (NC). The characteristics of this type of development are such that a unique set of standards is appropriate. Photographs illustrating desirable design characteristics for this type of development are shown in Photo A-3.
  - (1) General Requirements.
    - (i) Building Height
      - (A) Storage structures and RV awnings are limited to one story and an 18-foot maximum building height.
      - (B) Other buildings (e.g. sales offices, caretaker’s apartment, etc.) must not exceed 35 feet in height.
    - (ii) Parking Requirements
      - (A) Parking shall be provided in accordance with Article 410, Parking and Loading, of the Washoe County Development Code.
      - (B) Two additional customer parking spaces may be provided outside the screen wall at the primary entrance to the development. These spaces must be located behind the front yard setback.
  - (2) Setbacks.
    - (i) Personal storage facilities with frontage on Eagle Canyon Drive will observe the 25-foot buffer setback from the property line along this street frontage. This setback shall consist of a 10-foot meandering asphalt path and landscaping in accordance with Section 110.216.60(d).

- (ii) Facilities with frontage on other public streets will observe the 15-foot setback along the street frontage, pursuant to the provisions in Section 110.216.60(d) In no case shall the landscaping within the setback along a public street be less than 10 feet.
- (iii) For side and rear yards not adjacent to public streets and abutting non-residential property, the setback may be zero (0) or 15 feet. A zero setback requires that a solid screen wall be placed on or immediately adjacent to the property line. A 15-foot setback requires landscaping in accordance with Section 110.216.60(d).

(3) Fencing and Walls.

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

(4) Landscape Standards.

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

Table A-3: Recommended Plants

| Common Name             | Botanical Name           | Rabbit and Deer Resistant | Drought Tolerant | Erosion Control |
|-------------------------|--------------------------|---------------------------|------------------|-----------------|
| <i>Deciduous Shrubs</i> |                          |                           |                  |                 |
| Alpine Current          | <i>Ribes alpinum</i>     |                           |                  |                 |
| Golden Current          | <i>Ribes aureum</i>      |                           | √                |                 |
| Staghorn Sumac          | <i>Rhus typhina</i>      |                           |                  |                 |
| Amur Maple              | <i>Acer ginnala</i>      |                           |                  |                 |
| Smoke Tree              | <i>Cotinus coggygria</i> | √                         | √                |                 |
| Tartarian Honeysuckle   | <i>Lonicera tatarica</i> |                           | √                |                 |

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

Table A-3: Recommended Plants (continued)

| Common Name            | Botanical Name              | Rabbit and Deer Resistant | Drought Tolerant | Erosion Control |
|------------------------|-----------------------------|---------------------------|------------------|-----------------|
| <b>Evergreen Trees</b> |                             |                           |                  |                 |
| Rocky Mountain Juniper | <i>Juniperus scopulorum</i> | √                         | √                |                 |
| Arizona Cypress        | <i>Cupressus arizonica</i>  | √                         | √                |                 |
| Austrian Black Pine    | <i>Pinus nigra</i>          |                           |                  |                 |
| Scotch Pine            | <i>Pinus sylvestris</i>     | √                         | √                |                 |
| Singleleaf Piñon Pine  | <i>Pinus monophylla</i>     | √                         | √                |                 |

|                             |                                     |   |   |   |
|-----------------------------|-------------------------------------|---|---|---|
| Colorado Blue Spruce        | <i>Picea pungens glauca</i>         | √ |   |   |
| <b>Ground Covers</b>        |                                     |   |   |   |
| Bearberry                   | <i>Arctostaphylos uva-ursi</i>      | √ | √ | √ |
| Lavendar Cotton             | <i>Santolina chamaecyparissus</i>   | √ | √ |   |
| Winter Creeper              | <i>Euonymus fortunei</i>            |   |   |   |
| Snow in Summer              | <i>Cerasteum tomentosum</i>         | √ | √ | √ |
| Periwinkle                  | <i>Vinca major</i>                  |   |   | √ |
| Brooms                      | <i>Genista spp.</i>                 | √ | √ | √ |
| Hall's Japanese Honeysuckle | <i>Lonicera japonica 'Halliana'</i> |   |   | √ |
| Potentilla                  | <i>Potentilla verna</i>             |   |   |   |
| Virginia Creeper            | <i>Parthenocissus quinquefolia</i>  |   |   | √ |
| Wolly Yarrow                | <i>Achillea tomentosa</i>           |   | √ |   |

(5) Architectural Standards.

- (i) Exterior colors for all structures shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green (see Photo A-3).
- (ii) Storage building roofs and awnings shall consist of standing seam metal. Corrugated metal is not permitted.
- (iii) Colors and materials selected for the storage buildings must be reviewed and approved by staff.
- (iv) Any storage facility structures (e.g. sales offices, caretaker's apartment, etc.) must be constructed pursuant to the standards listed in Section 110.216.60(e) if located outside of the exterior screen wall.

(6) Lighting Standards.

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

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



*[Added by Ord 1709, provisions eff. 12/22/23]*

**Section 110.216.65 Business Park Design Standards.** These Business Park Design Standards set forth development standards for certain uses within the Spanish Springs Planning Area. The areas in which these standards apply are identified as “Business Park” on Map 110.216.1 Spanish Springs Planning Area Communities. The standards establish specific criteria regarding architecture, lighting, noise, signs, screens and buffers, and certain infrastructure by which each proposal shall be evaluated for compliance and approval. With the exception of land uses associated with mining and education, these standards will be applied to all non-residential uses within the area designated as “Business Park” on Map 110.216.1 Spanish Springs Planning Area Communities.

- (a) Design Review Process. These standards supersede Sections 110.216.10 through 110.216.25 of the Washoe County Development Code in the specific “Business Park” geographic areas identified on Map 110.216.1 Spanish Springs Planning Area Communities for their application. Where the standards found in this section are silent, Sections 110.216.10 through 110.216.25 will be in effect. These standards are to be enforced by Washoe County staff when evaluating permits for development activity. Small deviations from these standards may be permitted at the applicant’s request, provided the Director of Planning and Building has made a determination that the deviation is in substantial conformance with the intent of these standards. The applicant shall have the sole responsibility for compliance with all applicable statutes, codes, ordinances or other regulations for all work performed on the premises by or on behalf of the applicant.
- (b) Architectural Standards.
- (1) Encourage interesting and innovative architecture.
  - (2) Reduce or eliminate the negative impacts to surrounding properties from reflective surfaces.
  - (3) Encourage structures to be organized in a manner that the height and mass protect existing views, are unobtrusive and are compatible with the surrounding area.
  - (4) Long, unbroken building facades and simple box forms should be avoided. Ensure that all building exteriors are articulated, giving emphasis to architectural elements such as windows, balconies, entries, awnings, columns, pilasters, change in material and color and texture etc., that create a complementary pattern, dividing large buildings into smaller, identifiable components. All exterior walls of the building, including rear and side walls, should be articulated to help reduce the bulk and mass of the project.
  - (5) Ensure that the type and number of materials on the exterior face of the building are coordinated and appropriate in color and number.
  - (6) Where appropriate, landscaping should be provided along the walls of buildings to soften their appearance and break up bulk and mass.
  - (7) Building heights, shapes and pitches should be varied to avoid a monotonous appearance.
  - (8) Coordinate exterior building design on all elevations with regard to color, materials, architectural form and detailing to achieve design and continuity.
- (c) Lighting. Article 414, Noise and Lighting Standards, of the Development Code, addresses lighting requirements and sets forth criteria and standards to mitigate impacts caused by lighting and glare for properties located in the unincorporated portion of Washoe County. Development within the “Business Park” will comply with the standards established in Article 414. The following standards shall also be applicable:

- (1) Lighting design shall consider not only function and appearance, but reflect the existing character of the surrounding area
  - (2) Where residential uses abut non-residential uses, interior lighting of the non-residential uses shall be controlled at night through the use of timers, window blinds or other acceptable means. Buildings not in use at night shall limit night lighting to security purposes only.
  - (3) Ensure proper lighting for all parking, open space and recreational areas for security and safety.
  - (4) All lighting shall be of low intensity from a concealed light source fixture. Glare into surrounding residential properties should be minimized to the greatest extent possible.
  - (5) The design of lighting fixtures and their structural support should be of a scale and design that is compatible with on-site buildings.
  - (6) Buildings, parking, and shipping and receiving areas should be illuminated in such a way as to minimize the visual impact and amount of spillover light onto surrounding residents. Landscaping and/or screen walls should be used where necessary to lessen the spillover effect from illumination and to screen intrusive glare caused by light standards or vehicular headlights.
- (d) Noise. Noise and Lighting Standards, Article 414 of the Development Code, addresses noise. Section 110.414.05, Standards, requires that for property abutting areas developed residentially, or shown as residential on the planning area maps, sound levels shall not exceed 65 Ldn at the property line. For property in an industrial zone, sound levels shall not exceed 75 Ldn at the property line with non-residential parcels. Development within the "Business Park" will comply with the standards established in Article 414. The following standards shall also be applicable:
- (1) Encourage buffers and setbacks and mitigate potential adverse noise from non-residential uses.
  - (2) Encourage fences, walls, berms and landscaping to diffuse and partially block noise from non-residential uses.
- (e) Signs. Division Five of the Washoe County Development Code outlines sign regulations for the unincorporated portion of Washoe County for both off-premise and on-premise signs.
- (1) Exceptions.
    - (i) Owners may locate freestanding project sale signs and freestanding area identification signs for projects on parcels which do not abut the project or are not under the same ownership as the project, so long as the owner of the land on which the sign is located consents and the sign is in compliance with other sign regulations in the Development Code.
    - (ii) Owners may construct one or two signs at each of no more than four major public entrances to the project; however, a total of no more than four signs can be constructed for each project. Additionally, a height of 12 feet measured from the centerline of the nearest roadway, would also be allowed.
    - (iii) Area identification signs for residential and non-residential projects may have a height of 12 feet and a width of 60 feet, but not exceeding a total of 300 square feet and includes landscaped berms, mounds or terraced areas.
  - (2) Sign Standards.
    - (i) Illumination, if any, shall be of diffused light that is stationary and of constraint intensity. Flashing signs are prohibited.

- (ii) Uplighting shall not be allowed, except on monument signs.
  - (iii) Exposed neon signs shall be prohibited. Non-exposed channelized neon signs are permitted.
  - (iv) Plastic or Plexiglas “can” signs are prohibited. All lighted signs are encouraged to be individual lighted letter or channelized neon.
  - (v) Exterior sign design for individual businesses within an industrial or building complex shall be consistent.
  - (vi) Street front signs in the business park shall be monument style.
  - (vii) The sign shall be designed as an integral architectural element of the building site.
- (f) Buffers, Screens, and Setbacks. The Washoe County Development Code requires buffering between industrial/commercial uses and residential uses. For subdivisions located adjacent to existing larger lot residential uses, tentative map conditions regularly require buffering or transition lot sizing on borders. To improve the compatibility of development with adjacent, existing residents, additional buffering and screening standards are proposed to address potential impacts of industrial and commercial development. Pyramid Highway has been designated a scenic corridor. Special buffering standards will help maintain a rural, open space character and the views of the surrounding hillsides. In the areas specified in this section (110.216.65(f)), buffers shall be provided. All buffer areas may be landscaped or kept in native vegetation, unless landscaping is required by code. All buffer areas disturbed by development construction shall be revegetated with a seed mix appropriate for the area. Trails, sidewalks, paths, drainage channels and other infrastructure are allowed within buffer areas so long as buffers maintain a general open space character; however, no structures, fences or walls shall be placed in buffers along the right-of-way of arterial streets. Buffer areas shall:
- (1) Provide mitigation for intense land uses or industrial uses to minimize visual and acoustic impacts to surrounding properties.
  - (2) Lessen impairment of views from Pyramid Highway and surrounding properties.
  - (3) Screen exterior trash and storage areas, service yards, loading docks and ramps, gas and electrical utility boxes, and communication antennas, etc., from view of all nearby streets and adjacent structures in a manner that is compatible with building site design.
  - (4) The required buffer areas are described below and summarized in Table B-1.
    - (i) Pyramid Highway - A 30-foot buffer shall be provided on land adjacent to the street right-of-way. On business park parcels, the 30-foot buffer will include tall shrubs and offset rows of evergreen trees planted on a three- to six-foot berm, which crests on the west boundary of the 30-foot buffer. This treatment shall be used in areas where the berm would screen parking and loading from the motorist's view on Pyramid Highway or provide traffic noise mitigation.
    - (ii) Eagle Canyon Drive - A 25-foot buffer shall be provided on Neighborhood Commercial/Office (NC) designated land adjacent to the street right-of-way.
    - (iii) Existing Subdivisions West of Pyramid Highway - Where existing Medium Density Suburban (MDS) subdivisions (i.e. Spanish Spring Village North, Eagle Canyon, Pyramid Ranch Estates) border MDS or a less intense residential use, no buffer shall be required. Where the use is commercial, a 50-foot open space buffer shall be provided on the commercial land as provided in the design standards.
    - (iv) Donovan Ranch (North Edge) - In addition to the 50-foot existing service road on the boundary line, a 10-foot buffer shall be provided on the south side of the road. Lot owners south of the buffer shall erect a fence of consistent design along the entire length of their north lot lines.



- (v) Donovan Ranch (South Edge) - A 50-foot buffer shall be provided on the south boundary line, through which a multi-use pathway shall meander, connecting Pyramid Highway with the eastern property boundary. Lot owners north of the buffer shall construct a fence of consistent design along the entire length of their south lot lines. This buffer treatment continues along the southern and western boundary of Assessor's Parcel Numbers (APN) 076-401-25 and 076-401-20.
- (vi) Central Channel (Adjacent to Pyramid Ranch Estates) - In any area in which the Central Channel is constructed directly adjacent to Pyramid Ranch Estates, the width of the channel, service road and trail shall be a minimum of 100 feet.
- (5) The required building setback for any structure on any lot along the northern and eastern boundaries of APN 076-401-24 shall be 50 feet.
- (6) The following setbacks shall apply to structures along the Pyramid Highway:
  - (i) All main residential structures shall be set back at least 55 feet from the street right-of-way.
  - (ii) In the business park, one- and two-story buildings must be set back 150 feet from the right-of-way, three-story buildings must be set back 250 feet, and four- and five-story buildings must be set back 500 feet. A typical one-story industrial building generally has a height of 22-24 feet to the parapet but can be as high as 36 feet depending on the function of the building. Typically, this second type of building does not have a second story. The height per floor of a typical office building is 12-14 feet. (This is a floor-to-floor measurement for office buildings and does not include roof structures and equipment or elevators.)

**Table B-1: Buffers and Screens**

| Buffer Area               | Buffer Width                 | Fence/Wall Required? |
|---------------------------|------------------------------|----------------------|
| Pyramid Lake Highway      | 30'                          | No                   |
| Eagle Canyon Drive        | 25'                          | No                   |
| Existing MDS subdivisions |                              |                      |
| If adjacent to OS         | None                         | N/A                  |
| If adjacent to MDS        | None                         | N/A                  |
| If adjacent to commercial | 50'                          | No                   |
| Donovan Ranch             |                              |                      |
| North edge                | 50' service road; 10' buffer | Yes                  |
| South edge                | 50'                          | Yes                  |

| Factor                                       | Sidewalk Both Sides      | Sidewalk One Side | No Sidewalk                 |
|--|--------------------------|-------------------|-----------------------------|
| Street Function                              | Collector <sup>(1)</sup> | Collector         | Local/Access <sup>(3)</sup> |
| Traffic Volume (ADT)                         | 1,000+                   | 251-1,000         | 250 or less                 |
| Comprehensive Pedestrian Plan <sup>(2)</sup> | Per Plan                 | Per Plan          | Per Plan                    |

- Notes:
- (1) May be limited to one side if separated from roadway improvements.
  - (2) All sidewalk/pedestrian way requirements may be supplemented with a pedestrian circulation plan at the request of the County Engineer.
  - (3) Proximity of known or anticipated schools, shopping centers, etc., will be anticipated.

(g) Street Design. Development shall comply with all provisions of Article 436, Street Design Standards, of the Washoe County Development Code, as amended by the following standards:

- (1) Non-standard sidewalk locations/configurations (i.e. outside the right-of-way) must be supported by an alternative pedestrian circulation plan approved with a tentative map application or area evaluation based on a clear review of pedestrian needs. The pedestrian circulation plan must consider accessibility needs and Americans with Disabilities Act requirements.

*[Added by Ord 1709, provisions eff. 12/22/23]*

**Section 110.216.70 Specific Plans**. Some parcels in the Spanish Springs planning area may be subject to a specific plan and/or a document labeled as a “specific plan” and its associated development standards. By way of example, the Village Green Commerce Center Specific Plan falls within this planning area. The Village Green Commerce Center Specific Plan is hereby incorporated by reference into this code section. Any amendments to the Village Green Commerce Center Specific Plan shall require a Development Code Amendment in accordance with Article 818. For the most up to date information on specific plans, visit the Washoe County Planning Program’s website or the Washoe County Regional Mapping System.

*[Added by Ord 1709, provisions eff. 12/22/23]*

**Section 110.216.75 Spanish Springs Airport**. The operation of airport facilities on that portion of parcel number 089-160-04 that is designated General Rural shall be considered a conforming use, and the following standards and guidelines shall apply to the property and the airport use. It is recognized that the Bureau of Land Management (BLM) leases the property to the airport and that as long as the BLM retains management of the property, the provisions of their lease cannot be contravened by these standards and guidelines.

(a) Character

- (1) The airport shall remain a small rural airport serving a small amount of traffic. As mandated in the publicly-recorded Avigation Easement for the airport, the following limitations will apply to airport operations: maximum aircraft weight of 12,500 pounds and maximum average flights/month of 750 for any calendar year, with an allowable growth increase at the rate of 1 percent for each 10 percent increment of annual increase in population growth in the Spanish Springs Valley, using the population as of January 1, 2005 as the baseline. Exception to the weight limit may be made by military aircraft utilizing the airport when needed.
- (2) While flight instruction and/or training, an occasional accessory use, is an appropriate activity, the operation of a flight school, as a specific, primary use of the land, including an ongoing educational program at the airport, is not compatible with the surrounding suburban intensities of residential and commercial development.

(b) Safety

- (1) The airport shall notify pilots using the facility of the preferred landing and takeoff pattern (landing from the north and departure to the north) to be used unless weather or other conditions dictate otherwise. These flight patterns shall be formalized and strengthened through signage at the airport and posting in widely circulated airport directories.
- (2) The airport shall comply with safety and containment regulations of all local, state and federal agencies for the storage and dispensing of fuel at the facility.
- (3) The airport and its users will adhere to all local, state and federal regulations pertaining to handling of hazardous materials.

- (4) The airport shall remain in compliance with all Federal Aviation Administration (FAA) and Nevada Department of Transportation (NDOT) Aviation Planning regulations for safe airport operations.

(c) Compatibility

- (1) Noise. The airport will develop and publish a Noise Abatement Plan. This plan shall include posting of flight patterns, recommendations for the strategic location of buildings and other structures, and the realignment of the runway that will reduce noise disturbance to nearby residents and businesses. The airport will enforce compliance with the Noise Abatement Plan on a good faith, voluntary basis using whatever methods available within its powers.
- (2) Development. Prior to any future development, the airport will submit to the Community Services Department a Conceptual Development Plan for future development of the airport facilities. The Plan will be a conceptual agreement between the airport and Washoe County, through its Community Services Department, with the purpose of identifying geographic relationships between uses on the property, purposes of structures and their approximated sizes. The Plan will eliminate the need for the airport to apply for a special use permit, variance or any other regulatory permits, except for building permits, that govern development of land. The airport will host a neighborhood meeting as a public noticing courtesy. The Plan will include but not be limited to: any future ancillary uses, buildings and uses, storage of materials and aircraft, and infrastructure normally provided at public airports. The timing of the submittal of the Plan and implementation of the Plan will be at the discretion of the airport. However, development plans that deviate substantially from the Plan shall include a justification for the deviation, and a new Conceptual Development Plan will be designed and submitted that is consistent with the proposed development.
- (3) Lighting. Installation of runway lighting for use in night operations shall be allowed with the approval of the FAA and NDOT Aviation Planning, provided that such lighting systems are operated on an as needed basis, with an automatic shut off system to ensure that the lights are illuminated for the minimum amount of time required for safe flight operations.
- (4) Access. The airport shall maintain open public access to federal lands to the north and west of the property on which the airport is operated.
- (5) The encroachment of industrial, commercial and residential uses on airport facilities will not be grounds to limit or eliminate airport facilities.

*[Added by Ord 1709, provisions eff. 12/22/23]*

**Section 110.216.80 Allowable Uses in the Spanish Springs Planning Area.**

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

**Table C-1: Allowed Uses (Residential Use Types)**

| Residential Use Types<br>(Section 110.304.15) | Residential |     |     | Non-Residential |    |     |    |
|---|-------------|-----|-----|-----------------|----|-----|----|
|   | MDS         | LDS | LDR | NC              | I  | PSP | OS |
| Residential                                   |             |     |     |                 |    |     |    |
| Single Family, Detached                       | A           | A   | A   | --              | -- | --  | -- |

|                              |                |                |                |    |    |    |    |
|------------------------------|----------------|----------------|----------------|----|----|----|----|
| Single Family, Attached      | A              | A              | --             | -- | -- | -- | -- |
| Duplex                       | --             | --             | --             | -- | -- | -- | -- |
| Multi-Family                 | --             | --             | --             | -- | -- | -- | -- |
| Attached Accessory Dwelling  | A              | A              | A              | -- | -- | -- | -- |
| Detached Accessory Dwelling  | S <sub>1</sub> | S <sub>1</sub> | S <sub>1</sub> | -- | -- | -- | -- |
| Detached Accessory Structure | A              | A              | A              | -- | -- | -- | -- |
| Residential Group Home       | A              | A              | A              | -- | -- | -- | -- |
| Manufactured Home Parks      | --             | --             | --             | -- | -- | -- | -- |

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit.

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

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

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit.

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

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

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

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

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

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit.

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

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

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit.

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

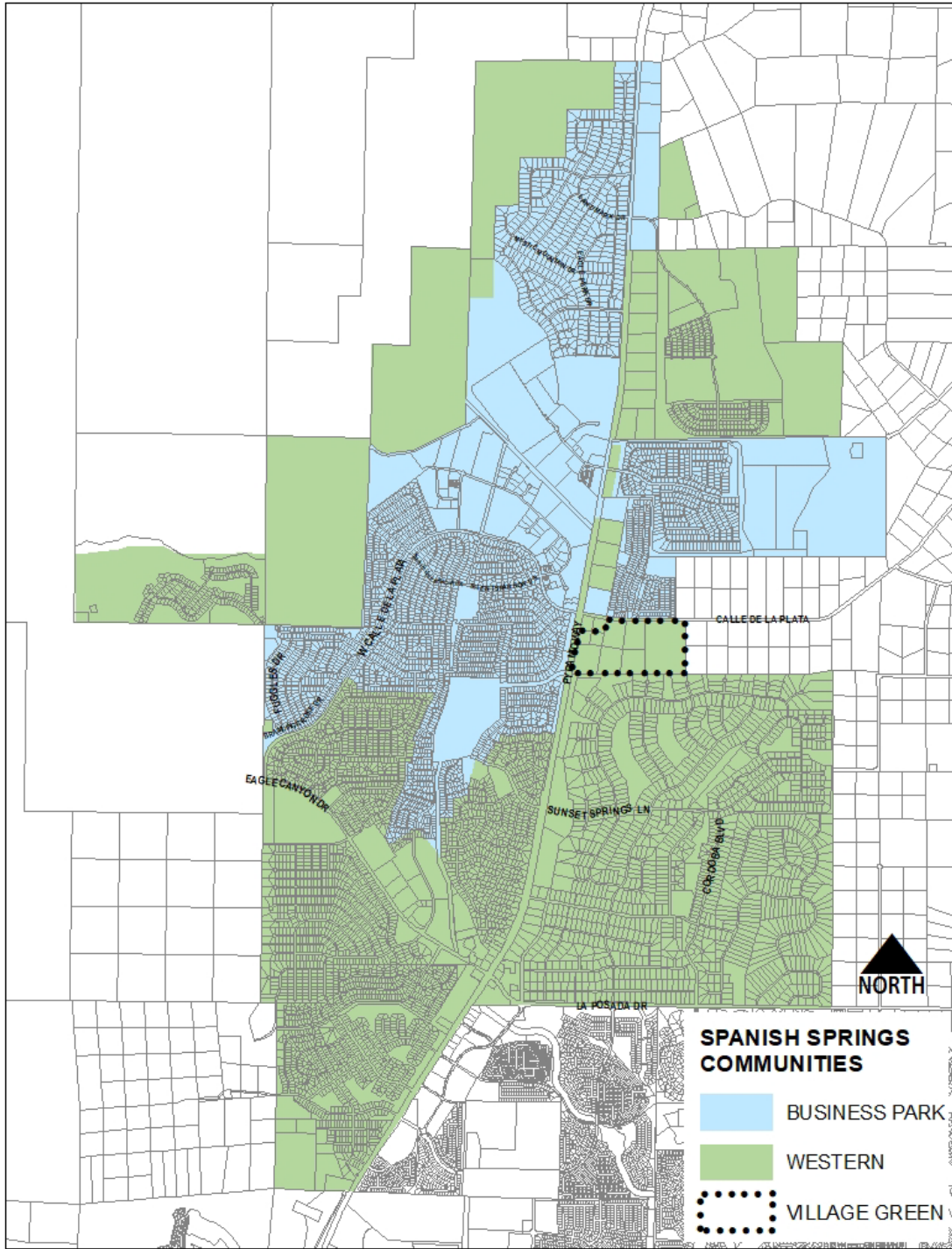
| Agricultural Use Types<br>(Section 110.304.15) | Residential |     |     | Non-Residential |    |     |                |
|--|-------------|-----|-----|-----------------|----|-----|----------------|
|  | MDS         | LDS | LDR | NC              | I  | PSP | OS             |
| Agricultural Processing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

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit.

*[Added by Ord 1709, provisions eff. 12/22/23]*



Map 110.216.1 Spanish Springs Planning Area Communities





# Article 218

## SUN VALLEY AREA

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### Sections:

|            |   |
|------------|---|
| 110.218.00 | Purpose   |
| 110.218.05 | Community Water and Sewer   |
| 110.218.10 | Architecture  |
| 110.218.15 | Air Pollution   |
| 110.218.20 | Height Restrictions   |
| 110.218.25 | New Parcel Restrictions   |
| 110.218.30 | Development in Spanish Springs Hydrographic Basin   |
| 110.218.35 | Mobile Home and Manufactured Home Placement Standards, Development Standards and Design Standards |
| 110.218.40 | Neighborhood Commercial Regulatory Zone Area Modifier   |
| 110.218.45 | Downtown Sun Valley Design and Development Standards  |
| 110.218.50 | Specific Plans  |

**Section 110.218.00 Purpose.** The purpose of this article, Article 218, Sun Valley Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the Sun Valley Area Plan contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

*[Amended by Ord. 1447, provisions eff. 9/9/10.]*

**Section 110.218.05 Community Water and Sewer.** The following types of development shall be served by community water and sewer facilities:

- (a) Residential development of one (1) unit or more per acre;
- (b) All commercial development; and
- (c) All industrial development.

**Section 110.218.10 Architecture.** All commercial development shall comply with the architectural design standards of this section.

- (a) The exterior siding and finish for individual businesses within a building or a complex shall be uniform.
- (b) Signage design for individual businesses within a building or a complex shall be uniform.

*[Renumbered from 110.218.15 by Ord. 867, provisions eff. 5/27/93.]*

**Section 110.218.15 Air Pollution.** All new development shall comply with all applicable Washoe County District Health Department regulations regarding air pollution and woodburning devices.

*[Renumbered from 110.218.20 by Ord. 867, provisions eff. 5/27/93. Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.218.20 Height Restrictions.** In addition to height restrictions established in Article 402, Density/Intensity Standards, and Article 406, Building Placement Standards, all new residential, commercial and industrial structures are limited to two stories in height.

*[Renumbered from 110.218.25 by Ord. 867, provisions eff. 5/27/93. Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.218.25 New Parcel Restrictions.** The creation of additional parcels in any regulatory zone within the Sun Valley planning area is restricted to areas within the service area of recognized water purveyors.

*[Renumbered from 110.218.30 by Ord. 867, provisions eff. 5/27/93. Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.218.30 Development in Spanish Springs Hydrographic Basin.** Development in the Sun Valley planning area proposing to utilize groundwater resources from the Spanish Springs Hydrographic Basin is required to follow the water supply policies and action programs in the Spanish Springs Area Plan regulations.

*[Renumbered from 110.218.35 by Ord. 867, provisions eff. 5/27/93. Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.218.35 Mobile Home and Manufactured Home Placement Standards, Development Standards and Design Standards.** Mobile home and manufactured home placement standards, development standards and design standards in the Sun Valley planning area shall be regulated by the following provisions, and are exempt from the provisions of Article 312, Fabricated Housing:

- (a) **Placement Standards.** Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the Sun Valley planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility.
- (b) **Development Standards.** All new placements of mobile homes and manufactured homes, including set-ups and installations, shall comply with the following development standards:
  - (1) **Density and Intensity Standards.** Mobile homes and manufactured homes shall be subject to the maximum number of units allowed per acre, site coverage and height of structures as set forth in Article 402, Density/Intensity Standards, for the regulatory zone in which they are located.
  - (2) **Lot Standards.** Mobile homes and manufactured homes shall be subject to the minimum and maximum size of lots and the minimum average lot width as set forth in Article 404, Lot Standards, for the regulatory zone in which they are located.

- (3) Building Placement Standards. Mobile homes and manufactured homes shall be subject to the building setbacks and yard requirements as set forth in Article 406, Building Placement Standards, for the regulatory zone in which they are located.
  - (4) Parking. Properties on which mobile homes and manufactured homes are placed shall contain at least two (2) off-street parking spaces. These parking spaces do not have to be located in an enclosed garage or carport.
  - (5) Skirting. Complete perimeter solid skirting, of a material and color complimentary to the mobile home or manufactured home, shall be provided from the bottom of the mobile home or manufactured home to the ground surface within sixty (60) days of the set-up date. The exterior covering of the mobile home or manufactured home can be used to satisfy the skirting requirement, except that, when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the bottom of the foundation.
  - (6) Foundations. The foundation system must be safe and secure and must comply with the manufacturer's set-up instructions or a federal agency's (HUD/FHA, VA, FNMA or FmHA) approved mobile home and manufactured home foundation system. The foundation system must be set so that the height at the perimeter does not exceed a maximum of thirty-six (36) inches as measured from the bottom of the frame (e.g. support I-beam) to the surrounding finished grade, with at least one (1) section of the perimeter not exceeding sixteen (16) inches in height. The transportation hitch and wheels must be removed from the mobile home or manufactured home within sixty (60) days of occupancy, and the equipment must be either physically removed from the parcel or stored under the unit and be completely concealed by the skirting.
  - (7) Flood Areas. Mobile homes and manufactured homes located in flood hazard areas or limited flooding areas shall comply with the requirements of Article 416, Flood Hazards.
- (c) Design Standards. All new placements of mobile homes and manufactured homes, including set-ups and installations, shall comply with the following appearance standards to ensure aesthetic compatibility with development in the Sun Valley planning area:
- (1) Exterior Siding. Exterior siding of the mobile home or manufactured home shall be made of a non-reflective material.
  - (2) Roofing Material. The roof of the mobile home or manufactured home shall be constructed of non-reflective materials. Tarps, cloth or other temporary weatherproofing material shall not be allowed as a permanent roof.

*[Added by Ord. 875, provisions eff. 8/3/93. Amended by Ord. 939, provisions eff. 11/1/95; Ord. 1023, provisions eff. 7/1/98; Ord. 1625, provisions eff. 11/2/18.]*

*[Previous Section 110.218.10 entitled "Commercial and Industrial Landscaping" repealed by Ord. 867, provisions eff. 5/27/93.]*

**Section 110.218.40 Neighborhood Commercial Regulatory Zone Area Modifier.** In addition to the regulations of the Neighborhood Commercial (NC) regulatory zone described in Article 106, Regulatory Zones, and the allowed uses described in Article 302, Allowed Uses, the regulation modifier shall apply to the Neighborhood Commercial Regulatory Zone in the Sun Valley planning area:

- (a) Allowed Use:
  - (1) Commercial Use Type:
    - (i) Secondhand sales.

*[Added by Ord. 1377, provisions eff. 8/1/08.]*

**Section 110.218.45 Downtown Sun Valley Design and Development Standards.**

- (a) Purpose. These design and development standards set forth standards for uses within the Sun Valley Planning Area. The areas in which these standards apply are identified as Downtown Sun Valley on Map 110.218.45.1 Sun Valley Planning Area Communities- Downtown Sun Valley. The design standards are intended to provide assurances that the Downtown portion of Sun Valley will develop in accordance with the community's desire to see quality projects along Sun Valley Boulevard with a "mixed-use" design theme. "Mixed-use" is defined as commercial or office use combined with residential use in a single structure. "Mixed-use" commercial or office uses will be located on the ground floor, with residential on the second floor. Refer to Photo A-1 in this section for photographic examples. The standards establish specific site planning, architectural, landscape, pedestrian realm, signage and lighting criteria by which each proposal shall be evaluated for compliance and approval.
- (b) Applicability. Map 110.218.45.1 Sun Valley Planning Area Communities- Downtown Sun Valley depicts the geographic area of applicability wherein these development standards will be enforced. With the exception of land uses associated with public facilities, parks and recreation and mobile home parks, these standards will be applied to all new Tourist Commercial, General Commercial, Neighborhood Commercial/Office, High Density Suburban and Low Density Urban land uses within the "Downtown" area of Map 110.218.45.1 Sun Valley Planning Area Communities- Downtown Sun Valley.
- (c) Design Review Process. These development standards supersede Sections 110.218.00 through 110.218.35 of the Washoe County Development Code in the specific "Downtown" geographic area identified as the Sun Valley Planning Area Communities Map. Where the standards found in this section are silent, the Sections 110.218.00 through 110.218.35 will be in effect. These standards are to be enforced by Washoe County staff when evaluating permits for development activity. Small deviations from these standards may be permitted at the applicant's request, provided the Director of the Planning and Building Division has made a determination that the deviation is in substantial conformance with the intent of these standards. The applicant shall have the sole responsibility for compliance with all applicable statutes, codes, ordinances or other regulations for all work performed on the premises by or on behalf of the applicant.
- (d) Site Development Standards. The following site development standards are established to help implement a "mixed-use" community character. The use of such tools as landscaping and pedestrian amenities mitigate the impact of development on adjacent and nearby parcels while helping to implement and preserve the desired character. Personal storage has a separate set of design criteria and is addressed in the sub-section entitled Personal Storage Standards. Before any site is designed, the designer shall meet with County staff at a pre-

application meeting. At the pre-application meeting, the designer shall have the following documents prepared at a conceptual level.

- (1) Narrative that clearly describes the character of the proposed site along with a description of how proposed development would relate to, and physically connect with, the adjacent development and community.
  - (2) Location of property boundary and setbacks.
  - (3) Floor plans.
  - (4) Location of existing or abandoned buildings, adjacent driveways, off-street vehicular connections, pedestrian ways, access points and public easements.
  - (5) Major utility easements.
  - (6) Climatic factors such as wind, sun angles, solar exposure and shade pattern.
  - (7) Preliminary traffic impact analysis and traffic circulation diagram.
  - (8) Other features of the site and/or surrounding area that may be impacted by, or may impact, the proposed development, including data for adjoining properties that are within 100 feet of the boundary of the proposed development.
- (e) Mixed Use. All General Commercial and Neighborhood Commercial/Office properties are afforded the opportunity to add a residential component of Low Density Urban, if incorporated into a mixed-use development that meets the standards of Sections 110.218.45(f) through 110.218.45(p).

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





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

access to a site. Building placement shall provide interconnected walkways to enhance pedestrian accessibility and safety. Interconnected walkways shall be designed with similar and/or complementary details, colors and finishes.

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

Photo A-2: Pedestrian Walkways within Parking Lots



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

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

(m) Fences and Walls.

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

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

- (1) General Requirements. Landscape requirements shall generally be those established in Article 412 of the Washoe County Development Code. Additional criteria and design exceptions to Article 412 are noted below:
  - (i) Parking lots, service or storage areas, trash enclosures, etc., shall be partially screened with plant material whenever possible.
  - (ii) The use of landscape-related walls, planters, enhanced paving, etc., is encouraged. The inclusion of such features may substitute for landscaping, subject to the approval of the Director of the Planning and Building Division and compliance with the Washoe County Development Code.
  - (iii) Parcels adjacent to residential development shall use accent trees and shrubs, in combination with other techniques (such as berms, fences, walls), to screen parking areas and other less attractive views.
  - (iv) The basic landscape character will be created by the use of pre-selected plants, shrubs and trees as shown in Table A-1 in this section. Other plant materials may be used with approval of the Director of the Planning and Building Division.

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

Table A-1: Recommended Plants

| Common Name             | Botanical Name       | Rabbit and Deer Resistant | Drought Tolerant | Erosion Control |
|-------------------------|----------------------|---------------------------|------------------|-----------------|
| <i>Deciduous Shrubs</i> |                      |                           |                  |                 |
| Alpine Current          | <i>Ribes alpinum</i> |                           |                  |                 |
| Golden Current          | <i>Ribes aureum</i>  |                           | √                |                 |
| Staghorn Sumac          | <i>Rhus typhina</i>  |                           |                  |                 |
| Amur Maple              | <i>Acer ginnala</i>  |                           |                  |                 |

|                            |   |   |   |  |
|----------------------------|---|---|---|--|
| Smoke Tree                 | <i>Cotinus coggygria</i>                      | √ | √ |  |
| Tartarian Honeysuckle      | <i>Lonicera tatarica</i>                      |   | √ |  |
| Western Sand Cherry        | <i>Prunus besseyi</i>                         |   | √ |  |
| Nanking Cherry             | <i>Prunus tomentosa</i>                       |   | √ |  |
| Squawbush Sumac            | <i>Rhus trilobata</i>                         |   | √ |  |
| Peking Cotoneaster         | <i>Cotoneaster acutifolius</i>                |   |   |  |
| Elijah Blue Fescue         | <i>Festuca cinerea</i> 'Elijah Blue'          |   |   |  |
| Beach Wormwood             | <i>Artemesia stelleriana</i> 'Silver Brocade' |   |   |  |
| Blue Oat Grass             | <i>Helictotrichon sempervirens</i>            |   |   |  |
| Maiden Grass               | <i>Miscanthus sinensis</i> 'Gracillimus'      | √ |   |  |
| <b>Evergreen Shrubs</b>    |   |   |   |  |
| Big Sagebrush              | <i>Artemesia tridentata</i>                   | √ | √ |  |
| Bitterbrush                | <i>Pershia tridentata</i>                     |   | √ |  |
| Moonlight Broom            | <i>Cytisus scoparius</i> 'Moonlight'          | √ | √ |  |
| Mountain Mahogany          | <i>Cercocarpus ledifolius</i>                 |   | √ |  |
| Horizontal Juniper         | <i>Juniperus horizontalis</i>                 | √ | √ |  |
| Oregon Grapeholly          | <i>Mahonia aquifolium</i>                     | √ |   |  |
| Mugo Pine                  | <i>Pinus mugo</i>                             | √ |   |  |
| Lydia Broom                | <i>Genistia lydia</i>                         | √ | √ |  |
| Mint Julep Juniper         | <i>Juniperus chinensis</i> 'Mint Julep'       | √ | √ |  |
| <b>Deciduous Trees</b>     |   |   |   |  |
| Amur Maple                 | <i>Acer ginnala</i>                           |   | √ |  |
| Black Locust               | <i>Robinia pseudoacacia</i>                   |   | √ |  |
| Prunus blireiana           | <i>Flowering Plum</i>                         |   |   |  |
| Amur Chokecherry           | <i>Prunus maacki</i>                          |   |   |  |
| Chanticleer Flowering Pear | <i>Pyrus callieriana</i>                      |   |   |  |
| Hackberry                  | <i>Celtis occidentalis</i>                    |   | √ |  |
| Idaho Locust               | <i>Robinia ambigua</i> 'Idahoensis'           |   | √ |  |
| Goldenrain Tree            | <i>Koelreuteria paniculata</i>                |   | √ |  |
| Russian Olive              | <i>Elaeagnus angustifolia</i>                 | √ | √ |  |
| Western Catalpa            | <i>Catalpa speciosa</i>                       |   |   |  |
| White Oak                  | <i>Quercus alba</i>                           |   |   |  |
| Bur Oak                    | <i>Quercus macrocarpa</i>                     |   | √ |  |
| Blue Ash                   | <i>Fraxinus quadrangulata</i>                 | √ | √ |  |
| American Ash               | <i>Fraxinus americana</i>                     |   | √ |  |
| Columnar English Oak       | <i>Quercus robur</i> 'Columnaris'             |   |   |  |

| Common Name            | Botanical Name              | Rabbit and Deer Resistant | Drought Tolerant | Erosion Control |
|------------------------|-----------------------------|---------------------------|------------------|-----------------|
| <b>Evergreen Trees</b> |                             |                           |                  |                 |
| Rocky Mountain Juniper | <i>Juniperus scopulorum</i> | √                         | √                |                 |
| Arizona Cypress        | <i>Cupressus arizonica</i>  | √                         | √                |                 |
| Austrian Black Pine    | <i>Pinus nigra</i>          |                           |                  |                 |
| Scotch Pine            | <i>Pinus sylvestris</i>     | √                         | √                |                 |

|                             |                                     |   |   |   |
|-----------------------------|-------------------------------------|---|---|---|
| Singleleaf Piñon Pine       | <i>Pinus monophylla</i>             | √ | √ |   |
| Colorado Blue Spruce        | <i>Picea pungens glauca</i>         | √ |   |   |
| <b>Ground Covers</b>        |                                     |   |   |   |
| Bearberry                   | <i>Arctostaphylos uva-ursi</i>      | √ | √ | √ |
| Lavendar Cotton             | <i>Santolina chamaecyparissus</i>   | √ | √ |   |
| Winter Creeper              | <i>Euonymus fortunei</i>            |   |   |   |
| Snow in Summer              | <i>Cerasteum tomentosum</i>         | √ | √ | √ |
| Periwinkle                  | <i>Vinca major</i>                  |   |   | √ |
| Brooms                      | <i>Genista spp.</i>                 | √ | √ | √ |
| Hall's Japanese Honeysuckle | <i>Lonicera japonica 'Halliana'</i> |   |   | √ |
| Potentilla                  | <i>Potentilla verna</i>             |   |   |   |
| Virginia Creeper            | <i>Parthenocissus quinquefolia</i>  |   |   | √ |
| Wolly Yarrow                | <i>Achillea tomentosa</i>           |   | √ |   |

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

(1) General Guidelines.

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

(2) Building Massing and Form.

- (i) All buildings shall be designed to a pedestrian scale.

- (ii) To the extent possible, building exterior walls shall incorporate:
    - (A) Design that gives the appearance of multiple structures when functionally possible.
    - (B) Offsetting building planes through wall step backs. (Refer to photographic examples in Photo A-1 in this section.)
    - (C) Treatment with multiple textures and materials to provide visual interest. (Refer to photographic examples in Photo A-1 in this section.)
    - (D) Clustering small-scale elements such as planter walls and columns/support posts around the major form.
  - (iii) Rear or side façades on smaller, stand-alone structures will be given architectural treatments that are consistent with front facades.
  - (iv) Rear or side façades on larger buildings with multiple tenants should include the same design elements as front façades where possible. Large, blank walls should be avoided or screened. (Refer to photographic examples in Photo A-1 in this section.)
  - (v) Building forms should be utilized to create pedestrian areas that are protected from the wind, but oriented to the sun.
  - (vi) New or redeveloped commercial and office development will be constructed with the main entrance facing Sun Valley Boulevard. Buildings that have no other option than to front on a side street will have the same or similar architectural features on the side and rear of a building that faces Sun Valley Boulevard.
  - (vii) Commercial or office uses will be located on the ground floor, with residential on the second floor. This order can be reversed for the properties on the east side of Sun Valley Blvd from Rampion Way north to Second Avenue that are substantially lower in elevation than Sun Valley Blvd.
- (3) Materials.
- (i) Building Exterior Wall Materials
    - (A) Materials on the rear and side façades of smaller one- or two-tenant structures shall be consistent with front facades.
    - (B) Materials shall blend with those existing in adjacent buildings within a defined center.
    - (C) Drainage pipes may be located on building fronts if thoughtfully incorporated into the building façade.
    - (D) Glass storefronts are permitted. Long, unbroken planes of glass are discouraged.
  - (ii) Building Roofs
    - (A) Roof colors and textures shall complement building exteriors.
    - (B) In instances where roof areas can be viewed from below, care should be taken that all roof vents, roof-mounted mechanical equipment, pipes, etc., are screened with architectural elements to reduce their appearance.
- (4) Color and Texture.
- (i) Exterior colors shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green.
  - (ii) Accent colors that complement the more prominent base tones are encouraged to highlight architectural details.



- (iii) A mix of textures is encouraged.
- (p) Lighting Standards. The lighting standards are intended to provide night safety without glare or spill over of light onto adjoining properties. Lighting fixtures should be compatible with the architectural character of existing buildings and the proposed development.
  - (1) Safety/Security Lighting.
    - (i) Lighting shall be indirect and subtle. Overhead pole-mounted down lighting is encouraged. Light standards shall not exceed 35 feet in height. Light standards within 100 feet of residential property shall not exceed 12 feet in height.
    - (ii) Exterior pole lighting shall be color-corrected lamps of appropriate intensity. Lamps that alter the colors of objects at night are prohibited. Lamps with the appropriate color spectrum include color-corrected sodium vapor, metal halide, mercury lamps, incandescent and fluorescent.
    - (iii) Lighting levels should emphasize walking areas so as to clearly identify the pedestrian walkways.
    - (iv) Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security. Lighting fixtures shall be a zero cutoff.
    - (v) Outdoor pedestrian use areas (e.g. courtyards, entryways, walkways) shall have sufficient illumination for safety and security.
    - (vi) Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover is allowed.
    - (vii) Where residential uses abut nonresidential uses, interior lighting of the nonresidential uses shall be controlled at night through the use of timers, window blinds or other acceptable means.
  - (2) Architectural/Landscaping Lighting.
    - (i) Lighting shall be indirect, such as soffit lighting, or incorporate a full-cutoff, shield-type fixture.
    - (ii) Exterior illumination to enhance building identity should respect and reinforce the architectural treatment of the building. The use of decorative fixtures that further convey the architectural theme is encouraged.
    - (iii) Landscape lighting shall be subtle and indirect, and should accentuate rather than overpower landscape features.
    - (iv) Special lighting may be introduced at key entries to indicate entrances and identity.
  - (3) Exterior Sign Lighting.
    - (i) Sign illumination shall be of diffused lighting that is stationary and of constant intensity. Flashing signs are prohibited.
    - (ii) Up-lighting shall not be allowed, except on monument or pylon signs.
    - (iii) Exposed neon signs shall be prohibited. Non-exposed channelized neon signs are permitted.
- (q) Personal Storage. Personal storage facilities are an allowed use on those properties within the "Downtown" area of Map 110.218.45.1 Sun Valley Planning Area Communities-Downtown Sun Valley that are designated General Commercial and on Neighborhood Commercial/Office with a special use permit. The characteristics of this type of development are such that a unique set of standards is appropriate. Photographs illustrating desirable design characteristics for this type of development are shown in Photo A-3 in this section.
  - (1) General Requirements.

(i) Building Height

(A) Storage structures and RV awnings are limited to one story and an 18-foot maximum building height.

(B) Other buildings (e.g. sales offices, caretaker's apartment, etc.) must not exceed 35 feet in height.

(ii) Parking Requirements

(A) Parking shall be provided in accordance with Article 410 of the Washoe County Development Code.

(B) Two additional customer parking spaces may be provided outside the screen wall at the primary entrance to the development. These spaces must be located behind the front yard setback.

(2) Personal Storage Setbacks.

(i) Personal storage facilities with frontage on Sun Valley Boulevard will observe the 20-foot landscaped pedestrian pathway from the property line along this street frontage. This setback shall consist of a 10-foot meandering cement or asphalt path and landscaping, in accordance with the Personal Storage Landscape Standards sub-section.

(ii) Facilities with frontage on other public streets within the "Downtown" area boundaries will observe the 15-foot setback along the street frontage, pursuant to the provisions in the Personal Storage Landscape Standards sub-section. In no case shall the landscaping within the setback along a public street be less than 10 feet.

(iii) For side and rear yards not adjacent to public streets and abutting non-residential property, the setback may be 0 or 15 feet. A zero setback requires that a solid screen wall be placed on or immediately adjacent to the property line. A 15-foot setback requires landscaping in accordance with the Landscape Design Standards sub-section.

(3) Personal Storage Fencing and Walls.

(i) Personal storage facilities must be screened with an 8- to 10-foot tall solid and decorative wall that is consistent with established colors, treated with an anti-graffiti coating and integrated into the architectural and site design.

(A) The screen wall shall be considered a structure and must observe the setbacks identified in the Personal Storage Setbacks sub-section. Where the setback is zero (0), the wall may be placed on or immediately adjacent to the property line.

(B) The height of the screening wall may be staggered in order to properly screen storage buildings or awnings.

(ii) All points of ingress and egress may be gated to permit controlled access.

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



(4) Personal Storage Landscaping Standards.

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

(5) Personal Storage Architectural Standards.

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

(6) Personal Storage Lighting Standards.

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

*[Added by Ord. 1709, provisions eff. 12/22/23.]*

**Section 110.218.50 Specific Plans.** Some parcels in the Sun Valley planning area may be subject to a specific plan and/or a document labeled as a "specific plan" and its associated development standards. By way of example, the Falcon Ridge Specific Plan falls within this planning area. The Falcon Ridge Specific Plan is hereby incorporated by reference into this code section. Any amendments to the Falcon Ridge Specific Plan shall require a Development Code Amendment in accordance with Article 818. For the most up to date information on specific plans, visit the Washoe County Planning Program's website or the Washoe County Regional Mapping System.

*[Added by Ord. 1709, provisions eff. 12/22/23.]*

Map 110.218.45.1 Sun Valley Planning Area Communities- Downtown Sun Valley





# Article 220

## TAHOE AREA

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## *Introduction*

**Section 110.220.00 Purpose.** The purpose of this article, Article 220, *Tahoe Area*, is to implement the Tahoe Area Plan contained in Volume Two of the Washoe County Master Plan and the other applicable plan elements contained in Volume One of the Washoe County Master Plan. This article is also intended to implement the Tahoe Regional Planning Agency's (TRPA) Regional Plan. This article sets forth special regulations to supplement the general regulations set forth elsewhere throughout the Washoe County Development Code, and to supplement and implement the TRPA's Code of Ordinances.

**Section 110.220.05 Applicability of Development Standards.** The development standards in this article apply to all development within the Tahoe Planning Area, as described in the Tahoe Area Plan. This article is intended to either match TRPA standards exactly; or, to supplement those standards in cases where TRPA has not adopted standards or when Washoe County desires to have a more restrictive regulatory approach than TRPA has adopted. In those cases when the TRPA Code of Ordinances and this section do not impose regulations, the provisions of the Washoe County Development Code will be applied. If there is a discrepancy between the standards in this article, the Washoe County Development Code, and/or the TRPA Code of Ordinances, the standards for the Tahoe Planning Area shall be the more restrictive standards of either the Tahoe Regional Planning Agency or Washoe County. Land owners in the planning area should be aware that some of the originally platted subdivisions in the planning area have names similar to the names of the zoning districts, yet with different boundaries. Some of these plats have various restrictions that were recorded with the original map. Washoe County does not enforce or otherwise act to implement these deed restrictions.

**Section 110.220.10 Land Use Categories.** The master plan land use classifications and Regulatory Zones in the Tahoe Planning Area are different from those utilized in Washoe County's other planning areas. Below are the descriptions of the land use classifications and Regulatory Zones specific to the Tahoe Area Plan.

- (a) **Land Use (Master Plan) Classifications.** There are seven master plan land use classifications applied within the Tahoe Planning Area: Mixed-Use, Tourist, Residential, Conservation, Backcountry, Wilderness, and Recreation. The categories are defined in Policy LU-4.1 of the TRPA Regional Plan. The Washoe County Master Plan Map for the Tahoe Planning Area shows the land use classification for each parcel in the planning area. Amendments to this map require a master plan amendment as described in Washoe County Development Code Article 820, *Amendment of Master Plan*. Additionally, map amendments must undergo conformity review pursuant to TRPA Code of Ordinances Subsection 13.6.6.
- (b) **Regulatory Zones.** Regulatory Zones in the Tahoe Planning Area are sub districts within the master plan land use classifications described above. These sub districts are referred to as Regulatory Zones. Previously, these sub districts were referred to as community plans and plan area statements (see table 110.220.01 *Land Uses and Regulatory Zones in the Tahoe Planning Area*.) The location of the 27 Regulatory Zones in the Tahoe Planning Area is depicted on the Washoe County Regulatory Zone Map for the Tahoe Planning Area. Amendments to the boundaries of the Regulatory Zones require a Regulatory Zone amendment as described in Article 821, *Amendment of Regulatory Zone*, of the Washoe County Development Code. Amendments to the permissible uses and other regulations regarding these areas require a development code amendment pursuant to Article 818, *Amendment of Development Code*, of the Washoe County Development Code. Any amendment regarding the boundaries, uses, or other

development regulations in the planning area must additionally undergo conformity review pursuant to TRPA Code of Ordinances Subsection 13.6.6.

The land use categories applied in the planning area and their corresponding Regulatory Zones are depicted in Table 110.220.01 *Land Uses and Regulatory Zones in the Tahoe Planning Area*.

| Land Use Classification | Regulatory Zones Regulatory Zone | Former Designation: Community Plan*, Plan Area Statement** (P.A.S.) and Number. |
|-------------------------|----------------------------------|---|
| Tourist/Mixed-Use       |                                  |   |
|                         | Incline Village Commercial       | Incline Village Commercial Community Plan.                                      |
|                         | Incline Village Tourist          | Incline Village Tourist Community Plan.   |
|                         | Crystal Bay Tourist              | North Stateline Community Plan  |
|                         | Ponderosa Ranch                  | Ponderosa Ranch Community Plan  |
| Residential             |                                  |   |
|                         | Chateau                          | Chateau/Country Club P.A.S. # 43  |
|                         | Crystal Bay                      | Crystal Bay P.A.S. #34  |
|                         | Crystal Bay Condominiums         | Crystal Bay Condominiums P.A.S. #35   |
|                         | Fairway                          | Fairway P.A.S. # 44   |
|                         | Incline Village 1                | Incline Village #1 P.A.S. #40   |
|                         | Incline Village 2                | Incline Village #2 P.A.S.# 39   |
|                         | Incline Village 3                | Incline Village #3 P.A.S.# 41   |
|                         | Incline Village 4                | Incline Village #4 P.A.S.# 36   |
|                         | Incline Village 5                | Incline Village #5 P.A.S.# 42   |
|                         | Incline Village Residential      | Incline Village Residential P.A.S.# 46  |
|                         | Lakeview                         | Lakeview P.A.S.# 37   |
|                         | Mill Creek                       | Mill Creek P.A.S.# 49   |
|                         | Mt. Shadows                      | Mt. Shadows P.A.S.# 50  |
|                         | Stateline                        | Stateline P.A.S.# 33  |
|                         | Tyrolean Village                 | Tyrolean Village P.A.S.# 51   |

|              |                 |                          |
|--------------|-----------------|--------------------------|
|              | Wood Creek      | Wood Creek P.A.S.# 38    |
| Conservation |                 |                          |
|              | Marlette        | Marlette Lake P.A.S.# 56 |
|              | Martis Peak     | Martis Peak P.A.S.# 19   |
|              | Mount Rose      | Mount Rose P.A.S.# 30    |
|              | Tunnel Creek    | Tunnel Creek P.A.S.# 47  |
| Recreation   |                 |                          |
|              | East Shore      | East Shore P.A.S.# 55    |
|              | Incline Meadows | Incline Lake P.A.S.# 53  |
|              | Incline Ski     | Incline Ski P.A.S.# 52   |

Table 110.220.01 *Land Uses and Regulatory Zones in the Tahoe Planning Area*

\*See TRPA Code of Ordinances, Chapter 12, *Community Plans*. \*\*See TRPA Code of Ordinances, Chapter 11, *Plan Area Statements and Plan Area Maps*.

**Section 110.220.15 Allowed (Permissible) Uses.** The allowable uses in the Tahoe Planning Area are different from those described in Article 302, *Allowed Uses* of the Washoe County Development Code. In the Tahoe Planning Area allowed uses are defined in Chapter 21, *Permissible Uses* and Chapter 81, *Permissible Uses and Structures in the Shorezone and Lakezone* of the TRPA Code of Ordinances. The uses allowed on any given parcel in the Tahoe Planning Area are determined by Regulatory Zone as described in Section 110.220.130, *Regulatory Zone Development Standards*.

*Growth Management, Development Rights, and  
Redevelopment Incentives*

**Section 110.220.20 Tahoe Regional Planning Agency Growth Management.** The TRPA and Washoe County coordinate to implement a growth management system in the Tahoe Planning Area that requires most development to obtain development rights consistent with the use type, size and location of the project. This growth management system is described in four chapters of the TRPA Code of Ordinances: Chapter 50, *Allocation of Development*; Chapter 51, *Banking, Conversion, and Transfer of Development*; Chapter 52, *Bonus Unit Incentive Program*; and Chapter 53, *Individual Parcel Evaluation System* (land coverage, a related component of the growth management system is described in Chapter 30, *Land Coverage*). Washoe County may adopt policies regarding the allocation of a project's needed development rights, including establishing priorities and fees, and instituting application processes. The following criteria shall be used as the allocation process for the development rights described below.

- (a) **Residential Allocations.** A residential allocation and potential residential unit of use or a residential bonus unit is required for each new dwelling pursuant to TRPA Code of Ordinances Chapter 50, *Allocation of Development*. All buildable parcels where a residential use is permitted are eligible for a residential allocation. In addition to any

TRPA requirements, Washoe County shall issue residential allocations according to the following considerations:

- (1) Allocations shall be issued on a first come first served basis.
  - (2) The fee for allocations is established in the Master Fee Schedule for Washoe County applications accepted by the Planning and Building Division of the Washoe County Community Services Department.
- (b) Commercial Floor Area. Commercial floor area (CFA) is required for all new commercial development pursuant to TRPA Code of Ordinances Chapter 50, *Allocation of Development*. In addition to any TRPA requirements, Washoe County will issue commercial floor area allocations according to the following considerations.
- (1) The following projects will be issued commercial floor area on a first come first served basis:
    - (i) Projects inside the adopted boundaries of a Town Center overlay as defined in Section 110.220.35, *Town Center Overlay*.
    - (ii) Projects outside the adopted boundaries of a Town Center that are designed to meet industry recognized standards for building sustainability and greenhouse gas reduction as defined in Section 110.220.415, *Greenhouse Gas Reduction*.
  - (2) The fee for allocations is established in the Master Fee Schedule for Washoe County applications accepted by the Planning and Building Division of the Washoe County Community Services Department. Fees for allocations may be waived pursuant to Section 110.220.415.
- (c) Tourist Accommodation. No person shall construct a project or commence a use that creates additional tourist accommodation units without first receiving an allocation of a tourist accommodation unit (TAU) approved by TRPA or Washoe County pursuant to Chapter 50, *Allocation of Development*. In addition to any TRPA requirements, Washoe County shall issue tourist accommodation units according to the following considerations.
- (1) The following projects will be issued TAUs on a first come first served basis.
    - (i) Projects inside the adopted boundaries of a Town Center overlay (see Section 110.220.35 *Town Center Overlay*.)
    - (ii) Projects outside the adopted boundaries of a Town Center that are designed to meet industry recognized standards for building sustainability and greenhouse gas reduction (see Section 110.220.415 *Greenhouse Gas Reduction*.)
  - (2) The fee for allocations is established in the Master Fee Schedule for Washoe County applications accepted by the Planning and Building Division of the Washoe County Community Services Department.
- (d) People at One Time. In addition to requirements of TRPA Code of Ordinances Section 50.9, *Regulation of Additional Recreational Facilities*, additional outdoor recreational facilities outside Town Center overlay districts shall be regulated by and shall not

exceed the maximum number of People at One Time (PAOT) identified by this document for each Regulatory Zone. If PAOT allowances are not specified in the special policies for the applicable Regulatory Zone, then additional PAOT allocations are not allowed. There are no supplemental limitations for PAOT allocations within Town Center overlay districts.

- (e) Residential Bonus Units. A residential bonus unit may be used in lieu of potential residential unit of use pursuant to TRPA Code of Ordinances. Residential bonus units may be assigned by TRPA or Washoe County for transfers of development into Town Centers or other bonus unit incentive programs in accordance with Chapters 51, *Banking, Conversion, and Transfer of Development*, and 52, *Bonus Unit Incentive Program*, of the TRPA Code of Ordinances.
- (f) Land Coverage. Land coverage requirements are set forth in Chapter 30, *Land Coverage*, of the TRPA Code of Ordinances. Projects located within a designated Town Center may obtain up to 70% land coverage in accordance with Chapter 13, *Area Plans*, of the TRPA Code of Ordinances. Lots with existing coverage in excess of 70% must reduce coverage pursuant to Section 110.220.40(3).

**Section 110.220.30 Density**. Outside of the Town Center overlay districts, maximum density in the Tahoe Planning Area is regulated by Chapter 31, *Density*, of the TRPA Code of Ordinances. The maximum densities for specific use types are listed in the table of allowed uses for each Regulatory Zone. Additional standards for density in designated Town Centers can be found in Section 110.220.35, *Town Center Overlay*. The maximum density for nursing and personal care and residential care uses within a Town Center is established in Section 110.220.410, *Residential Care / Nursing and Personal Care Density Exceptions*.

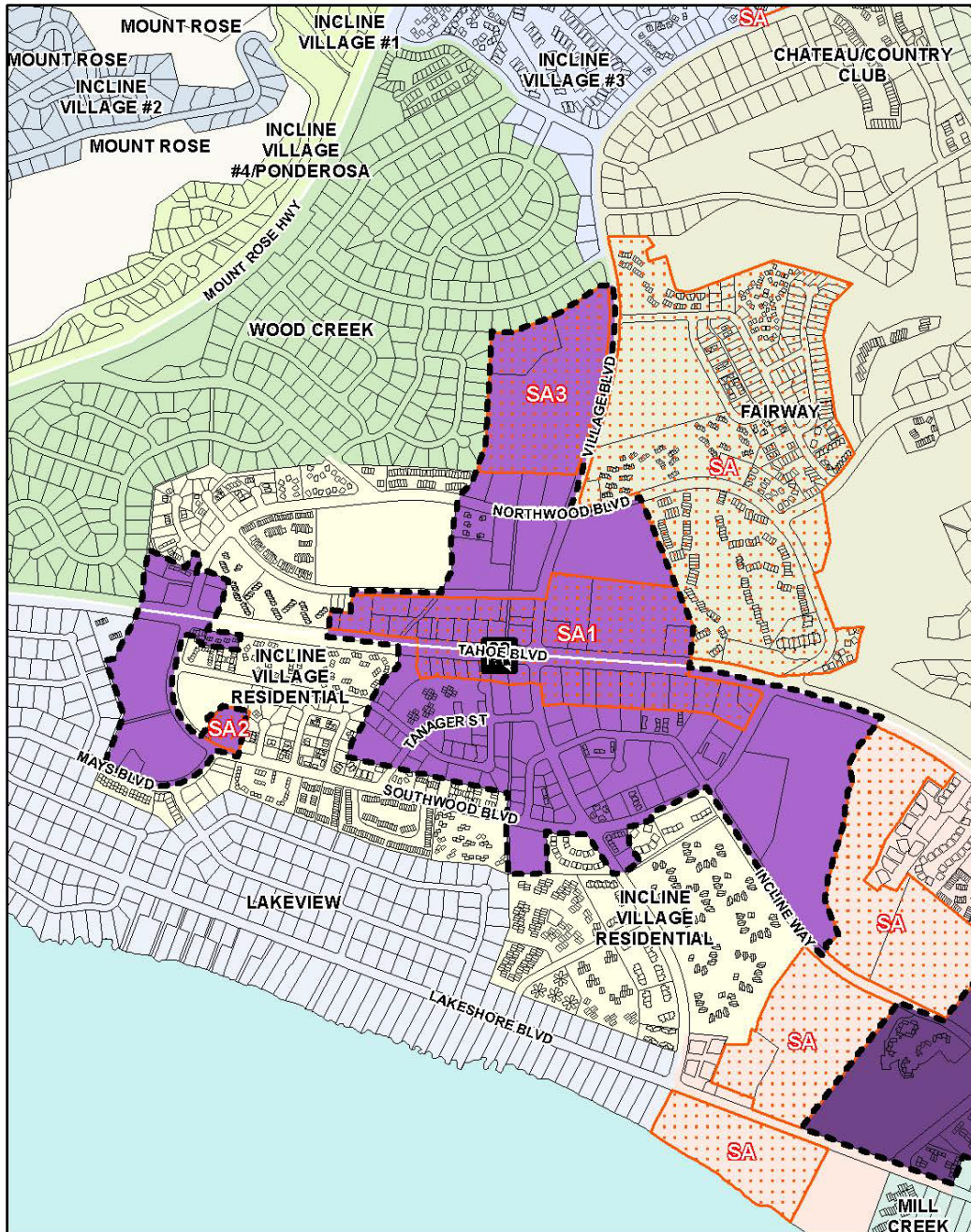
**Section 110.220.35 Town Center Overlay**. There are three areas designated with the Town Center overlay in the Tahoe Planning Area (see Figures 110.220.01, *Incline Village Commercial Town Center*; 110.220.02, *Incline Village Tourist Town Center*; and 110.220.03, *Crystal Bay Tourist Town Center*.) The Town Center overlay districts provide a focus area for the redevelopment goals of the TRPA Regional Plan and are subject to additional regulation to promote redevelopment. Town Centers are eligible for additional height, density, and land coverage as described in this section.

The following additional regulations apply to development within an adopted Town Center.

- (a) Height. Development within a designated Town Center is permitted to be 4 stories (56 feet) maximum, when the following conditions are met:
  - (1) The project is designed to meet the greenhouse gas reduction standard described in Section 110.220.415, *Greenhouse Gas Reduction*.
  - (2) The project meets all other applicable design standards for the Town Center.
  - (3) The project does not degrade any applicable established scenic threshold as described in the Tahoe Area Plan Conservation Element.
  - (4) The following findings in Section 37.7 of the TRPA Code of Ordinances are made as part of project approval:
    - (i) Finding 1 (Subsection 37.7.1)
    - (ii) Finding 3 (Subsection 37.7.3)
    - (iii) Finding 5 (Subsection 37.7.5)

(iv) Finding 9 (Subsection 37.7.9)

- (b) Height Transition. Development within Town Center boundaries abutting or adjacent to properties outside of the Town Center shall incorporate a stepped design to create a height transition between the properties inside the boundary and those outside. Structures required to utilize a stepped design are limited to two floors or a maximum of 20 feet at the front setback. Additional height may be added by stepping back the third floor 10 feet from the building façade and an additional fourth floor may be added by stepping back 5 feet from the third floor. The stepped area may be used as roof top gardens, balconies, solar panel arrays or similar uses. Roof top mechanical equipment shall not extend more than 2 feet above the parapet wall and shall be screened from street view.
- (c) Height of Reconstructed Structures Housing Gaming. Reserved.
- (d) Density. Chapter 31, *Density*, of the TRPA Code of Ordinances shall not apply to residential or mixed-use developments within Town Centers. New residential and mixed-use development within a Town Center shall have a minimum residential density of 15 units per acre and a maximum density of 25 units per acre.
- (e) Mixed-Use Development. Projects incorporating both residential and non-residential uses on a single parcel are permitted. Mixed-use projects must meet all applicable design and compatibility standards as found in the Article 110.220.1. *Tahoe Planning Area Design Standards*, and Division 4, *Development Standards*, of the Washoe County Development Code.
- (f) Design and Compatibility. All development in a Town Center is subject to the design standards found in Article 110.220.1. *Tahoe Planning Area Design Standards*.
- (g) Land coverage. Development in a Town Center is eligible for up to 70% coverage on high capability lands per Chapter 13 of the TRPA Code of Ordinances.

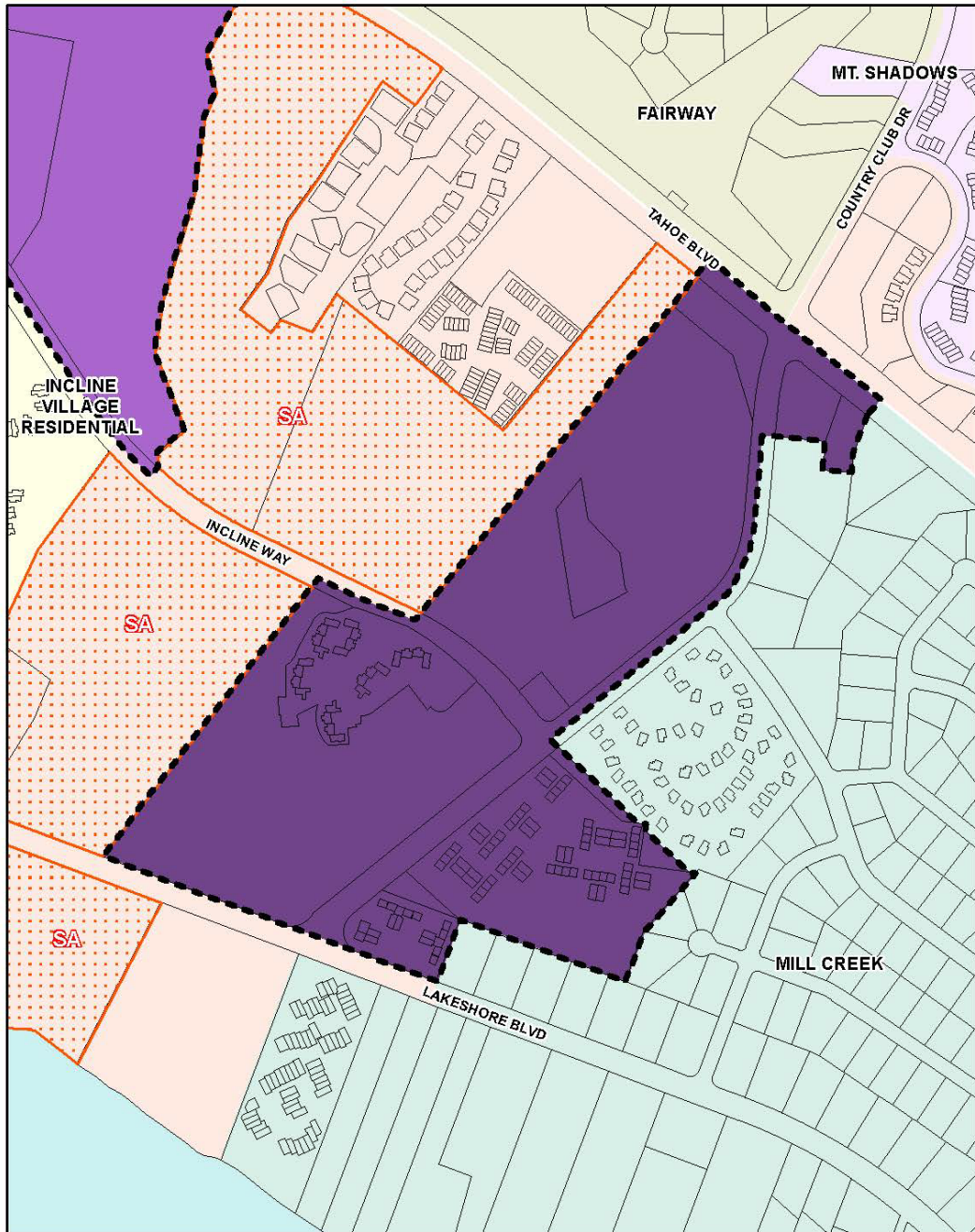


**INCLINE VILLAGE COMMERCIAL  
TOWN CENTER**

Town Center  
 Special Area
 NORTH  
 Washoe County, NV

Figure 110.220.00 Incline Village Commercial Town Center





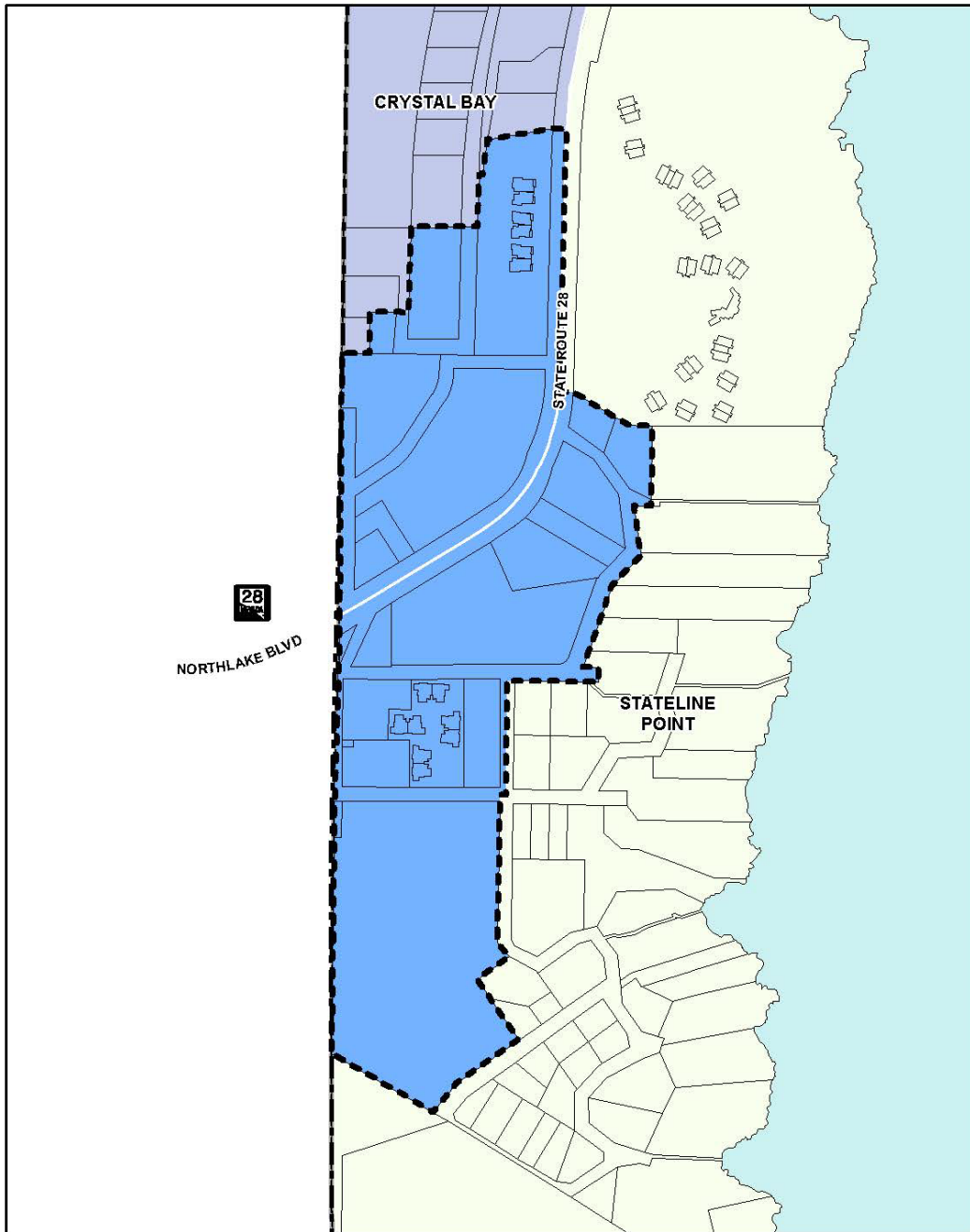
**INCLINE VILLAGE TOURIST  
TOWN CENTER**

 Town Center  
 Special Area



Washoe County, NV

Figure 110.220.01 Incline Village Tourist Town Center



**CRYSTAL BAY TOURIST  
TOWN CENTER**



Washoe County, NV

Figure 110.220.02 Crystal Bay Tourist Town Center

*Area Wide Development Standards*

**Section 110.220.40 Community Design and Land Use Compatibility.** To ensure the compatibility of adjacent and neighboring land uses, all development in the planning area is subject to the following site and architectural design standards:

- (a) **Natural Features.** Existing natural features outside of the building site shall be retained and incorporated into the site design to the greatest extent feasible. Projects shall be designed to avoid disturbance to rock outcrops and stream environment zones and to minimize vegetation removal and maintain the natural slope of the project site.
- (b) **Disturbed Areas.** Projects shall be designed to use existing disturbed areas rather than undisturbed areas for the siting of all improvements except when:
  - (1) The disturbed area is precluded from development by setbacks or other such limitations;
  - (2) The disturbed lands are classified as sensitive lands and alternative sites classified as nonsensitive lands exist on the parcel;
  - (3) The use of the disturbed lands would require more total disturbance than use of undisturbed lands;
  - (4) Avoidance of other development impacts are of more importance than the preservation of undisturbed areas; and/or
  - (5) The degree of existing disturbance is minor and the area shall be restored as part of the project.
- (c) **Coverage Reduction.** Projects containing existing land coverage greater than 70 percent shall reduce on-site coverage as follows:
  - (1) Within Town Centers, coverage shall be reduced as follows:
    - (i) On sites with up to 75 percent coverage, coverage shall be reduced to no more than 70 percent of the site area as part of the project.
    - (ii) On sites with more than 75 percent coverage, coverage shall be reduced by 5 percent of the site area as part of the project.
  - (2) Outside of Town Centers, coverage shall be reduced by a minimum of five percent or to 70 percent, whichever results in less coverage, as part of the project.
  - (3) Areas where coverage has been reduced in compliance with this standard may be used for BMPs, snow storage, and other uses that are exempt from coverage requirements pursuant to Chapter 30, Land Capability System of the TRPA Code of Ordinances.
- (d) **Development Standards.** Commercial, tourist accommodation, public service, and multi-residential projects shall meet the following requirements:

- (1) Onsite parking areas shall be provided with landscaped perimeters. Onsite parking areas greater than one-quarter acre in size shall be provided with landscaped islands.
  - (2) An active transportation circulation system shall be incorporated into the site plan to assure that all active transportation users can move safely and easily both on the site and between properties and activities within the Regulatory Zone year-round.
  - (3) Entities responsible for the construction and maintenance of all projects containing active transportation facilities are required to submit a Maintenance Responsibilities Chart and Plan prior to permit issuance. These plans must clearly identify responsibilities for capital improvements and annual infrastructure operation and maintenance. Additionally, they must identify funding needs and sources. This information must be included in approved permits.
  - (4) Adequate access shall be provided for emergency vehicles and for those persons attempting to render emergency services.
  - (5) Screening of service yards, maintenance yards, warehousing, outdoor storage and trash and refuse collection areas shall be accomplished by the use of walls, fencing, landscape plantings, or some combination thereof. Screening shall be effective in both winter and summer.
  - (6) Service yards, maintenance yards, warehousing, and outdoor storage areas shall be located in areas that are not highly visible from major transportation corridors, scenic turnouts, public recreation areas, or the waters of lakes in the region.
  - (7) Parking areas shall be sloped at least two percent to prevent ponding and icing.
  - (8) Projects shall provide, within the project area, snow storage areas of a size adequate to store snow removed from parking, driveway, and pedestrian access areas or have arrangements by means of recorded easements or equivalent arrangements to remove and store accumulated snow offsite.
  - (9) All new on-site utilities shall be placed underground as part of project approval.
- (e) Unanticipated Cultural Resources. In the event that cultural resources are encountered during grading or construction activities, a professional archaeologist shall be consulted to assess the resources and prepare appropriate mitigation measures.
- (f) TRPA Standards. All land use and development proposals shall be reviewed for conformance with the standards TRPA Code of Ordinances, including, as applicable:
- (1) Chapter 2, *Applicability of the Code of Ordinances*
  - (2) Chapter 3, *Environmental Documentation*
  - (3) Chapter 4, *Required Findings*
  - (4) Chapter 5, *Compliance*
  - (5) Chapter 30, *Land Coverage*
  - (6) Chapter 32, *Basic Services*
  - (7) Chapter 33, *Grading and Construction*
  - (8) Chapter 35, *Natural Hazard Standards*
  - (9) Chapter 39, *Subdivisions*
  - (10) Chapter 50, *Allocation of Development*

- (11)Chapter 51, *Banking, Conversion, and Transfer of Development*
- (12)Chapter 52, *Bonus Unit Incentive Program*
- (13)Chapter 53, *Individual Parcel Evaluation System*
- (14)Chapter 60, *Water Quality*
- (15)Chapter 61, *Vegetation and Forest Health*
- (16)Chapter 62, *Wildlife Resources*
- (17)Chapter 63, *Fish Resources*
- (18)Chapter 64, *Livestock Grazing*
- (19)Chapter 65, *Air Quality and Transportation*
- (20)Chapter 66, *Scenic Resources*
- (21)Chapter 67, *Historic Resource Protection*
- (22)Chapter 68, *Noise Limitations*
- (23)Chapters 80-84, *Shorezone*

(g) Mixed-Use and Tourist Regulatory Zones. In addition to standards articulated in this article, all development inside the Crystal Bay Tourist, Incline Village Commercial, Incline Village Tourist, and Ponderosa Ranch Regulatory Zones, as well as the Town Center overlay districts is subject to the standards articulated in Washoe County Development Code Article 110.220.1, *Tahoe Planning Area Design Standards*.

(h) Outside of Mixed-Use and Tourist Regulatory Zones. Development outside of the mixed-use and tourist Regulatory Zones are subject to the standards established in this article, in Division Four of the Washoe County Development Code, and the following chapters of the TRPA Code of Ordinances:

- (1) Chapter 34, *Driveway and Parking Standards*
- (2) Chapter 36, *Design Standards*
- (3) Chapter 37, *Height*
- (4) Chapter 38, *Signs*

(i) Development Guidelines. The following guidelines should be followed to ensure attractive and compatible development:

- (1) Building placement and design should be compatible with adjacent properties and designed in consideration of solar exposure, climate, noise, safety, fire protection, and privacy.
- (2) The scale of structures should be compatible with existing and planned land uses.
- (3) Viewsheds should be considered in all new construction. Emphasis should be placed on lake views from major transportation corridors.
- (4) Native vegetation should be used whenever possible, consistent with defensible space requirements.
- (5) Vegetation should be used to screen parking, give privacy, reduce glare and heat, deflect wind, muffle noise, prevent erosion, and soften the line of architecture where feasible.

- (6) Exterior lighting should be minimized to protect dark sky views, yet adequate to provide for public safety. Cutoff shields that extend below the lighting element should be used to minimize light pollution and stray light. Overall lighting levels should be compatible with the Regulatory Zone light level. Emphasis should be placed on a few, well-placed, low-intensity lights. Lights should not blink, flash, or change intensity except for temporary public safety signs.

The intent of Washoe County’s standards is to achieve compatibility through integrative site design that primarily utilizes landscaping, architecture and an integrated non-motorized transportation network to achieve compatibility goals.

**Section 110.220.45 Parking.** The intent of Washoe County’s parking standards is to ensure the design of parking facilities provides adequate and accessible parking in a manner that facilitates pedestrian and non-motorized traffic within and between adjacent properties. Parking standards in the Tahoe Planning Area are established in Article 110.220.1, *Tahoe Area Design Standards* for mixed-use and tourist Regulatory Zones and in Washoe County Development Code Article 410, *Parking and Loading*, for all other areas. All discretionary permits granted by Washoe County that may have an impact on parking and accessibility must implement a parking and accessibility plan that mitigates the expected impacts of the permitted activity regarding parking, accessibility and safety through the development and implementation of a parking plan. Parking plans, at a minimum, must address vehicular and pedestrian traffic flow, and vehicular and pedestrian safety. Off-site parking agreements are permitted in order to accommodate expected demand, provided pedestrian safety is maintained. Whenever necessary, the approval of discretionary permits in the planning area will be conditioned to ensure the adequacy and safety of the proposed parking plan.

**Section 110.220.50 Height of Structures.** The maximum building height for structures is established by the TRPA’s height standards found in Chapter 37, *Height*, of the TRPA Code of Ordinances. Development within Town Centers may exceed the height limits of Chapter 37 and instead use the maximum height established in Section 110.220.35, *Town Center Overlay*. Additional regulations regarding height are found in Sections 110.220.80, *Accessory Structures and Uses* and 110.220.85, *Accessory Dwellings*.

**Section 110.220.55 Yard and Lot Standards.** Required yards for structures, minimum parcel area and minimum parcel width are determined by parcel size and use type according to Table 110.220.03, *Tahoe Area Yard and Lot Standards*. The use types are defined under TRPA Code of Ordinances Chapter 21, *Permissible Uses*. Standards for development in Town Center overlay districts are found in Section 110.220.35, *Town Center Overlay* and Article 110.220.1, *Tahoe Area Design Standards*. Structures fronting State Routes 28 and 431 shall be set back a minimum of 20 feet from the right-of-way, unless an exception is granted pursuant to TRPA Code of Ordinances Subsection 36.5.4, *Setback Standards*.

| Use Type and Parcel Size                    | Required Setback |                |                | Minimum Parcel Width<br>(Feet) | Minimum Parcel Size<br>(Square Feet) |
|---|------------------|----------------|----------------|--------------------------------|--------------------------------------|
|   | Front<br>(Feet)  | Side<br>(Feet) | Rear<br>(Feet) |                                |                                      |
| Residential                                 |                  |                |                |                                | 3,700 sf.                            |
| Greater Than 2.5 Acres                      | 30               | 15             | 30             | 80 ft.                         |                                      |
| 35,000 Square Feet to 2.5 Acres             | 30               | 12             | 30             | 80 ft.                         |                                      |
| 12,000 Square Feet to 34,999.99 Square Feet | 20               | 8              | 20             | 60 ft.                         |                                      |
| 5,000 Square Feet to                        | 20               | 5              | 20             | 60 ft.                         |                                      |

|                                     |    |    |    |        |            |
|-------------------------------------|----|----|----|--------|------------|
| 11,999.99 Square Feet               |    |    |    |        |            |
| Less Than 5,000 Square Feet         | 15 | 5  | 10 | 60 ft. |            |
| Commercial                          | 10 | 10 | 10 | 75 ft. | 10,000 sf. |
| Tourist Accommodation               | 20 | 10 | 10 | 75 ft. | 10,000 sf. |
| Public Service                      | 20 | 15 | 20 | N/A    | N/A        |
| Recreation                          | 20 | 15 | 20 | N/A    | N/A        |
| Wildlife Management                 |    |    |    |        |            |
| Structures 12' or Greater in Height | 15 | 15 | 15 | N/A    | N/A        |
| Structures 12' or Less in Height    | 5  | 5  | 5  | N/A    | N/A        |

Table 110.220.03 Tahoe Area Yard and Lot Standards

**Section 110.220.60 Siting on Corner Lots and Sloped Lots.** The following standards apply to any primary building or accessory structure on a corner lot or lot with slopes meeting the thresholds established below.

- (a) The front yard setback for accessory structures may be extended to the front property line on any corner lot when built no closer than sixty (60) feet from the corner, and on any interior or through lot where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) for every ten (10) feet above (or below) the established street grade. The structure shall conform to the height and story limits provided within this section. When a primary building or accessory structure is placed within the front yard setback as described in this section, all the following shall apply:
- (1) The Engineering Division must be able to determine that county right-of-way maintenance and road work operations will not be impeded or sufficient measures have been incorporated in the structure's design to mitigate an impediment to county right-of-way maintenance and road work operations. The county may also require that the county be held harmless from liability resulting from its right-of-way maintenance and road work operations;
  - (2) The Engineering Division must be able to determine that the speed of traffic and the volume of traffic on the street is such that the placing of the garage within the front yard setback will not cause a safety problem for vehicles using the street; and
  - (3) The Engineering Division must be able to determine that the placement of the structure within the front yard setback will not impede the ability of the county to widen the street in accordance with the adopted Capital Improvements Program, or in accordance with a possible widening of the street as shown in the adopted master plan.
  - (4) The placement of the structure is not sited closer than fifteen (15) feet from the edge of pavement of the abutting street.

- (5) The maximum square footage of the portion of the structure designed to encroach on the established setback shall not exceed 25% of the size of the primary structure.
  - (6) Structures proposed within 20 feet of the rights-of-way of State Routes 28 or 431 may only be approved pursuant to Subparagraph 36.5.4.A.2 of the TRPA Code of Ordinances.
- (b) Proposals to establish primary structures utilizing the same development standards for accessory structures found above shall be reviewed pursuant to the administrative review process described in WCC section 110.306.25 for the approval of detached accessory dwellings. However, appeals of administrative reviews for extending the front setback for primary structures to the property line shall be held before the Board of County Commissioners.

**Section 110.220.65 Siting of Below Grade Parking Decks, Walkways and Decks.** On any downslope lot, a parking deck, walkway or deck with handrails may be constructed within the front setback provided:

- (a) A parking deck, not utilized as a driveway to a garage, begins at the edge of pavement and has no greater upslope than one (1) percent;
- (b) A parking deck, utilized as a driveway to a garage, may begin at the edge of pavement and have no greater upslope than fourteen (14) percent; or
- (c) A walkway or entry deck is no higher than eighteen (18) inches above grade at the edge of pavement.

**Section 110.220.70 Construction Below a Parking Deck.** On a downslope lot, the area below an allowed parking deck may be utilized for habitable space within the front setback provided:

- (a) The Engineering Division is able to determine that:
  - (1) County right-of-way maintenance and road work operations will not be impeded or sufficient measures have been incorporated in the structure's design to mitigate an impediment to county right-of-way maintenance and road work operations and/or the county has been held harmless from liability resulting from its right-of-way maintenance and road work operations; and
  - (2) Construction of the habitable space below the parking deck in the front yard will not impede the ability of the county to widen the street in accordance with the adopted Capital Improvements Program, or in accordance with a possible widening of the street as shown in the adopted master plan.
- (b) Electrical and mechanical rooms as accessory to the main dwelling unit may be established.
- (c) The habitable space contains no plumbing fixtures.

**Section 110.220.75 Conformance of Setbacks on Existing Residences.** Existing setbacks for a home legally constructed prior to 2020 that do not meet the standards established in Section 110.220.55, *Yard and Lot Standards*, shall be deemed the legal and conforming setbacks for said parcel.



Proposals for new structures or expansions of existing structures may utilize the existing setbacks when the following conditions are present:

- (a) The building pad is not delineated on the final subdivision map;
- (b) The home was constructed with all required permits prior to 2020;
- (c) No further intrusion into the setback is requested;
- (d) Development will occur no closer than 20 feet to the rights-of-way of State Routes 28 or 431; and
- (e) The Engineering Division is able to determine that county right-of-way maintenance and road work operations will not be impeded and/or the county has been held harmless from liability resulting from its right-of-way maintenance and road work operations.

**Section 110.220.80 Accessory Structures and Uses.** Accessory structures and uses in the Tahoe Planning Area are regulated pursuant to the standards established in Section 21.3, *Accessory Uses*, of the Tahoe Regional Planning Agency Code of Ordinances. In addition to these standards Washoe County will apply the following additional development regulations to all accessory structures:

- (a) Property Line Setback. Accessory structures one (1) story in height, with maximum ten (10) feet high walls (measured from grade level to top plate) and a maximum roof pitch of 7/12, shall maintain a five (5) foot minimum setback from the rear and side property line. When the height of an accessory structure exceeds this height limitation, the structure shall maintain the yard setbacks for the main dwelling units stipulated in this article, Section 110.220.55 *Yard and Lot Standards*. Accessory structures may only be approved within 20 feet of the rights-of-way of State Routes 28 or 431 pursuant to TRPA Code of Ordinances Subparagraph 36.5.4.A.2.
- (b) Height and Story Limit.
  - (1) The maximum building height for any accessory structure shall be calculated by Chapter 37, *Height*, of the Tahoe Regional Planning Agency Code of Ordinances.
  - (2) An accessory structure within the front yard shall not exceed one (1) story.
  - (3) An accessory structure may be two (2) stories in height when the main dwelling unit is two (2) stories, the structure is erected outside the required yard setbacks, and the slope of the front half of the lot is greater than a two (2) foot rise (or fall) for every ten (10) feet above (or below) the established street grade.
  - (4) Below Grade Story. When the structure is at or below street grade, a first story may be constructed below grade providing the ceiling height is no greater than nine-and-one-half (9.5) feet.
  - (5) Building Setback. An accessory structure shall be located not closer than ten (10) feet to any main building on an adjoining parcel.

**Section 110.220.85 Accessory Dwellings.** In the Tahoe Planning Area accessory dwellings are regulated pursuant to the standards established under Section 21.3.2, *Secondary Residence*, of

the TRPA Code of Ordinances. In addition to these standards Washoe County will apply the following additional development regulations to all accessory dwellings (secondary residence):

- (a) When the primary use is residential, all accessory dwellings must obtain a detached accessory dwelling administrative review, as described in Washoe County Development Code Section 110.306.25(i);
- (b) When the primary use is residential, the accessory dwelling (secondary residence) shall be limited to 50% of the size of the main dwelling or 1,500 square feet, whichever is smaller;
- (c) When the primary use is non-residential, the accessory dwelling shall be limited to 1,500 square feet;
- (d) All accessory dwellings must provide a minimum of one off-street parking space (tandem parking is allowed) in addition to the parking required for the primary use;
- (e) Additional requirements as defined in Washoe County Development Code Article 306, *Accessory Uses and Structures*; and,
- (f) The parcel on which the accessory dwelling will be located is a minimum of 1 acre in size.
- (g) Detached accessory dwellings are subject to the standards for detached accessory structures as found above in Section 110.220.80, *Accessory Structures and Uses*.

**Section 110.220.90 Requirements for the Construction of a Garage.** An enclosed garage shall not be required to be constructed in accordance with Washoe County Development Code Article 410, *Parking and Loading*, when an existing dwelling unit is enlarged and one (1) of the following conditions exist:

- (a) There is no Tahoe Regional Planning Agency land coverage available for purchase within the land capability necessary for transfer;
- (b) Within a common open space subdivision or multi-family project, there is no new coverage or no relocation of coverage; or
- (c) Within a single-family dwelling, there is no new coverage or no relocation of coverage.

**Section 110.220.95 Removal of Abandoned Foundation or Structure.** Prior to the issuance of a building permit for a new structure, any existing abandoned or unfinished foundation or structure, not being incorporated into the new structure, shall be removed. Any portion of an existing foundation incorporated into the new structure shall be certified for structural integrity by a civil or structural engineer registered in the State of Nevada.

**Section 110.220.100 Transmission and Receiving (Communication) Facilities.** Transmission and receiving facilities are subject to the provisions of Washoe County Development Code Article 324, *Communication Facilities*. Transmission and receiving facilities that are required to obtain a special use permit are subject to the following additional standards:

- (a) Any required screening of the facility must be constructed of wood, stone or other natural material and designed to blend in with and be compatible with the forested and alpine character of the planning area. Chain-link type fencing with slats inserted as a visual barrier is prohibited.

- (b) Buildings permitted as part of the facility must be constructed of wood, masonry/stone, or other material designed to be compatible with the forested and alpine character of the planning area.
- (c) As part of any special use permit approval, the Board of Adjustment includes a finding that the overall design of the facility is compatible with the forested and alpine character of the planning area.
- (d) New communication poles or towers shall not exceed a maximum height of 75 feet unless the Board of Adjustment makes a finding that additional height is necessary for the maintenance of the public's health, safety or welfare.

**Section 110.220.105 Scenic Threshold Achievement.** All permits must comply with Chapter 66, *Scenic Quality*, of the TRPA Code of Ordinances. Consistent with Section 66.1. of the TRPA Code of Ordinances, permits approved in the planning area must provide a finding that the project will not degrade numerical scenic threshold scores. The scenic thresholds and scenic travel units are identified and described in the Tahoe Area Plan Conservation Element.

**Section 110.220.110 Temporary Uses.** The permitting of temporary uses in the planning area is regulated by Chapter 22, *Temporary Uses, Structures, and Activities*, of the TRPA Code of Ordinances; by Washoe County Development Code Article 310, *Temporary Uses and Structures*; and by Washoe County Code Chapter 25, *Business Licenses, Permits and Regulations*. Approved TRPA master plans in the planning area may also provide for temporary uses (see Section 110.220.405, *TRPA Approved Master Plans*).

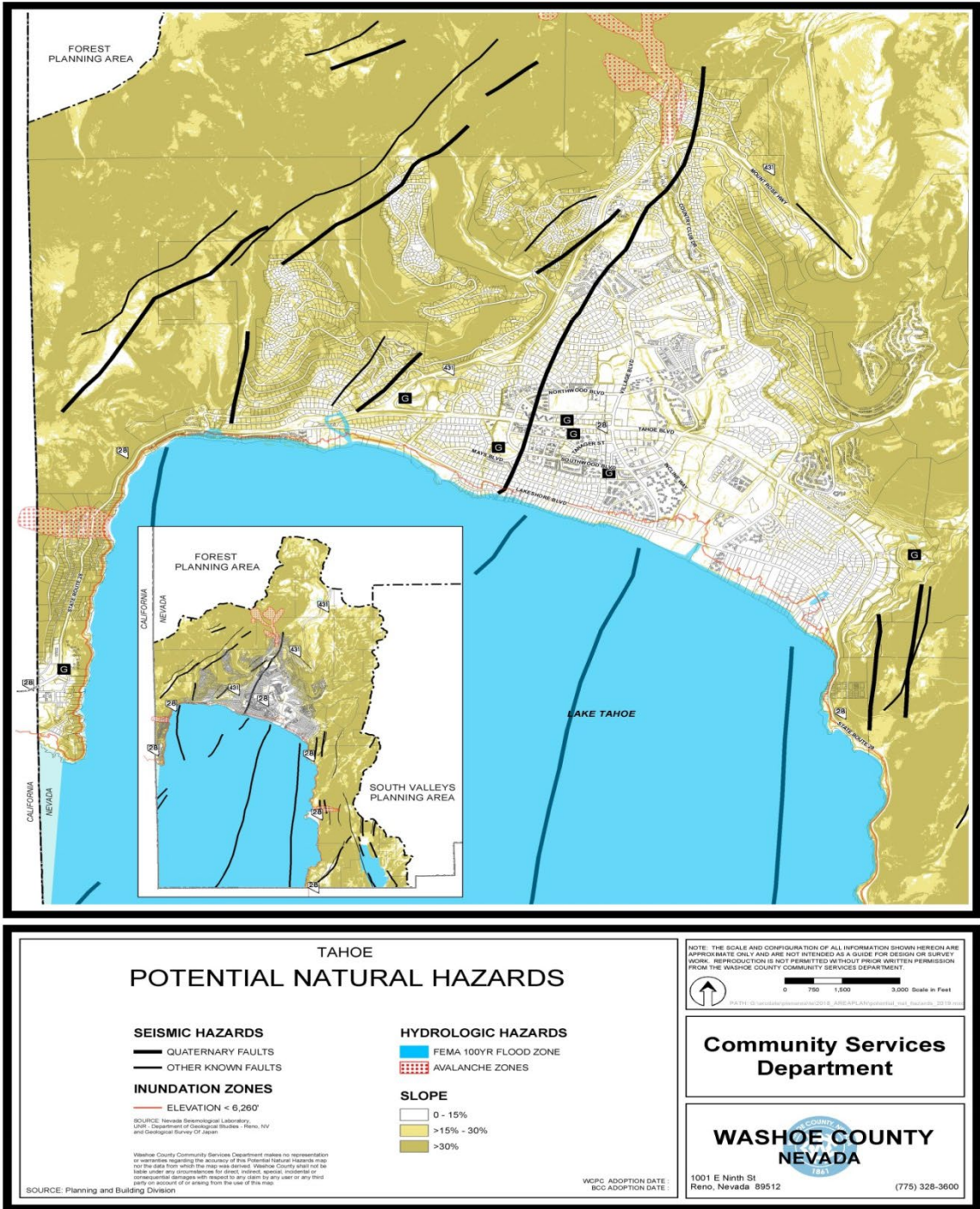
**Section 110.220.115 Urban Bears and Other Wildlife Issues.** All permitted development and permitted activities in the planning area must comply with the most current Washoe County Urban Bear Strategy and other relevant regulations and policies regarding co-existence with wildlife in developed areas.

**Section 110.220.120 Urban Forestry.** *Reserved.*

**Section 110.220.125 Natural Hazards.** All development in the planning area must comply with Washoe County codes and policies for development and building in areas prone to floods, earthquakes, avalanches, wildfire and other natural hazards. The Potential Natural Hazards Map (Figure 110.220.03) identifies areas potentially subject to these hazards. Development located in an identified potential hazard zone may be subject to additional design, construction, and review requirements as discussed below.

- (a) **Flood.** All development in the plan area that is subject to floods must meet the design and development standards established in Washoe County Development Code Article 416, *Flood Hazards*.
- (b) **Seismic.** The building codes adopted by Washoe County require all development to meet building standards based on the identified seismic zone. The currently adopted codes are the 2018 International Building Code and the 2018 International Residential Code, with the Northern Nevada Amendment package.
- (c) **Avalanche.** All development within an identified avalanche hazard area must complete an appropriate geo-technical study as determined by the Washoe County Community Services Department and comply with the study's final recommendations.
- (d) **Wildfire.** All development in the plan area is subject to additional standards for protection from potential wildfire hazards. The current required standards are those of the 2018 International Wildland Urban Interface Code.

- (e) Landslide. Development on slopes of 15% or greater may require an appropriate geotechnical study and to comply with the final recommendations of the study. The county engineer will determine when a study is appropriate. Additionally, Washoe County Building Codes require all development to meet building standards based on soil type. The currently adopted codes are the 2018 International Building Code and the 2018 International Residential Code, with the Northern Nevada Amendment package.
  
- (f) Tsunami/Seiche. In the Tahoe basin all land below 6,259' is within the potential tsunami/seiche inundation zone. Washoe County will inform all applicants for development within the identified inundation zone that the property is within the identified zone.



**Figure 110.220.03 Potential Natural Hazards**

*Regulatory Zone Development Standards*

**Section 110.220.130 Regulatory Zone Development Standards.** The following sections provide details on the allowed uses, density and special area regulations, and other development standards within the Regulatory Zones. Existing uses not listed shall be considered nonconforming uses within the Regulatory Zone. The establishment of new uses not listed in the tables provided below shall be prohibited. Where listed, A = Allowed subject to an administrative permit pursuant to Article 808, *Administrative Permits* of this chapter; S = Board of Adjustment Special Use Permit pursuant to Article 812, *Special Use Permits* of this chapter. For projects not subject to delegated permitting under an MOU, permitted by right (“A”) uses shall be processed as TRPA allowed uses in accordance to TRPA Code of Ordinance section 21.2.1 and special uses (“S”) shall be processed as TRPA special use in accordance to TRPA Code of Ordinances Section 21.2.2. Land uses are defined in Table 21.4-A and Chapter 81 of the TRPA Code of Ordinances.

Standards for Mixed-Use and Tourist Regulatory Zones.

**Section 110.220.135 Crystal Bay Tourist Regulatory Zone.**

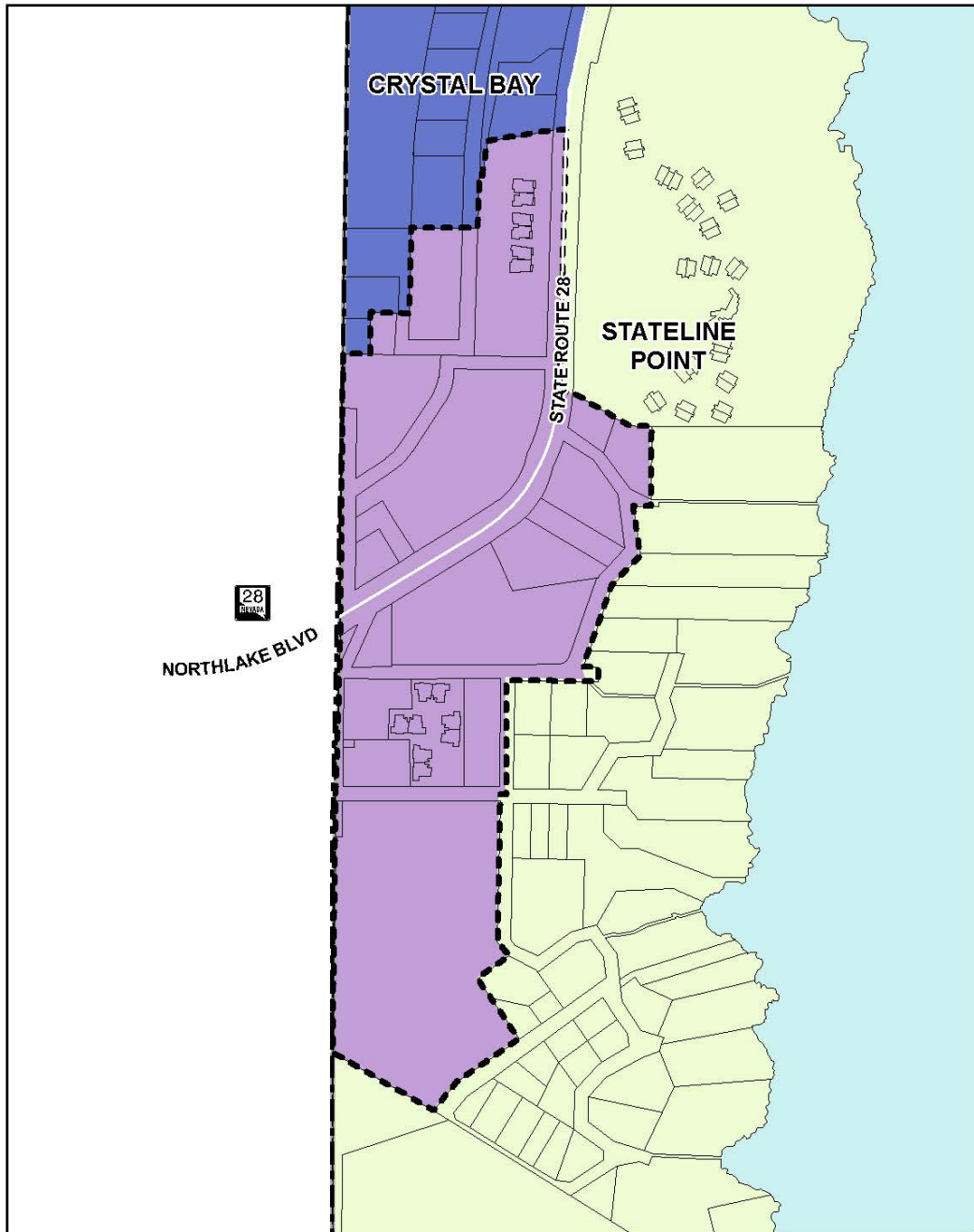
| <b>CRYSTAL BAY TOURIST REGULATORY ZONE</b>        |                 |  |
|---|-----------------|--|
| Allowable Land Uses by Land Use Classification    | Land Use Permit | Add'l Regs.  |
| <b>Residential</b>                                |                 |  |
| Employee Housing                                  | S               | Based on other residential use densities                                     |
| Multiple Family Dwelling                          | S               | 15 units per acre minimum<br>25 units per acre maximum                       |
| Multi-Person Dwelling                             | S               | 25 people per acre   |
| Single Family Dwelling                            | A               | 1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85 |
| <b>Tourist Accommodations</b>                     |                 |  |
| Bed and Breakfast Facilities                      | A               | 5 units per site<br>10 units per acre  |
| Hotels, Motels and Other Transient Dwelling Units | A               | 40 units per acre  |
| Timeshare (Hotel/Motel Design)                    | S               | Based on hotel/motel and other transient use densities set forth above       |
| <b>Commercial</b>                                 |                 |  |
| Eating and Drinking Places                        | A               |  |
| Food and Beverage Retail Sales                    | A               |  |
| Service Stations                                  | S               |  |
| General Merchandise Stores                        | S               |  |
| Amusements and Recreation Services                | S               |  |
| Gaming Non-restricted                             | A               |  |
| Privately Owned Assembly and Entertainment        | S               |  |
| Outdoor Amusements                                | S               |  |
| Broadcasting Studios                              | A               |  |
| Business Support Services                         | A               |  |
| Financial Services                                | A               |  |
| Health Care Services                              | A               |  |
| Personal Services                                 | A               |  |
| Professional Offices                              | A               |  |

|  |   |  |
|--|---|--|
| Repair Services                                | S |  |
| Schools – Business and Vocational              | S |  |
| Vehicle Storage and Parking                    | S |  |
| Public Service                                 |   |  |
| Churches                                       | S |  |
| Cultural Facilities                            | S |  |
| Day Care Centers/Preschools                    | A |  |
| Local Assembly and Entertainment               | A |  |
| Local Post Office                              | A |  |
| Local Public Health and Safety Facilities      | A |  |
| Publicly Owned Assembly and Entertainment      | S |  |
| Regional Public Health and Safety Facilities   | S |  |
| Pipelines and Power Transmission               | S |  |
| Public Utility Centers                         | S |  |
| Transit Stations and Terminals                 | S |  |
| Transportation Routes                          | S |  |
| Transmission and Receiving Facilities          | S |  |
| Recreation                                     |   |  |
| Day Use Areas                                  | A |  |
| Participant Sports Facilities                  | S |  |
| Sport Assembly                                 | S |  |
| Outdoor Recreation Concessions                 | A |  |
| Visitor Information Center                     | S |  |
| Resource Management                            |   |  |
| Reforestation                                  | A |  |
| Sanitation Salvage Cut                         | A |  |
| Thinning                                       | A |  |
| Tree Farms                                     | A |  |
| Early Successional Stage Vegetation Management | A |  |
| Nonstructural Fish Habitat Management          | A |  |
| Nonstructural Wildlife Habitat Management      | A |  |
| Structural Fish Habitat Management             | A |  |
| Structural Wildlife Habitat Management         | A |  |
| Fire Detection and Suppression                 | A |  |
| Fuels Treatment                                | A |  |
| Insect and Disease Suppression                 | A |  |
| Sensitive Plant Management                     | A |  |
| Uncommon Plant Community Management            | A |  |
| Erosion Control                                | A |  |
| Runoff Control                                 | A |  |
| Stream Environment Zone Restoration            | A |  |

**Section 110.220.140 Crystal Bay Tourist Regulatory Zone Special Policies.** The following special policies will be implemented in the Crystal Bay Tourist Regulatory Zone.

- (a) The Crystal Bay Tourist Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:
  - (1) Preferred Affordable Housing Area
  - (2) Scenic Restoration Area
- (b) Wassou Road should be clearly defined and delineated as separate from the Biltmore parking lot.
- (c) Protect and enhance views to the lake from the commercial areas
- (d) Notwithstanding the setback standards in Section 110.220.55, any structure with an existing non-conforming setback from a property line that runs concurrent with the state line may maintain such existing non-conformity as part of a reconstruction or redevelopment project.





**CRYSTAL BAY TOURIST**  
Regulatory Zoning

 SPECIAL AREAS  
 SPECIAL EVENTS AREA  
 TOWN CENTER

 NORTH  
 Washoe County, NV

Figure 110.220.004 Crystal Bay Tourist Regulatory Zone Location Map

**Section 110.220.145 Incline Village Commercial Regulatory Zone.**

| <b>NCLINE VILLAGE COMMERCIAL REGULATORY ZONE</b>  |                 |  |
|---|-----------------|--|
| Allowable Land Uses by Land Use Classification    | Land Use Permit | Density  |
| <b>Residential</b>                                |                 |  |
| Employee Housing                                  | A               | Based on other residential use densities                                     |
| Multiple Family Dwelling                          | S               | 15 units per acre minimum<br>25 units per acre maximum                       |
| Multi-Person Dwelling                             | S               | 25 people per acre   |
| Nursing and Personal Care (Section 110.220.410)   | S               | 40 people per acre   |
| Residential Care (Section 110.220.410)            | S               | 40 people per acre   |
| Single Family Dwellings                           | S               | 1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85 |
| <b>Tourist Accommodation</b>                      |                 |  |
| Bed and Breakfast Facilities                      | A               | 5 units per site   |
| Hotels, Motels and Other Transient Dwelling Units | A               | 40 units per acre  |
| Timeshare (Hotel/Motel Design)                    | S               | Based on hotel, motel and other transient use densities set forth above      |
| Timeshare (Residential Design)                    | S               | Based on hotel, motel and other transient use densities set forth above      |
| <b>Commercial</b>                                 |                 |  |
| Auto, Mobile Home and Vehicle Dealers             | A               |  |
| Building Materials and Hardware                   | A               |  |
| Eating and Drinking Places                        | A               |  |
| Food and Beverage Retail Sales                    | A               |  |
| Furniture, Home Furnishings and Equipment         | A               |  |
| General Merchandise Stores                        | A               |  |
| Mail Order and Vending                            | A               |  |
| Nursery   | A               |  |
| Outdoor Retail Sales                              | S               |  |
| Service Stations                                  | A               |  |
| Amusements and Recreation Services                | S               |  |
| Privately Owned Assembly and Entertainment        | S               |  |
| Outdoor Amusements                                | S               |  |
| Animal Husbandry Services                         | A               |  |
| Auto Repair and Service                           | S               |  |

|  |   |  |
|--|---|--|
| Broadcasting Studios                         | A |  |
| Business Support Services                    | A |  |
| Financial Services                           | A |  |
| Contract Construction Services               | A |  |
| Health Care Services                         | A |  |
| Laundries and Dry Cleaning Plant             | A |  |
| Personal Services                            | A |  |
| Professional Offices                         | A |  |
| Repair Services                              | A |  |
| Sales Lot                                    | S |  |
| Schools – Business and Vocational            | A |  |
| Secondary Storage                            | S |  |
| Food and Kindred Products                    | S |  |
| Fuel and Ice dealers                         | S |  |
| Industrial Services                          | S |  |
| Printing and Publishing                      | A |  |
| Small Scale Manufacturing                    | S |  |
| Storage Yards                                | S |  |
| Vehicle and Freight Terminals                | S |  |
| Vehicle Storage and Parking                  | S |  |
| Warehousing                                  | S |  |
| Wholesale and Distribution                   | S |  |
| <b>Public Service</b>                        |   |  |
| Churches                                     | A |  |
| Collection Stations                          | S |  |
| Regional Public Health and Safety Facilities | S |  |
| Health Care Services                         | S |  |
| Cultural Facilities                          | A |  |
| Day Care Centers/Preschools                  | S |  |
| Government Offices                           | A |  |
| Hospitals                                    | A |  |
| Local Assembly and Entertainment             | A |  |
| Local Post Office                            | A |  |
| Local Public Health and Safety Facilities    | A |  |
| Membership Organizations                     | A |  |
| Publicly Owned Assembly and Entertainment    | S |  |
| Pipelines and Power Transmission             | S |  |
| Schools – Kindergarten through Secondary     | A |  |
| Social Service Organizations                 | A |  |
| Threshold-Related Research Facilities        | S |  |
| Transit Stations and Terminals               | S |  |
| Transportation Routes                        | S |  |
| Transmission and Receiving Facilities        | S |  |
| <b>Recreation</b>                            |   |  |
| Day Use Areas                                | A |  |
| Participant Sports Facilities                | A |  |
| Outdoor Recreation Concessions               | S |  |
| Recreational Centers                         | A |  |
| Riding and Hiking Trails                     | S |  |
| Sport Assembly                               | S |  |
| Visitor Information Centers                  | S |  |
| <b>Resource Management</b>                   |   |  |
| Reforestation                                | A |  |

|  |                 |  |
|--|-----------------|--|
| Sanitation Salvage Cut   | A               |  |
| Thinning   | A               |  |
| Tree Farms   | A               |  |
| Early Successional Stage Vegetation Management                   | A               |  |
| Nonstructural Fish Habitat Management                            | A               |  |
| Nonstructural Wildlife Habitat Management                        | A               |  |
| Structural Fish Habitat Management                               | A               |  |
| Structural Wildlife Habitat Management                           | A               |  |
| Fire Detection and Suppression                                   | A               |  |
| Fuels Treatment  | A               |  |
| Insect and Disease Suppression                                   | A               |  |
| Sensitive Plant Management                                       | A               |  |
| Uncommon Plant Community Management                              | A               |  |
| Erosion Control  | A               |  |
| Runoff Control   | A               |  |
| Stream Environment Zone Restoration                              | A               |  |
| <b>INCLINE VILLAGE COMMERCIAL REGULATORY ZONE SPECIAL AREA 1</b> |                 |  |
| Allowable Land Uses by Land Use Classification                   | Land Use Permit | Density                                  |
| <b>Residential</b>   |                 |  |
| Single Family Dwelling*  | A               | 1 unit per parcel                        |
| Multiple Family Dwelling   | A               | 15 units per acre minimum                |
|  |                 | 25 units per acre                        |
| Employee Housing   | A               | Based on other residential use densities |
| Nursing and Personal Care (Section 110.220.410)                  | S               | 40 people per acre                       |
| Residential Care (Section 110.220.410)                           | S               | 40 people per acre                       |
| <b>Commercial</b>  |                 |  |
| Building Materials and Hardware                                  | S               |  |
| Eating and Drinking Places                                       | A               |  |
| Food and Beverage Retail Sales                                   | A               |  |
| Furniture, Home Furnishings and Equipment                        | A               |  |
| General Merchandise Stores                                       | A               |  |
| Mail Order and Vending   | A               |  |
| Nursery  | A               |  |
| Outdoor Retail Sales   | S               |  |
| Service Stations   | S               |  |
| Privately Owned Assembly and Entertainment                       | S               |  |
| Broadcasting Studios   | A               |  |
| Financial Services   | A               |  |
| Health Care Services   | A               |  |
| Personal Services  | A               |  |
| Professional Offices   | A               |  |
| Repair Services  | A               |  |
| Schools – Business and Vocational                                | A               |  |

|   |                 |         |
|---|-----------------|---------|
| Printing and Publishing   | S               |         |
| <b>Public Service</b>   |                 |         |
| Churches  | A               |         |
| Cultural Facilities   | A               |         |
| Day Care Centers/Preschools                                       | A               |         |
| Government Offices  | A               |         |
| Local Assembly and Entertainment                                  | A               |         |
| Local Post Office   | A               |         |
| Local Public Health and Safety Facilities                         | A               |         |
| Membership Organizations  | A               |         |
| Publicly Owned Assembly and Entertainment                         | S               |         |
| Regional Public Health and Safety Facilities                      | A               |         |
| Social Service Organizations                                      | A               |         |
| Pipelines and Power Transmission                                  | S               |         |
| Threshold-Related Research Facilities                             | S               |         |
| Transit Stations and Terminals                                    | S               |         |
| Transportation Routes   | S               |         |
| Transmission and Receiving Facilities                             | S               |         |
| <b>INCLINE VILLAGE COMMERCIAL REGULATORY ZONE SPECIAL AREA #2</b> |                 |         |
| Allowable Land Uses by Land Use Classification                    | Land Use Permit | Density |
| <b>Commercial</b>   |                 |         |
| General Merchandise Stores  | A               |         |
| Mail Order and Vending  | A               |         |
| Building Materials and Hardware                                   | S               |         |
| Eating and Drinking Places  | A               |         |
| Food and Beverage Retail Sales                                    | A               |         |
| Furniture, Home Furnishings, and Equipment                        | A               |         |
| Professional Offices  | A               |         |
| Broadcasting Studios  | A               |         |
| Schools – Business and Vocational                                 | A               |         |
| Financial Services  | A               |         |
| Health Care Services  | A               |         |
| Printing and Publishing   | S               |         |
| <b>INCLINE VILLAGE COMMERCIAL REGULATORY ZONE SPECIAL AREA #3</b> |                 |         |
| Allowable Land Uses by Land Use Classification                    | Land Use Permit | Density |
| <b>Public Service</b>   |                 |         |
| Churches  | A               |         |
| Collection Stations   | S               |         |
| Regional Public Health and Safety Facilities                      | S               |         |
| Health Care Services  | S               |         |
| Cultural Facilities   | A               |         |
| Day Care Centers/Preschools                                       | S               |         |
| Government Offices  | A               |         |
| Hospitals   | A               |         |
| Local Assembly and Entertainment                                  | A               |         |
| Local Post Office   | A               |         |
| Local Public Health and Safety Facilities                         | A               |         |
| Membership Organizations  | A               |         |
| Publicly Owned Assembly and Entertainment                         | S               |         |
| Pipelines and Power Transmission                                  | S               |         |
| Schools – Kindergarten through Secondary                          | A               |         |
| Social Service Organizations                                      | A               |         |

|  |   |  |
|--|---|--|
| Threshold-Related Research Facilities          | S |  |
| Transit Stations and Terminals                 | S |  |
| Transportation Routes                          | S |  |
| Transmission and Receiving Facilities          | S |  |
| <b>Resource Management</b>                     |   |  |
| Reforestation                                  | A |  |
| Sanitation Salvage Cut                         | S |  |
| Thinning                                       | A |  |
| Tree Farms                                     | A |  |
| Early Successional Stage Vegetation Management | A |  |
| Nonstructural Fish Habitat Management          | A |  |
| Nonstructural Wildlife Habitat Management      | A |  |
| Structural Fish Habitat Management             | A |  |
| Structural Wildlife Habitat Management         | A |  |
| Fire Detection and Suppression                 | A |  |
| Fuels Treatment                                | A |  |
| Insect and Disease Suppression                 | A |  |
| Sensitive Plant Management                     | A |  |
| Uncommon Plant Community Management            | A |  |
| Erosion Control                                | A |  |
| Runoff Control                                 | A |  |
| Stream Environment Zone Restoration            | A |  |

\*Only when associated with an approved tentative subdivision map of multifamily into air space Condominiums

*[Amended by Ord. 1696, provisions eff. 1/27/23.]*

**Section 110.220.150 Incline Village Commercial Regulatory Zone Special Policies.** The following special policies will be implemented in the Incline Village Commercial Regulatory Zone.

- (a) The Incline Village Commercial Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:
  - (1) Preferred Affordable Housing Area
  - (2) Scenic Restoration Area
- (b) Parking areas should be developed taking access from local streets such as Alder Avenue and Incline Way.
- (c) Single family dwellings shall only be allowed in the Incline Village Commercial regulatory zone when they are part of a mixed-use development or when they are affordable housing units.

*[Amended by Ord. 1696, provisions eff. 1/27/23.]*



**INCLINE VILLAGE COMMERCIAL**  
Regulatory Zoning

 SPECIAL AREAS  
 SPECIAL EVENTS AREA  
 TOWN CENTER  
 NORTH  
 Washoe County, NV

Figure 110.220.005 Incline Village Commercial Regulatory Zone Location Map

**Section 110.220.155 Incline Village Tourist Regulatory Zone.**

| <b>INCLINE VILLAGE TOURIST REGULATORY ZONE</b>                         |                        |  |
|--|------------------------|--|
| <b>Allowable Land Uses by Land Use Classification</b>                  | <b>Land Use Permit</b> | <b>Density</b>   |
| <b>Residential</b>   |                        |  |
| Employee Housing   | S                      | Based on other residential use densities                                     |
| Multiple Family Dwelling   | S                      | 15 units per acre minimum<br>25 units per acre maximum                       |
| Within the Town Center   |                        |  |
| Outside of the Town Center   |                        | 15 units per acre  |
| Multi-Person Dwelling  | S                      | 25 people per acre   |
| Nursing and Personal Care within the Town Center (Section 110.220.410) | S                      | 40 people per acre   |
| Other Nursing and Personal Care  |                        | 25 people per acre   |
| Residential Care within the Town Center (Section 110.220.410)          | S                      | 40 people per acre   |
| Other Residential Care   |                        | 25 people per acre   |
| Single Family Dwellings  | A                      | 1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85 |
| <b>Tourist Accommodation</b>   |                        |  |
| Bed and Breakfast Facilities   | A                      | 5 units per site   |
| Hotels, Motels and Other Transient Dwelling Units                      | A                      | 40 units per acre  |
| Within the Town Center   |                        |  |
| Outside of the Town Center, with less than 10% of units with kitchens  |                        |  |
| Outside of the Town Center, with 10% or more of units with kitchens    |                        | 15 units per acre  |
| Timeshare (Residential Design)   | S                      | Based on hotel, motel and other transient use densities set forth above      |
| Timeshare (Hotel/Motel Design)   | S                      | Based on hotel, motel and other transient use densities set forth above      |
| <b>Commercial</b>  |                        |  |
| Eating and Drinking Places   | A                      |  |
| Food and Beverage Retail Sales   | A                      |  |
| Furniture, Home Furnishings and Equipment                              | A                      |  |
| General Merchandise Stores   | A                      |  |
| Mail Order and Vending   | A                      |  |
| Nursery  | S                      |  |
| Outdoor Retail Sales   | S                      |  |
| Service Stations   | S                      |  |
| Amusements and Recreation Services                                     | S                      |  |
| Gaming - Non-restricted  | A                      |  |
| Privately Owned Assembly and Entertainment                             | S                      |  |
| Outdoor Amusements   | S                      |  |
| Broadcasting Studios   | A                      |  |



|  |   |  |
|--|---|--|
| Business Support Services                      | A |  |
| Financial Services                             | A |  |
| Health Care Services                           | A |  |
| Personal Services                              | A |  |
| Professional Offices                           | A |  |
| Schools – Business and Vocational              | S |  |
| Vehicle Storage and Parking                    | S |  |
| <b>Public Service</b>                          |   |  |
| Cemeteries                                     | S |  |
| Churches                                       | S |  |
| Collection Stations                            | A |  |
| Cultural Facilities                            | A |  |
| Day Care Centers/Preschools                    | A |  |
| Government Offices                             | A |  |
| Hospitals                                      | A |  |
| Local Assembly and Entertainment               | A |  |
| Local Post Office                              | A |  |
| Local Public Health and Safety Facilities      | A |  |
| Membership Organizations                       | A |  |
| Publicly Owned Assembly and Entertainment      | S |  |
| Regional Public Health and Safety Facilities   | S |  |
| Schools – College                              | S |  |
| Social Service Organizations                   | A |  |
| Pipelines and Power Transmission               | S |  |
| Threshold-Related Research Facilities          | S |  |
| Transit Stations and Terminals                 | S |  |
| Transportation Routes                          | S |  |
| Transmission and Receiving Facilities          | S |  |
| <b>Recreation</b>                              |   |  |
| Beach Recreation                               | A |  |
| Boat Launching Facilities                      | S |  |
| Cross Country Skiing Courses                   | S |  |
| Day Use Areas                                  | A |  |
| Golf Courses                                   | S |  |
| Marinas  | S |  |
| Outdoor Recreation Concessions                 | A |  |
| Participant Sports Facilities                  | S |  |
| Recreation Centers                             | S |  |
| Riding and Hiking Trails                       | A |  |
| Sport Assembly                                 | S |  |
| Visitor Information Centers                    | A |  |
| <b>Resource Management</b>                     |   |  |
| Reforestation                                  | A |  |
| Regeneration Harvest                           | S |  |
| Sanitation Salvage Cut                         | A |  |
| Special Cut                                    | S |  |
| Thinning                                       | A |  |
| Timber Stand Improvements                      | S |  |
| Early Successional Stage Vegetation Management | A |  |
| Nonstructural Fish Habitat                     | A |  |

|   |                 |         |
|---|-----------------|---------|
| Management  |                 |         |
| Nonstructural Wildlife Habitat Management                   | A               |         |
| Structural Fish Habitat Management                          | A               |         |
| Structural Wildlife Habitat Management                      | A               |         |
| Fire Detection and Suppression                              | A               |         |
| Fuels Treatment/Management                                  | A               |         |
| Insect and Disease Suppression                              | A               |         |
| Sensitive Plant Management                                  | A               |         |
| Uncommon Plant Community Management                         | A               |         |
| Erosion Control   | A               |         |
| Runoff Control  | A               |         |
| Stream Environment Zone Restoration                         | A               |         |
| <b>INCLINE VILLAGE TOURIST REGULATORY ZONE SPECIAL AREA</b> |                 |         |
| Allowable Land Uses by Land Use Classification              | Land Use Permit | Density |
| <b>Public Service</b>                                       |                 |         |
| Cemeteries  | S               |         |
| Churches  | S               |         |
| Collection Stations   | A               |         |
| Cultural Facilities   | A               |         |
| Day Care Centers/Preschools                                 | A               |         |
| Government Offices  | A               |         |
| Hospitals   | A               |         |
| Local Assembly and Entertainment                            | A               |         |
| Local Post Office   | A               |         |
| Local Public Health and Safety Facilities                   | A               |         |
| Membership Organizations                                    | A               |         |
| Publicly Owned Assembly and Entertainment                   | S               |         |
| Regional Public Health and Safety Facilities                | S               |         |
| Schools – College   | S               |         |
| Social Service Organizations                                | A               |         |
| Pipelines and Power Transmission                            | S               |         |
| Transit Stations and Terminals                              | S               |         |
| Transportation Routes                                       | S               |         |
| Transmission and Receiving Facilities                       | S               |         |
| <b>Recreation</b>   |                 |         |
| Beach Recreation  | A               |         |
| Boat Launching Facilities                                   | S               |         |
| Cross Country Skiing Courses                                | S               |         |
| Day Use Areas   | A               |         |
| Golf Courses  | S               |         |
| Marinas   | S               |         |
| Outdoor Recreation Concessions                              | A               |         |
| Participant Sports Facilities                               | S               |         |
| Recreation Centers  | S               |         |
| Riding and Hiking Trails                                    | A               |         |
| Sport Assembly  | S               |         |
| Visitor Information Centers                                 | A               |         |
| <b>Resource Management</b>                                  |                 |         |
| Reforestation   | A               |         |

|   |                 |         |
|---|-----------------|---------|
| Regeneration Harvest  | S               |         |
| Sanitation Salvage Cut  | A               |         |
| Special Cut   | S               |         |
| Thinning  | A               |         |
| Timber Stand Improvements   | S               |         |
| Early Successional Stage Vegetation Management  | A               |         |
| Nonstructural Fish Habitat Management   | A               |         |
| Nonstructural Wildlife Habitat Management   | A               |         |
| Structural Fish Habitat Management  | A               |         |
| Structural Wildlife Habitat Management  | A               |         |
| Fire Detection and Suppression  | A               |         |
| Fuels Treatment/Management  | A               |         |
| Insect and Disease Suppression  | A               |         |
| Sensitive Plant Management  | A               |         |
| Uncommon Plant Community Management   | A               |         |
| Erosion Control   | A               |         |
| Runoff Control  | A               |         |
| Stream Environment Zone Restoration   | A               |         |
|   |                 |         |
| <b>SHOREZONE – TOLERANCE DISTRICT 7</b>   |                 |         |
| The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel. |                 |         |
| Allowable Land Uses   | Land Use Permit | Density |
| <b>Primary Use</b>  |                 |         |
| Water-Oriented Outdoor Recreation   | A               |         |
| Beach Recreation  | A               |         |
| Water Borne Transit   | S               |         |
| Tour Boat Operations  | S               |         |
| Safety and Navigation Facilities  | A               |         |
| Salvage Operations  | S               |         |
| Marinas   | S               |         |
| Boat Launching Facilities   | S               |         |
| <b>Accessory Structure</b>  |                 |         |
| Buoys   | A               |         |
| Piers   | A               |         |
| Fences  | S               |         |
| Boat Ramps  | A               |         |
| Breakwaters or Jetties  | S               |         |
| Floating Docks and Platforms  | A               |         |
| Shoreline Protective Structures   | S               |         |
| Water Intake Lines  | A               |         |

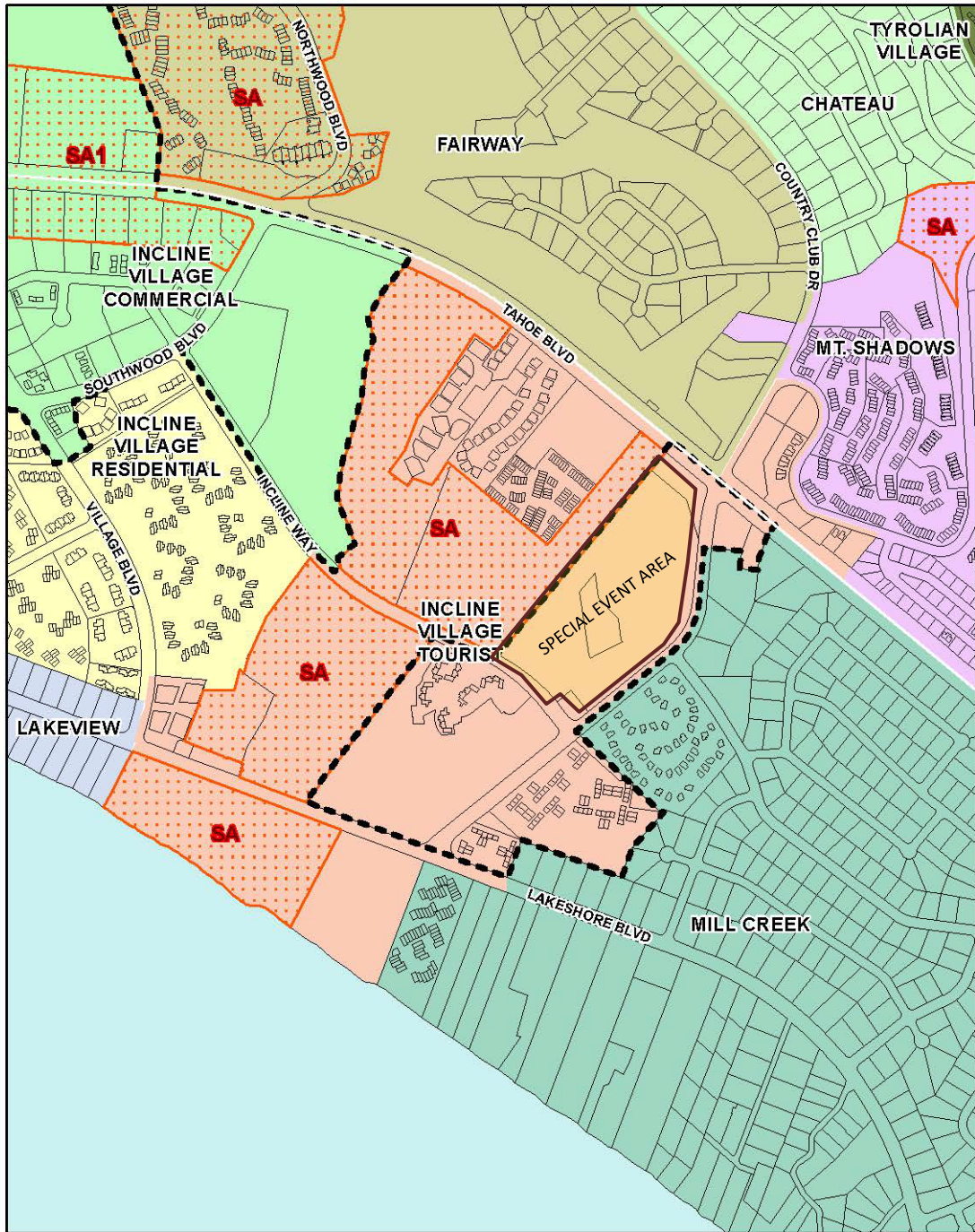
**Section 110.220.160 Incline Village Tourist Regulatory Zone Special Policies.** The following special policies will be implemented in the Incline Village Tourist Regulatory Zone.

(a) The following location is established as a Special Event Area in accordance with TRPA Code of Ordinances Subsection 22.6.3, *Special Event Areas*:



(1) Sierra Nevada College and the UC Davis Tahoe Environmental Research Center, as encompassed by 2020 Assessor Parcel Numbers 127-040-04, 127-040-09, and 127-040-10 and indicated in Figure 110.220.006.

(b) The Incline Village Tourist Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:

(1) Preferred Affordable Housing Area



**INCLINE VILLAGE TOURIST  
NEIGHBORHOOD**

-  TOWN CENTER
-  SPECIAL AREAS
-  SPECIAL EVENT AREA



**Figure 110.220.006 Incline Village Tourist Regulatory Zone Location Map**

**Section 110.220.165 Ponderosa Ranch Regulatory Zone.**

| <b>PONDEROSA RANCH REGULATORY ZONE</b>         |                 |         |
|--|-----------------|---------|
| Allowable Land Uses by Land Use Classification | Land Use Permit | Density |
| <b>Commercial</b>                              |                 |         |
| Auto, Mobile Home and Vehicle Dealers          | S               |         |
| Building Materials and Hardware                | A               |         |
| Eating and Drinking Places                     | A               |         |
| Food and Beverage Retail Sales                 | A               |         |
| Furniture, Home Furnishings and Equipment      | A               |         |
| General Merchandise Stores                     | A               |         |
| Mail Order and Vending                         | A               |         |
| Nursery  | A               |         |
| Animal Husbandry Services                      | A               |         |
| Auto Repair and Service                        | A               |         |
| Broadcasting Studios                           | A               |         |
| Business Support Services                      | A               |         |
| Contract Construction Services                 | A               |         |
| Laundries and Dry Cleaning Plant               | A               |         |
| Repair Services                                | A               |         |
| Sales Lot                                      | A               |         |
| Secondary Storage                              | S               |         |
| Batch Plants                                   | S               |         |
| Food and Kindred Products                      | S               |         |
| Fuel and Ice dealers                           | S               |         |
| Industrial Services                            | S               |         |
| Printing and Publishing                        | A               |         |
| Recycling and Scrap                            | S               |         |
| Small Scale Manufacturing                      | A               |         |
| Storage Yards                                  | A               |         |
| Vehicle and Freight Terminals                  | A               |         |
| Vehicle Storage and Parking                    | A               |         |
| Warehousing                                    | A               |         |
| Wholesale and Distribution                     | A               |         |
| <b>Public Service</b>                          |                 |         |
| Collection Stations                            | S               |         |
| Day Care Centers/Preschools                    | A               |         |
| Local Post Office                              | A               |         |
| Local Public Health and Safety Facilities      | S               |         |
| Public Utility Centers                         | S               |         |
| Regional Public Health and Safety Facilities   | S               |         |
| Social Service Organizations                   | S               |         |
| Pipelines and Power Transmissions              | S               |         |
| Transit Stations and Terminals                 | A               |         |
| Transportation Routes                          | S               |         |
| Transmission and Receiving Facilities          | S               |         |
| <b>Recreation</b>                              |                 |         |
| Cross Country Ski Courses                      | S               |         |
| Day Use Areas                                  | A               |         |
| Riding and Hiking Trails                       | A               |         |
| <b>Resource Management</b>                     |                 |         |
| Reforestation                                  | A               |         |
| Regeneration Harvest                           | A               |         |

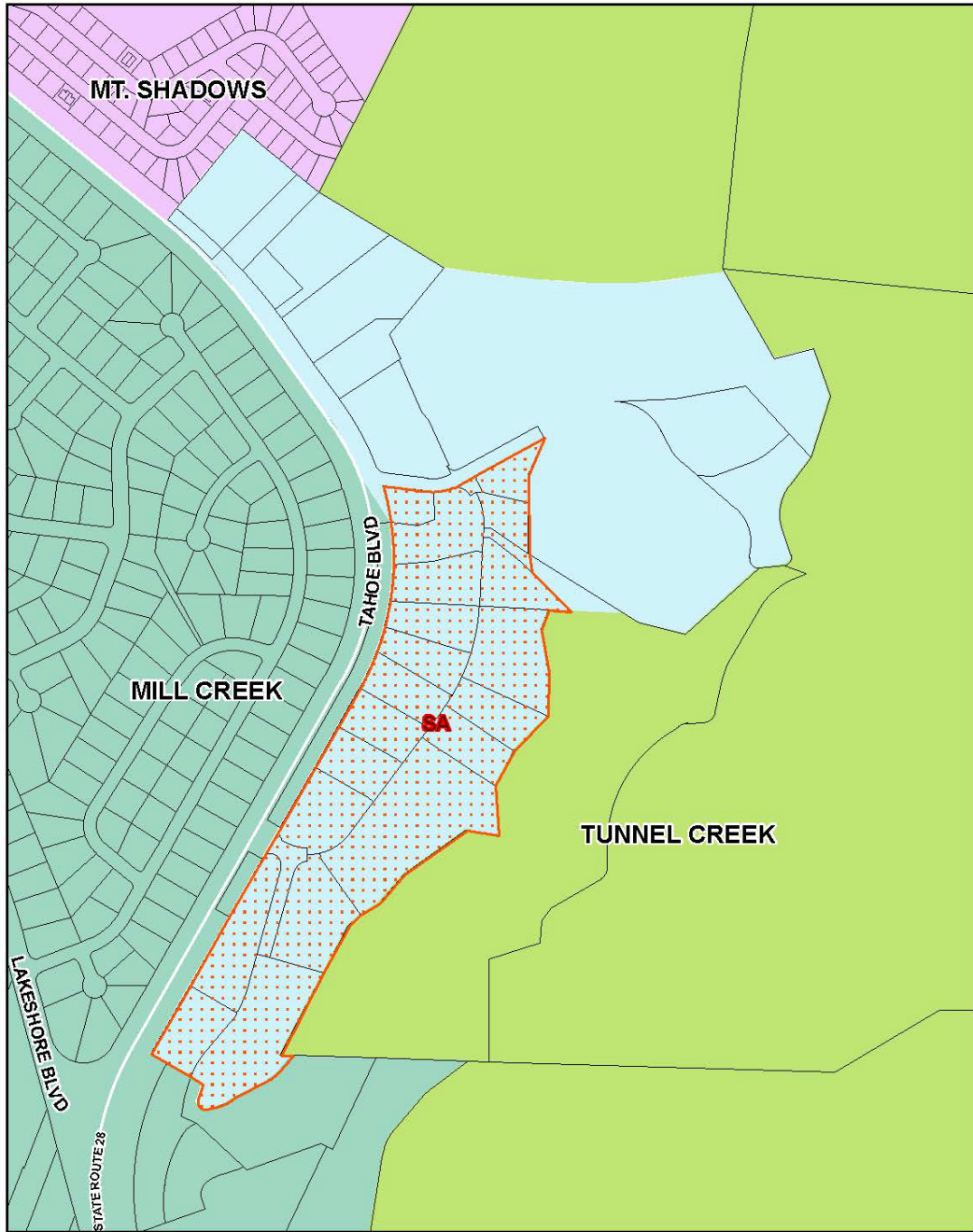
|   |                 |  |
|---|-----------------|--|
| Sanitation Salvage Cut  | A               |  |
| Selection Cut   | A               |  |
| Special Cut   | A               |  |
| Thinning  | A               |  |
| Timber Stand Improvement  | A               |  |
| Tree Farms  | A               |  |
| Early Successional Stage Vegetation Management  | A               |  |
| Nonstructural Fish Habitat Management   | A               |  |
| Nonstructural Wildlife Habitat Management   | A               |  |
| Structural Fish Habitat Management  | A               |  |
| Structural Wildlife Habitat Management  | A               |  |
| Fuels Treatment/Management  | S               |  |
| Insect and Disease Suppression  | S               |  |
| Sensitive Plant Management  | A               |  |
| Uncommon Plant Community Management   | A               |  |
| Erosion Control   | A               |  |
| Runoff Control  | A               |  |
| Stream Environment Zone Restoration   | A               |  |
| <b>PERMISSIBLE USES – PONDEROSA RANCH REGULATORY ZONE SPECIAL AREA</b>  |                 |  |
| Allowable Land Uses by Land Use Classification  | Land Use Permit | Density                                |
| <b>Residential</b>  |                 |  |
| Employee Housing  | A               | 15 units per acre                      |
| Nursing and Personal Care   | S               | 25 people per acre                     |
| Residential Care  | S               | 25 people per acre                     |
| <b>Tourist Accommodations</b>   |                 |  |
| Hotels, Motels and Other Transient Dwelling Units<br>Less than 10% of units with kitchens<br>10% or more of units with kitchens | A               | 40 units per acre<br>15 units per acre |
| <b>Commercial</b>   |                 |  |
| Eating and Drinking Places  | A               |  |
| Amusements and Recreation Services (Limited, See Ponderosa Ranch Special Policies)  | A               |  |
| Business Support Services (Limited - See Ponderosa Ranch Special Policies)  | A               |  |
| Professional Offices  | A               |  |
| Animal husbandry (Limited – See Ponderosa Ranch Special Policies)   | A               |  |
| Financial Services  | A               |  |
| Vehicle Storage and Parking   | S               |  |
| <b>Public Service</b>   |                 |  |
| Same as General List with the Addition of Cultural Facilities   | A               |  |
| <b>Recreation</b>   |                 |  |
| Cross Country Ski Courses   | S               |  |
| Day Use Areas   | A               |  |
| Group Facilities  | S               |  |
| Outdoor Recreation Concessions  | A               |  |
| Riding and Hiking Trails  | A               |  |
| Rural Sports  | A               |  |

|   |   |  |
|---|---|--|
| Undeveloped Campgrounds   | S |  |
| Visitor Information Centers   | S |  |
| Resource Management   |   |  |
| Same as General List with the Addition of Farm/Ranch Accessory Structures | A |  |

**Section 110.220.170 Ponderosa Ranch Regulatory Zone Special Policies.** The following special policies will be implemented in the Ponderosa Ranch Regulatory Zone.

- (a) In the Special Area, certain allowed uses are further limited to the following specific use-type examples.
  - (1) Amusement and recreational use-type is limited to indoor movie theater, athletic clubs, sauna/spa/hot tubs.
  - (2) Animal husbandry use-type is limited to animal hospitals and veterinary offices.
  - (3) Business support services use-type is limited to blue printing, commercial art and design, and computer/IT support.
- (b) The Ponderosa Ranch Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, Special Designations:
  - (1) Preferred Affordable Housing Area, within the Special Area only
  - (2) Scenic Restoration Area
  - (3) Preferred Industrial Area, outside of the Special Area only
- (c) Additional development on the visible narrow benches above the parking lot in the Ponderosa Ranch Regulatory Zone shall include adequate mitigation measures to mitigate scenic impacts caused by the development when viewed from scenic threshold travel routes.





**PONDEROSA RANCH**  
Regulatory Zoning

SPECIAL AREAS  
 SPECIAL EVENTS AREA

NORTH  
 Washoe County, NV

Figure 110.220.007 Ponderosa Ranch Regulatory Zone Location Map

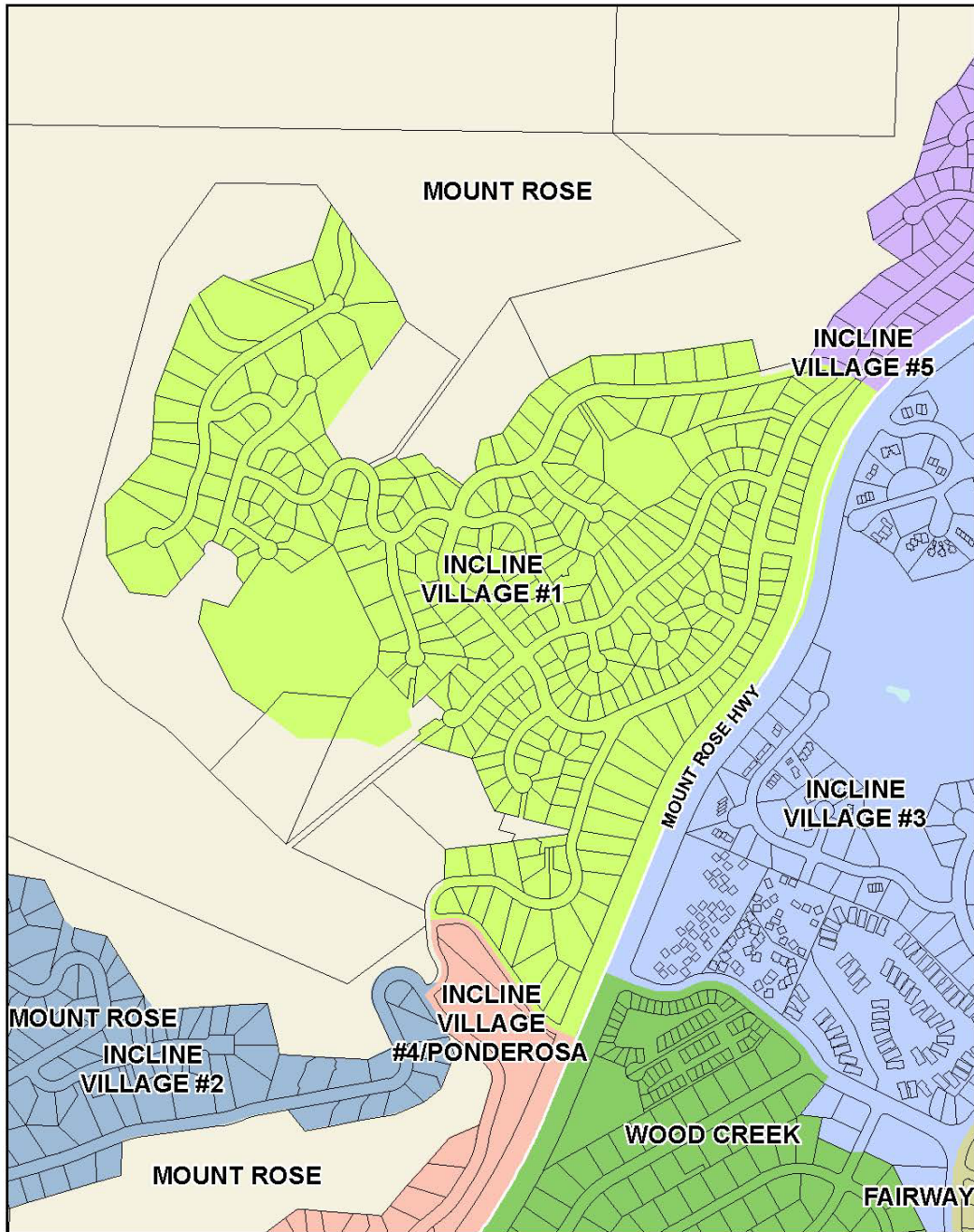
Development Standards for Residential Regulatory Zones.

**Section 110.220.175 Incline Village 1 Regulatory Zone.**

| <b>INCLINE VILLAGE 1 REGULATORY ZONE</b>                      |                 |  |
|---|-----------------|--|
| Allowable Land Uses by Land Use Classification                | Land Use Permit | Density  |
| <b>Residential</b>  |                 |  |
| Single Family Dwelling  | A               | 1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85 |
| <b>Public Service</b>   |                 |  |
| Local Public Health and Safety Facilities                     | S               |  |
| Transit Stations and Terminals                                | S               |  |
| Pipelines and Power Transmission                              | S               |  |
| Transmission and Receiving Facilities                         | S               |  |
| Transportation Routes   | S               |  |
| Public Utility Centers  | S               |  |
| Local Post Offices  | S               |  |
| <b>Recreation</b>   |                 |  |
| Participant Sports Facilities                                 | S               |  |
| Day Use Areas   | A               |  |
| Riding and Hiking Trails                                      | A               |  |
| <b>Resource Management</b>                                    |                 |  |
| Reforestation   | A               |  |
| Sanitation Salvage Cut  | A               |  |
| Special Cut   | A               |  |
| Thinning  | A               |  |
| Early Successional Stage Vegetation Management                | A               |  |
| Structural and Nonstructural Fish/Wildlife Habitat Management | A               |  |
| Fire Detection and Suppression                                | A               |  |
| Fuels Treatment/Management                                    | A               |  |
| Insect and Disease Suppression                                | A               |  |
| Sensitive and Uncommon Plant Management                       | A               |  |
| Erosion Control   | A               |  |
| SEZ Restoration   | A               |  |
| Runoff Control  | A               |  |

**Section 110.220.180 Incline Village 1 Regulatory Zone Special Policies.** The following special policies will be implemented in the Incline Village 1 Regulatory Zone.

- (a) Projects which may be developed on Assessor's Parcel Numbers 125-211-06 and 125-211-07 shall utilize TRPA's Visual Magnitude / Contrast Rating System to minimize impacts to shorezone scenic resources thresholds. Projects which may be developed on these parcels shall also correct drainage problems on Ida Court by implementing Best Management Practices to the satisfaction of TRPA.



**INCLINE VILLAGE #1**  
Regulatory Zoning

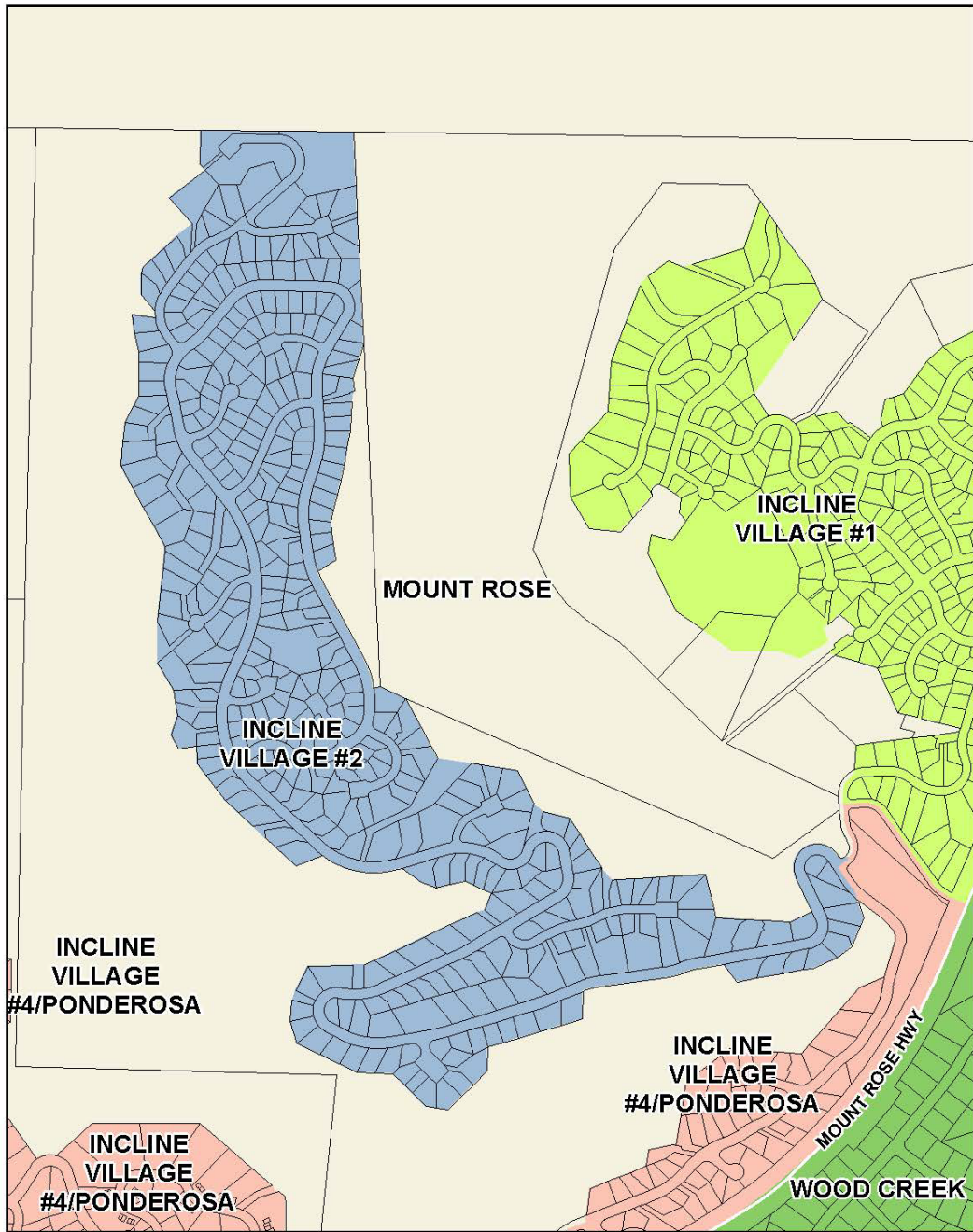
 SPECIAL AREAS  
 SPECIAL EVENTS AREA  
 NORTH  
 Washoe County, NV

Figure 110.220.008 Incline Village 1 Regulatory Zone Location Map

**Section 110.220.185 Incline Village 2 Regulatory Zone.**

| <b>INCLINE VILLAGE 2 REGULATORY ZONE</b>                      |                 |  |
|---|-----------------|--|
| Allowable Land Uses by Land Use Classification                | Land Use Permit | Density  |
| <b>Residential</b>  |                 |  |
| Single Family Dwelling  | A               | 1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85 |
| <b>Public Service</b>   |                 |  |
| Local Public Health and Safety Facilities                     | S               |  |
| Transit Stations and Terminals                                | S               |  |
| Pipelines and Power Transmission                              | S               |  |
| Transmission and Receiving Facilities                         | S               |  |
| Transportation Routes   | S               |  |
| Public Utility Centers  | S               |  |
| Local Post Offices  | S               |  |
| <b>Recreation</b>   |                 |  |
| Participant Sports Facilities                                 | S               |  |
| Day Use Areas   | A               |  |
| Riding and Hiking Trails                                      | A               |  |
| <b>Resource Management</b>                                    |                 |  |
| Reforestation   | A               |  |
| Sanitation Salvage Cut  | A               |  |
| Special Cut   | A               |  |
| Thinning  | A               |  |
| Early Successional Stage Vegetation Management                | A               |  |
| Structural and Nonstructural Fish/Wildlife Habitat Management | A               |  |
| Fire Detection and Suppression                                | A               |  |
| Fuels Treatment/Management                                    | A               |  |
| Insect and Disease Suppression                                | A               |  |
| Sensitive and Uncommon Plant Management                       | A               |  |
| Uncommon Plant Community Management                           | A               |  |
| Erosion Control   | A               |  |
| SEZ Restoration   | A               |  |
| Runoff Control  | A               |  |

**Section 110.220.190 Incline Village 2 Regulatory Zone Special Policies.** Reserved.



**INCLINE VILLAGE #2**  
Regulatory Zoning

 SPECIAL AREAS  
 SPECIAL EVENTS AREA  
 NORTH  
 Washoe County, NV

Figure 110.220.009 Incline Village 2 Regulatory Zone Location Map

**Section 110.220.195 Incline Village 3 Regulatory Zone.**

| <b>INCLINE VILLAGE 3 REGULATORY ZONE</b>                                 |                 |  |
|--|-----------------|--|
| Allowable Land Uses by Land Use Classification                           | Land Use Permit | Density  |
| <b>Residential</b>   |                 |  |
| Single Family Dwelling   | A               | 1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85 |
| Multiple Family Dwellings  | A               | Per Special Policy 2   |
| Mobile Home Dwellings  | A               | 8 units per acre   |
| <b>Public Service</b>  |                 |  |
| Local Public Health and Safety Facilities                                | S               |  |
| Transit Stations and Terminals   | S               |  |
| Pipelines and Power Transmission   | S               |  |
| Transmission and Receiving Facilities                                    | S               |  |
| Transportation Routes  | S               |  |
| Public Utility Centers   | S               |  |
| Churches   | S               |  |
| Schools – College  | A               |  |
| Local Post Offices   | S               |  |
| Day Care Centers/Pre-Schools   | S               |  |
| <b>Recreation</b>  |                 |  |
| Participant Sports Facilities  | S               |  |
| Day Use Areas  | A               |  |
| Riding and Hiking Trails   | A               |  |
| Outdoor Recreation Concessions   | A               |  |
| Golf Courses   | A               |  |
| <b>Resource Management</b>   |                 |  |
| Reforestation  | A               |  |
| Sanitation Salvage Cut   | A               |  |
| Special Cut  | A               |  |
| Thinning   | A               |  |
| Early Successional Stage Vegetation Management                           | A               |  |
| Structural and Nonstructural Fish/Wildlife Habitat Management            | A               |  |
| Fire Detection and Suppression   | A               |  |
| Fuels Treatment/Management   | A               |  |
| Insect and Disease Suppression   | A               |  |
| Sensitive and Uncommon Plant Management                                  | A               |  |
| Erosion Control  | A               |  |
| SEZ Restoration  | A               |  |
| Runoff Control   | A               |  |
| <b>PERMISSIBLE USES – INCLINE VILLAGE 3 REGULATORY ZONE SPECIAL AREA</b> |                 |  |
| Allowable Land Uses by Land Use Classification                           | Land Use Permit | Density  |
| <b>Residential</b>   |                 |  |
| Multiple Family Dwelling   | S               | 8 units per acre   |
| Single Family Dwellings  | A               | 1 unit per parcel  |
| Employee Housing   | A               | Based on other   |

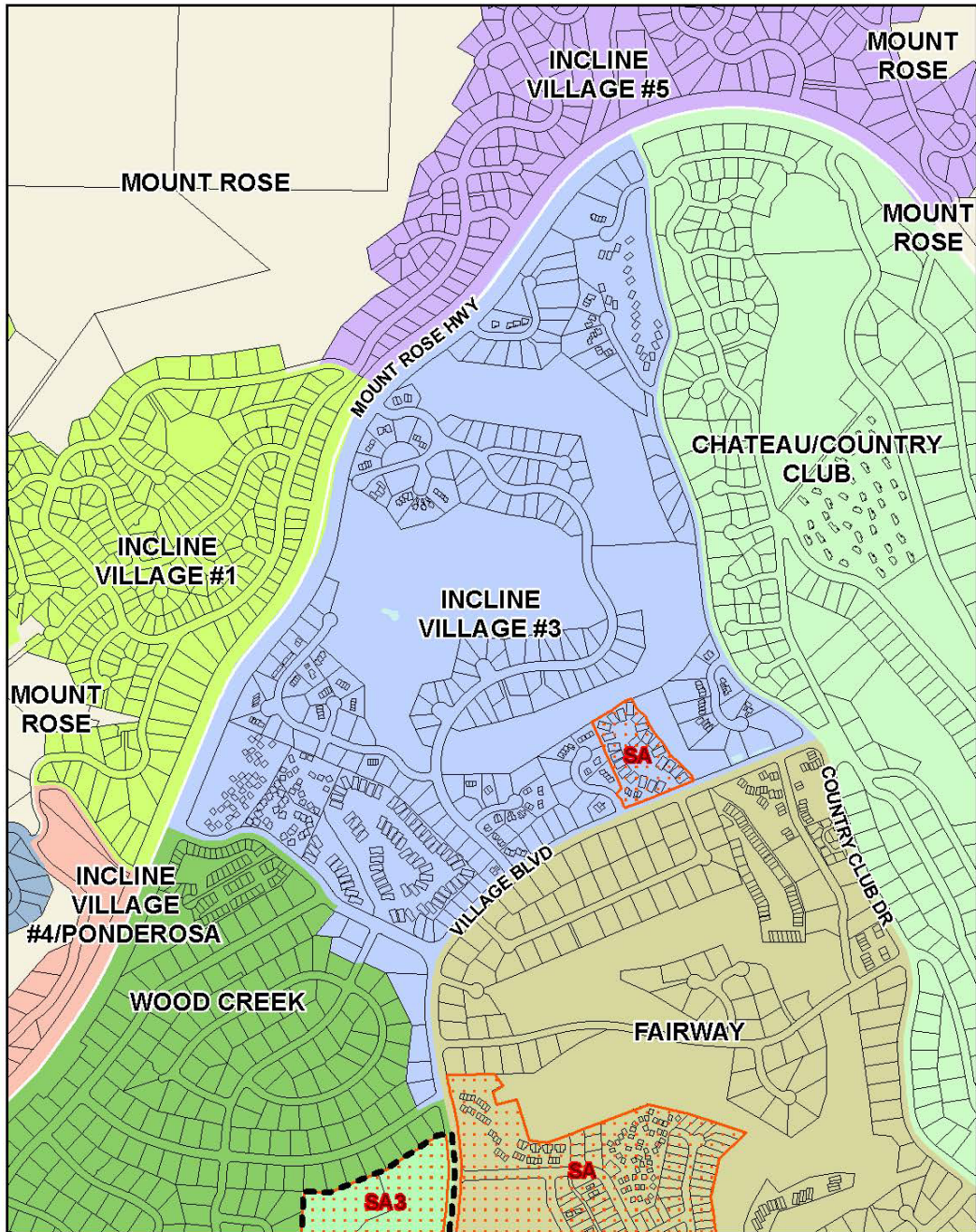
|                      |  |                           |
|----------------------|--|---------------------------|
|                      |  | residential use densities |
| Public Service       |  |                           |
| Same as General List |  |                           |
| Recreation           |  |                           |
| Same as General List |  |                           |
| Resource Management  |  |                           |
| Same as General List |  |                           |

**Section 110.220.200 Incline Village 3 Regulatory Zone Special Policies.** The following special policies will be implemented in the Incline Village 3 Regulatory Zone.

- (a) The existing golf course is recognized as appropriate and conforming uses.
- (b) Multi-family residential development shall be restricted to those lots designated as eligible for multi-density under the approved subdivision map for Incline Village Unit #3. The following table identifies lots eligible for multi-family residential density based on the recorded map for Incline Village #3 (Washoe County Tract No. 1117):

| Block | Lots  | Maximum Density |
|-------|-------|-----------------|
| A     | 1-12  | 4 units ea.     |
| A     | 17-24 | 4 units ea.     |
| B     | 1-6   | 2 units ea,     |
| B     | 7     | 4 units         |
| B     | 8-9   | 2 units ea.     |
| B     | 10-11 | 4 units ea.     |
| B     | 12-13 | 2 units ea.     |
| C     | 1     | 4 units         |
| C     | 2-3   | 2 units ea.     |
| C     | 4-5   | 4 units ea.     |
| C     | 6-12  | 2 units ea.     |
| D     | All   | 4 units ea.     |
| G     | 12-17 | 4 units ea.     |
| H     | 1-5   | 4 units ea.     |
| J     | 1     | 4 units         |
| L     | 1-4   | 4 units ea.     |
| L     | 19-26 | 4 units ea.     |
| Q     | 1-2   | 2 units ea.     |
| Q     | 3-9   | 4 units ea.     |
| Q     | 10    | 2 units         |
| Q     | 11-12 | 4 units ea.     |

- (c) Multi-family residential development in the Special Area shall have a minimum density of 5.47 units per acre and a maximum density of 8 units per acre.



**INCLINE VILLAGE #3**  
**Regulatory Zoning**

 SPECIAL AREAS  
 SPECIAL EVENTS AREA  
 TOWN CENTER

 NORTH  
 Washoe County, NV

Figure 110.220.010 Incline Village 3 Location Map



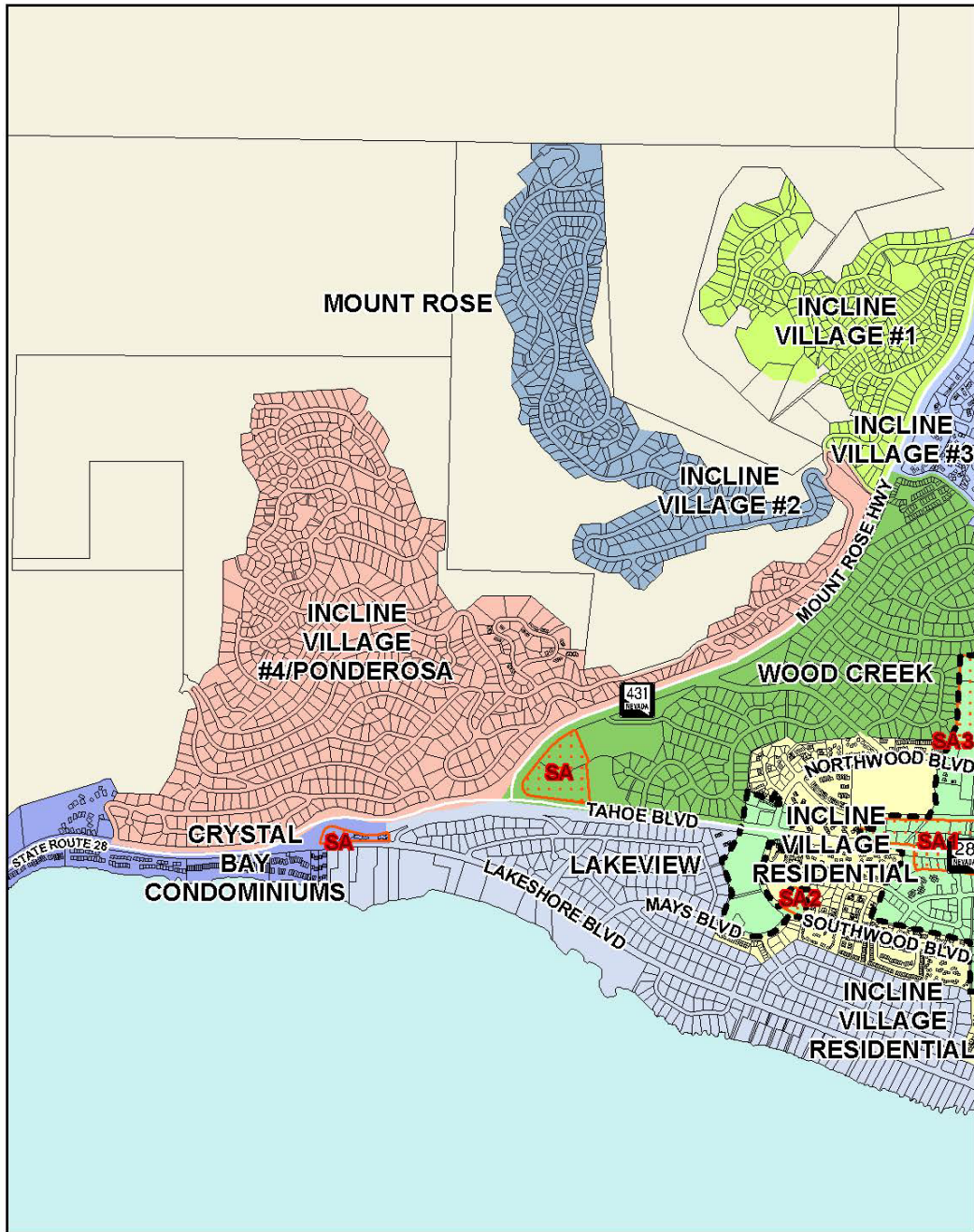
**Section 110.220.205 Incline Village 4 Regulatory Zone.**

| <b>INCLINE VILLAGE 4 REGULATORY ZONE</b>                      |                 |  |
|---|-----------------|--|
| Allowable Land Uses by Land Use Classification                | Land Use Permit | Density  |
| <b>Residential</b>  |                 |  |
| Single Family Dwelling  | A               | 1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85 |
| Multiple Family Dwellings                                     | A               | See Special Policy 1   |
| <b>Public Service</b>   |                 |  |
| Local Public Health and Safety Facilities                     | S               |  |
| Transit Stations and Terminals                                | S               |  |
| Pipelines and Power Transmissions                             | S               |  |
| Transmission and Receiving Facilities                         | S               |  |
| Transportation Routes   | S               |  |
| Public Utility Centers  | S               |  |
| Local Post Offices  | S               |  |
| <b>Recreation</b>   |                 |  |
| Participant Sports Facilities                                 | S               |  |
| Day Use Areas   | A               |  |
| Riding and Hiking Trails                                      | A               |  |
| <b>Resource Management</b>                                    |                 |  |
| Reforestation   | A               |  |
| Sanitation Salvage Cut  | A               |  |
| Special Cut   | A               |  |
| Thinning  | A               |  |
| Early Successional Stage Vegetation Management                | A               |  |
| Structural and Nonstructural Fish/Wildlife Habitat Management | A               |  |
| Fire Detection and Suppression                                | A               |  |
| Fuels Treatment/Management                                    | A               |  |
| Insect and Disease Suppression                                | A               |  |
| Sensitive and Uncommon Plant Management                       | A               |  |
| Erosion Control   | A               |  |
| SEZ Restoration   | A               |  |
| Runoff Control  | A               |  |

**Section 110.220.210 Incline Village 4 Regulatory Zone Special Policies.** The following special policies will be implemented in the Incline Village 4 Regulatory Zone.

- (a) The lots in Incline Village #4 designated as eligible for multiple units under the approved subdivision map shall be eligible for such density with transfer of development rights. The following table identifies lots eligible for multi-family residential density based on the recorded map for Incline Village #4 (Washoe County Tract No. 1136):

| <b>Block</b> | <b>Lots</b> | <b>Maximum Density</b> |
|--------------|-------------|------------------------|
| B            | 7-11        | 4 units ea.            |
| C            | 1           | 4 units                |
| C            | 2           | 2 units                |
| C            | 3-9         | 4 units ea.            |
| D            | 1           | 4 units                |
| D            | 7-9         | 4 units ea.            |
| D            | 11-18       | 4 units ea.            |



**INCLINE VILLAGE #4**  
Regulatory Zoning

-  SPECIAL AREAS
-  SPECIAL EVENTS AREA
-  TOWN CENTER
-  NORTH
- 

Washoe County, NV

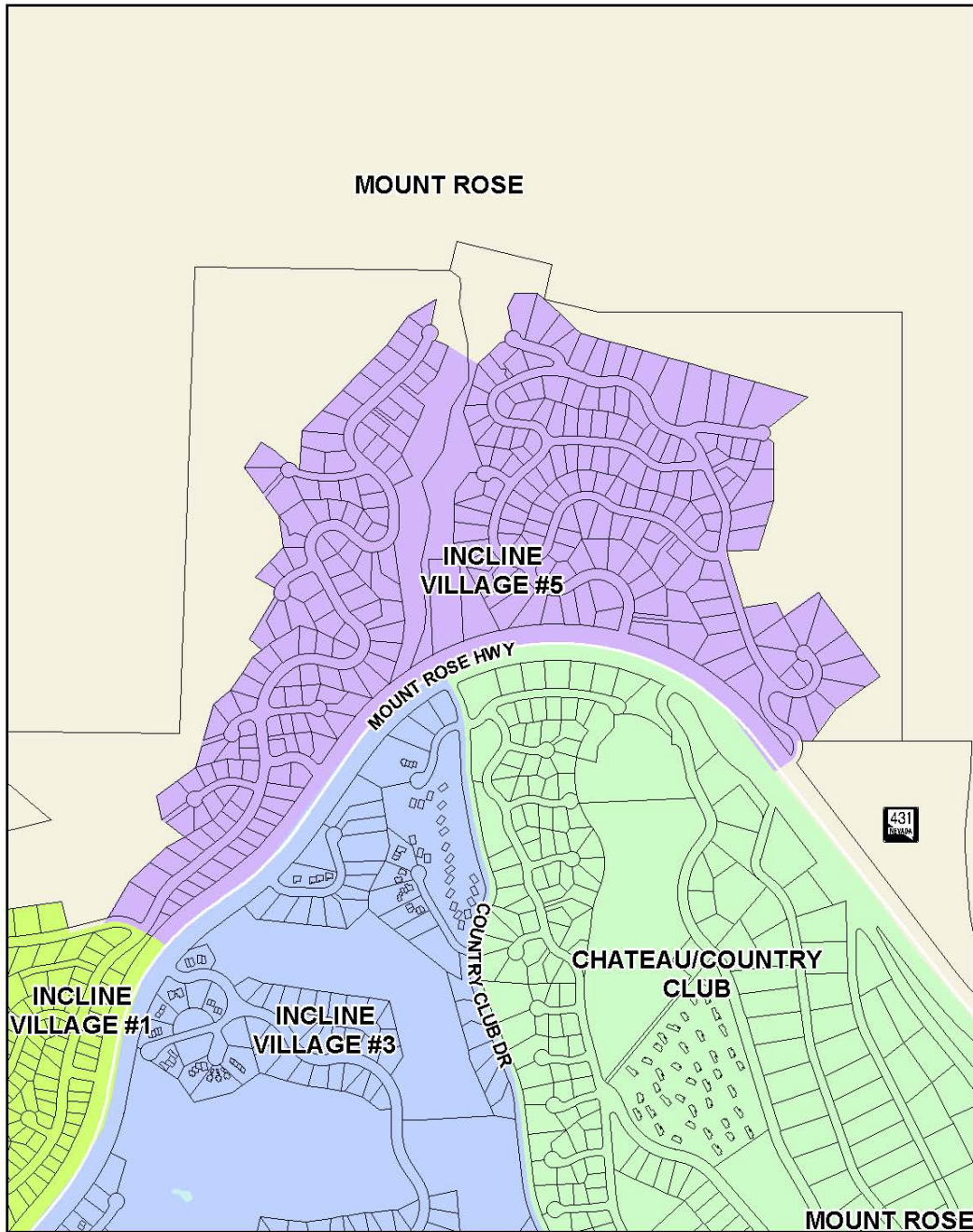
Figure 110.220.011 Incline Village 4 Regulatory Zone Location Map

**Section 110.220.215 Incline Village 5 Regulatory Zone.**

| <b>INCLINE VILLAGE 5 REGULATORY ZONE</b>                      |                 |   |
|---|-----------------|---|
| Allowable Land Uses by Land Use Classification                | Land Use Permit | Density   |
| <b>Residential</b>  |                 |   |
| Single Family Dwelling  | S               | 1 unit per parcel<br>+ 1 accessory dwelling where allowed by Section 110.220.85 |
| <b>Public Service</b>   |                 |   |
| Local Public Health and Safety Facilities                     | S               |   |
| Transit Stations and Terminals                                | S               |   |
| Pipelines and Power Transmission                              | S               |   |
| Transmission and Receiving Facilities                         | S               |   |
| Transportation Routes   | S               |   |
| Public Utility Centers  | S               |   |
| <b>Recreation</b>   |                 |   |
| Participant Sports  | S               |   |
| Day Use Areas   | A               |   |
| Riding and Hiking Trails                                      | A               |   |
| <b>Resource Management</b>                                    |                 |   |
| Reforestation   | A               |   |
| Sanitation Salvage Cut  | A               |   |
| Special Cut   | A               |   |
| Thinning  | A               |   |
| Early Successional Stage Vegetation Management                | A               |   |
| Structural and Nonstructural Fish/Wildlife Habitat Management | A               |   |
| Fire Detection and Suppression                                | A               |   |
| Fuels Treatment/Management                                    | A               |   |
| Insect and Disease Suppression                                | A               |   |
| Sensitive and Uncommon Plant Management                       | A               |   |
| Erosion Control   | A               |   |
| SEZ Restoration   | A               |   |
| Runoff Control  | A               |   |

**Section 110.220.220 Incline Village 5 Regulatory Zone Special Policies.** The following special policies will be implemented in the Incline Village 5 Regulatory Zone.

- (a) Until this Regulatory Zone has been classified as to avalanche danger, all development shall be subject to a special use permit.



**INCLINE VILLAGE #5**  
Regulatory Zoning

 SPECIAL AREAS  
 SPECIAL EVENTS AREA  
 NORTH  
 Washoe County, NV

Figure 110.220.012 Incline Village 5 Regulatory Zone Location Map

**Section 110.220.225 Incline Village Residential Regulatory Zone.**

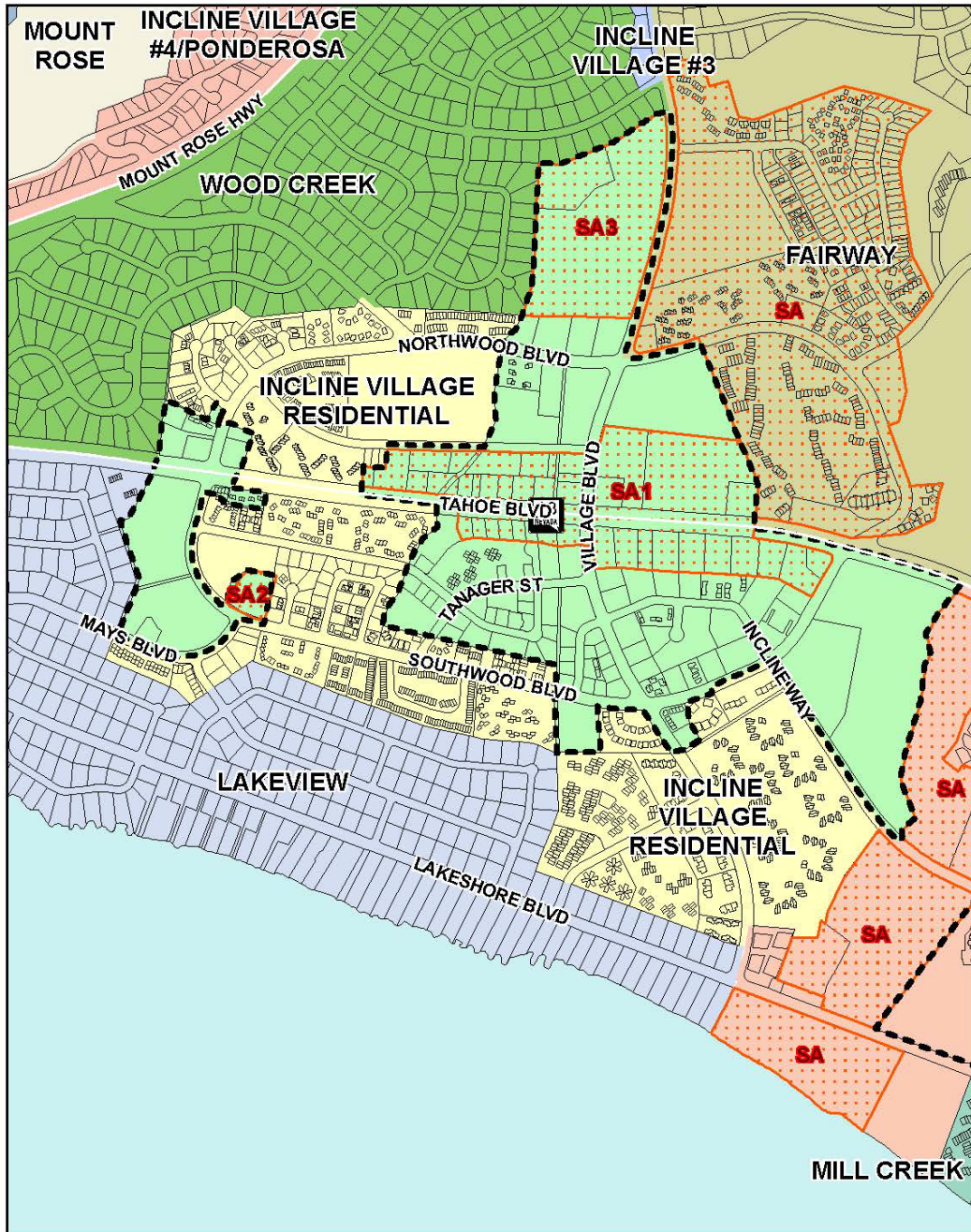
| <b>INCLINE VILLAGE RESIDENTIAL REGULATORY ZONE</b>            |                        |  |
|---|------------------------|--|
| <b>Allowable Land Uses by Land Use Classification</b>         | <b>Land Use Permit</b> | <b>Density</b>   |
| <b>Residential</b>  |                        |  |
| Single Family Dwelling  | S                      | 1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85 |
| Multiple Family Dwellings                                     | A                      | 15 units per acre  |
| Multi-Person Dwellings  | S                      | 20 persons per acre  |
| Employee Housing  | S                      | Based on other residential use densities                                     |
| Nursing and Personal Care                                     | S                      | 20 persons per acre  |
| Residential Care  | S                      | 20 persons per acre  |
| <b>Tourist Accommodation</b>                                  |                        |  |
| Timeshare (Residential Design)                                | S                      | 15 units per acre  |
| <b>Public Service</b>   |                        |  |
| Local Public Health and Safety Facilities                     | S                      |  |
| Transit Stations and Terminals                                | S                      |  |
| Pipelines and Power Transmission                              | S                      |  |
| Transmission and Receiving Facilities                         | S                      |  |
| Transportation Routes   | S                      |  |
| Public Utility Centers  | S                      |  |
| Churches  | S                      |  |
| Local Post Offices  | S                      |  |
| Schools – Pre-schools   | A                      |  |
| Cultural Facilities   | S                      |  |
| Publicly Owned Assembly and Entertainment                     | S                      |  |
| Schools – Kindergarten through Secondary                      | S                      |  |
| Day Care Centers/Pre-schools                                  | S                      |  |
| <b>Recreation</b>   |                        |  |
| Participant Sports Facilities                                 | S                      |  |
| Day Use Areas   | A                      |  |
| Sports Assembly   | S                      |  |
| Rural Sports  | S                      |  |
| Outdoor Recreation Concessions                                | S                      |  |
| <b>Resource Management</b>                                    |                        |  |
| Reforestation   | A                      |  |
| Sanitation Salvage Cut  | A                      |  |
| Special Cut   | A                      |  |
| Thinning  | A                      |  |
| Early Successional Stage Vegetation Management                | A                      |  |
| Structural and Nonstructural Fish/Wildlife Habitat Management |                        |  |
| Fire Detection and Suppression                                | A                      |  |
| Fuels Treatment/Management                                    | A                      |  |
| Insect and Disease Suppression                                | A                      |  |

|   |   |  |
|---|---|--|
| Sensitive and Uncommon Plant Management | A |  |
| Erosion Control                         | A |  |
| SEZ Restoration                         | A |  |
| Runoff Control                          | A |  |

**Section 110.220.230 Incline Village Residential Regulatory Zone Special Policies.** The following special policies will be implemented in the Incline Village Residential Regulatory Zone.

(a) The Incline Village Residential Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:

- (1) Preferred Affordable Housing Area
- (2) Scenic Restoration Area



**INCLINE VILLAGE RESIDENTIAL**  
Regulatory Zoning

SPECIAL AREAS  
 SPECIAL EVENTS AREA  
 TOWN CENTER  
 NORTH  
 Washoe County, NV

Figure 110.220.013 Incline Village Residential Regulatory Zone Location Map

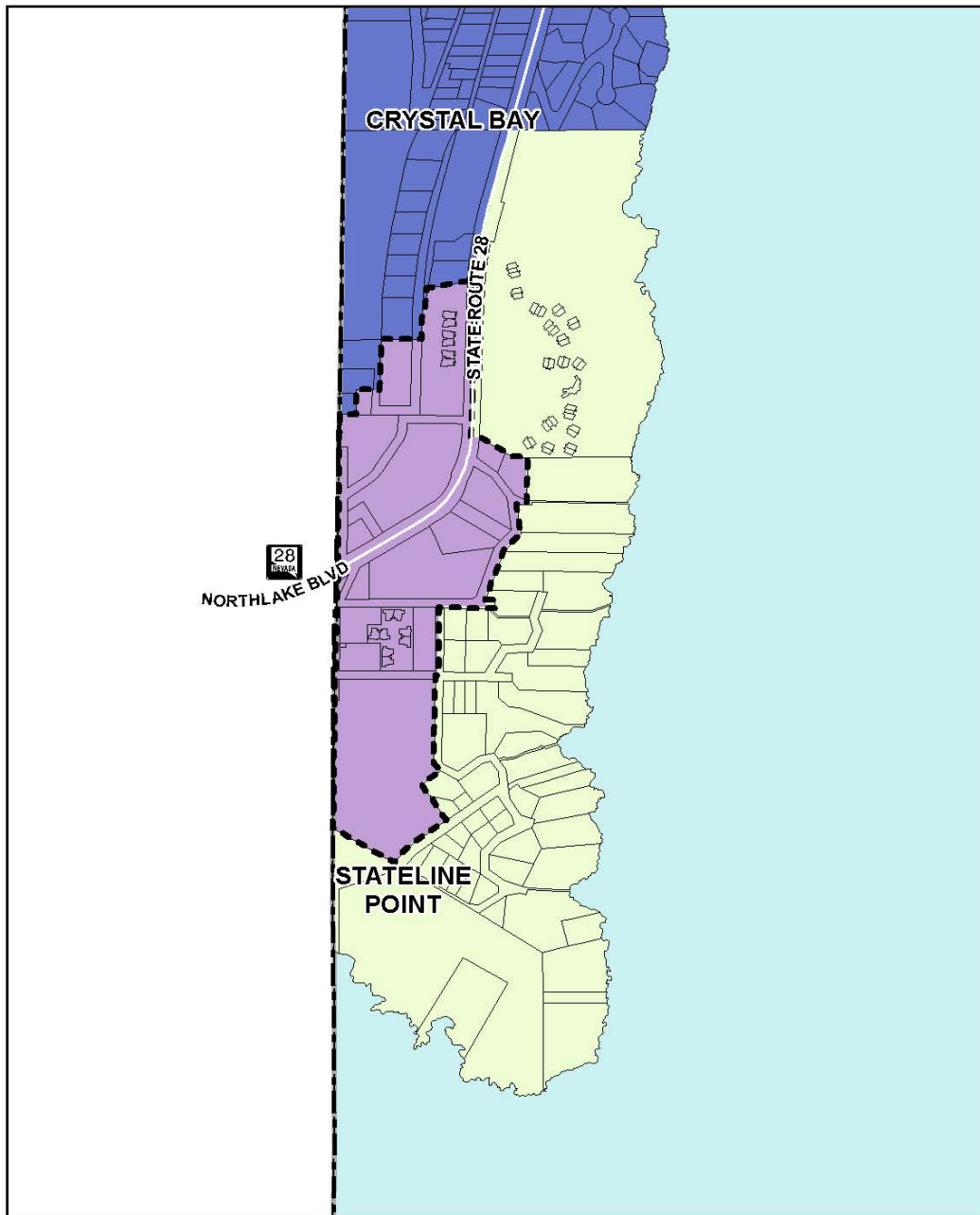


**Section 110.220.235 Stateline Point Regulatory Zone.**

| <b>STATELINE POINT REGULATORY ZONE</b>  |                 |  |
|---|-----------------|--|
| Allowable Land Uses by Land Use Classification  | Land Use Permit | Density  |
| <b>Residential</b>  |                 |  |
| Single Family Dwelling  | A               | 1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85 |
| <b>Public Service</b>   |                 |  |
| Local Public Health and Safety Facilities   | S               |  |
| Transit Stations and Terminals  | S               |  |
| Pipelines and Power Transmission  | S               |  |
| Transmission and Receiving Facilities   | S               |  |
| Transportation Routes   | S               |  |
| Public Utility Centers  | S               |  |
| <b>Recreation</b>   |                 |  |
| Participant Sports Facilities   | S               |  |
| Day Use Areas   | A               |  |
| Riding and Hiking Trails  | A               |  |
| Beach Recreation  | A               |  |
| <b>Resource Management</b>  |                 |  |
| Reforestation   | A               |  |
| Sanitation Salvage Cut  | A               |  |
| Special Cut   | A               |  |
| Thinning  | A               |  |
| Early Successional Stage Vegetation Management  | A               |  |
| Structural and Nonstructural Fish/Wildlife Habitat Management   | A               |  |
| Fire Detection and Suppression  | A               |  |
| Fuels Treatment/Management  | A               |  |
| Insect and Disease Suppression  | A               |  |
| Sensitive and Uncommon Plant Management   | A               |  |
| Erosion Control   | A               |  |
| SEZ Restoration   | A               |  |
| Runoff Control  | A               |  |
| <b>SHOREZONE – TOLERANCE DISTRICT 3</b>   |                 |  |
| The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel. |                 |  |
| Allowable Land Uses   | Land Use Permit | Density  |
| <b>Primary Use</b>  |                 |  |
| Salvage Operations  | A               |  |
| Safety and Navigation Devices   | A               |  |
| <b>Accessory Structure</b>  |                 |  |
| Buoys   | A               |  |
| Piers   | A               |  |
| Floating Docks and Platforms  | A               |  |
| Fences  | S               |  |

|                                 |   |  |
|---------------------------------|---|--|
| Boat Ramps                      | S |  |
| Breakwaters or Jetties          | S |  |
| Shoreline Protective Structures | S |  |
| Water Intake Lines              | S |  |

**Section 110.220.240 Stateline Point Regulatory Zone Special Policies.** Reserved.



**STATELINE POINT**  
Regulatory Zoning

 SPECIAL AREAS  
 SPECIAL EVENTS AREA  
 TOWN CENTER

 NORTH  
 Washoe County, NV

Figure 110.220.014 Stateline Point Location Map

**Section 110.220.245 Crystal Bay Regulatory Zone**

| <b>CRYSTAL BAY REGULATORY ZONE</b>                            |                 |   |
|---|-----------------|---|
| Allowable Land Uses by Land Use Classification                | Land Use Permit | Density   |
| <b>Residential</b>  |                 |   |
| Single Family Dwelling  | S               | 1 unit per parcel<br>+ 1 accessory dwelling where allowed by Section 110.220.85 |
| <b>Public Service</b>   |                 |   |
| Local Public Health and Safety Facilities                     | S               |   |
| Transit Stations  | S               |   |
| Pipelines and Power Transmission                              | S               |   |
| Transmission and Receiving Facilities                         | S               |   |
| Transportation Routes   | S               |   |
| Public Utility Centers  | S               |   |
| <b>Recreation</b>   |                 |   |
| Riding and Hiking Trails                                      | A               |   |
| <b>Resource Management</b>                                    |                 |   |
| Reforestation   | A               |   |
| Sanitation Salvage Cut  | A               |   |
| Special Cut   | A               |   |
| Thinning  | A               |   |
| Early Successional Stage Vegetation Management                | A               |   |
| Structural and Nonstructural Fish/Wildlife Habitat Management | A               |   |
| Fire Detection and Suppression                                | A               |   |
| Fuels Management/Treatment                                    | A               |   |
| Insect and Disease Suppression                                | A               |   |
| Sensitive and Uncommon Plant Management                       | A               |   |
| Erosion Control   | A               |   |
| SEZ Restoration   | A               |   |
| Runoff Control  | A               |   |

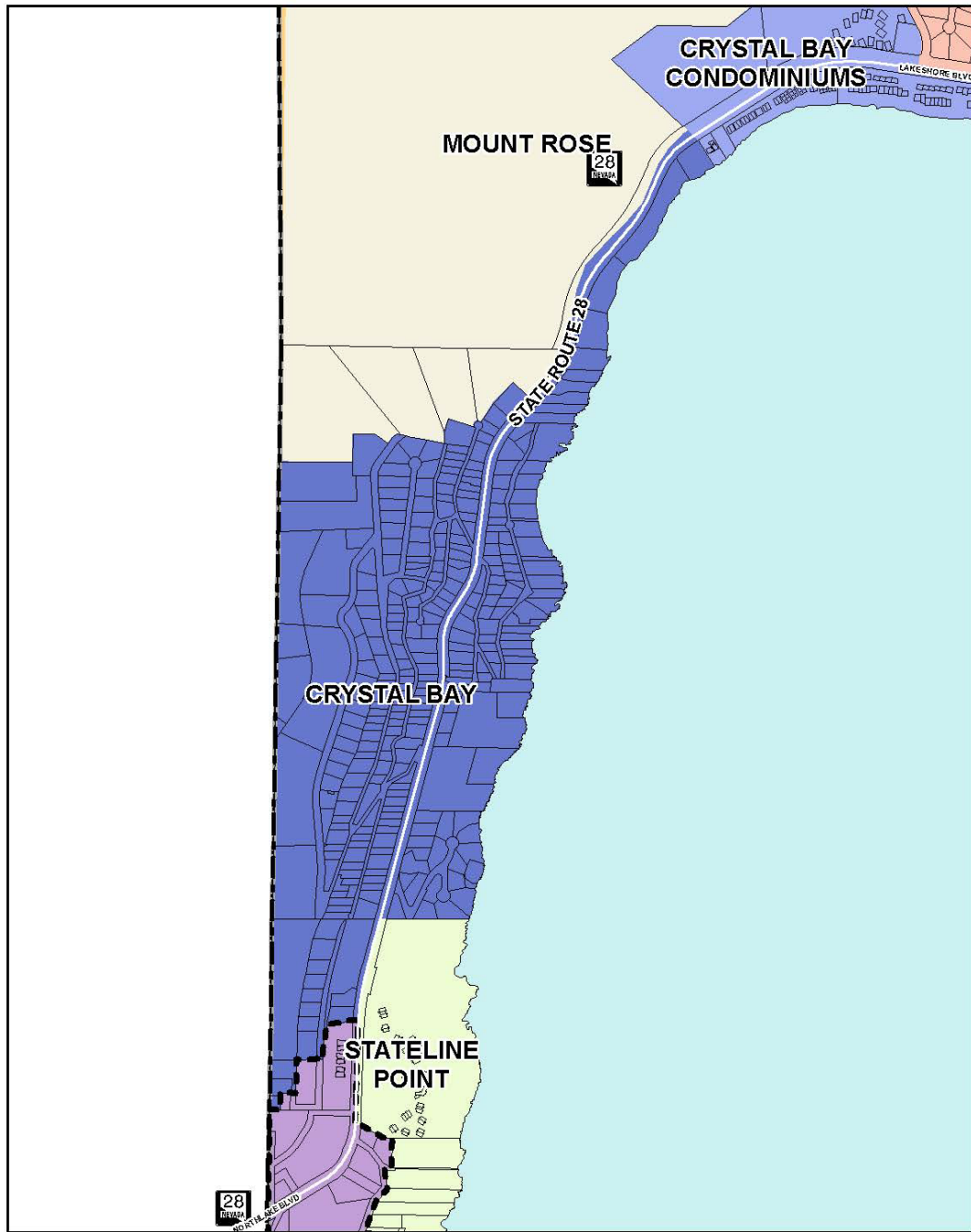
**SHOREZONE – TOLERANCE DISTRICT 3**

The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel.

| Allowable Land Uses             | Land Use Permit | Density |
|---------------------------------|-----------------|---------|
| <b>Primary Use</b>              |                 |         |
| Salvage Operations              | A               |         |
| Safety and Navigation Devices   | A               |         |
| <b>Accessory Structure</b>      |                 |         |
| Buoys                           | A               |         |
| Piers                           | A               |         |
| Floating Docks and Platforms    | A               |         |
| Fences                          | S               |         |
| Boat Ramps                      | S               |         |
| Breakwaters or Jetties          | S               |         |
| Shoreline Protective Structures | S               |         |
| Water Intake Lines              | S               |         |

**Section 110.220.250 Crystal Bay Regulatory Zone Special Policies.** The following special policies will be implemented in the Crystal Bay Regulatory Zone.

- (a) Due to the environmental sensitivity of the area, limited emergency access, and geologic hazards, all further development in this Regulatory Zone shall be subject to a special use permit.
- (b) Further encroachment permits onto Highway 28 should be discouraged.
- (c) Due to the sensitivity of the area and the public safety issues, all further development will be considered a special use.
- (d) Further study of the avalanche danger is required to resolve the avalanche problem and to ensure that new and existing development is consistent with the findings of that study.



**CRYSTAL BAY**  
Regulatory Zoning

-  SPECIAL AREAS
-  SPECIAL EVENTS AREA
-  TOWN CENTER

 NORTH  
 Washoe County, NV

Figure 110.220.015 Crystal Bay Regulatory Zone Location Map

**Section 110.220.255 Crystal Bay Condominiums Regulatory Zone.**

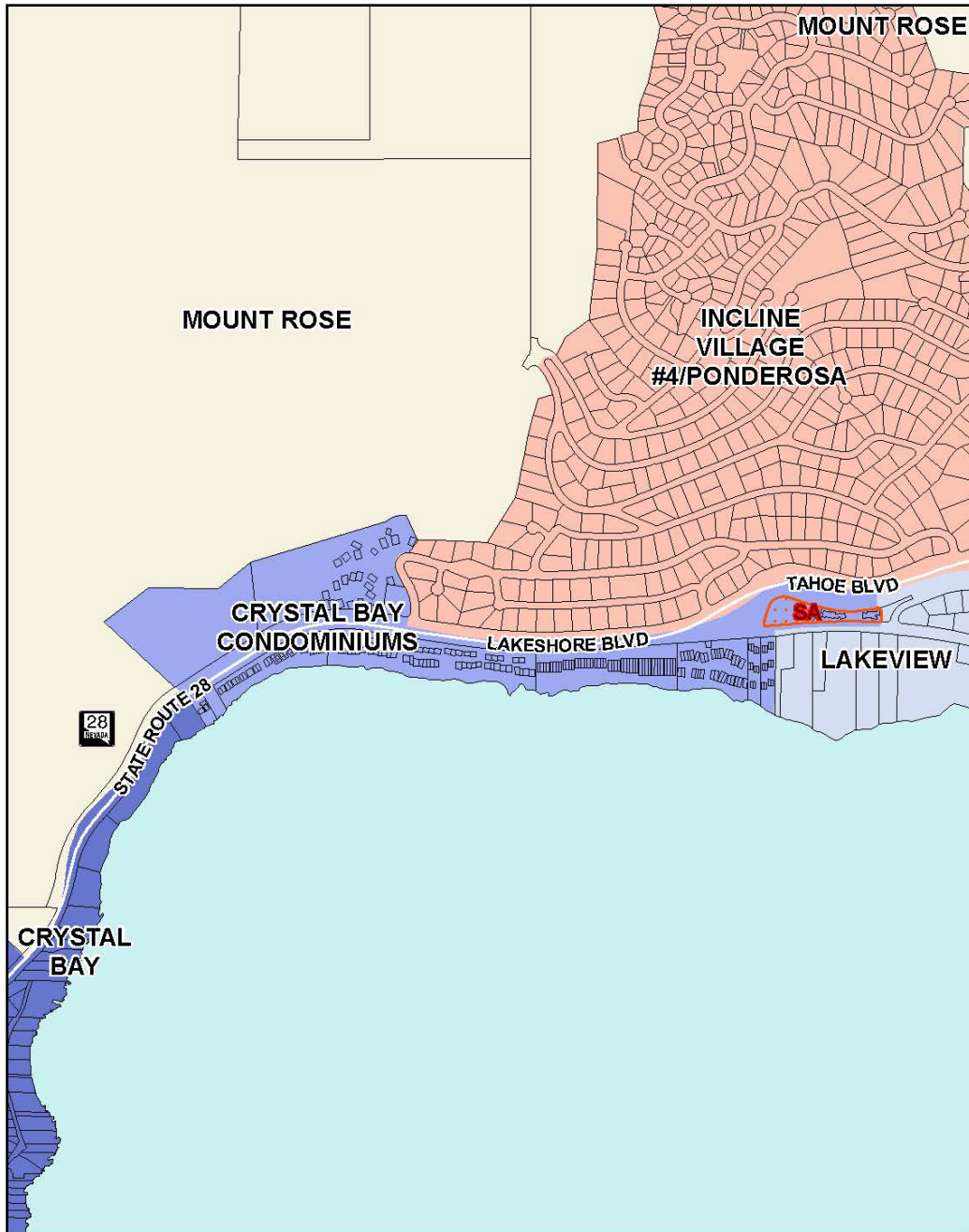
| <b>CRYSTAL BAY CONDOMINIUMS REGULATORY ZONE</b>                                 |                 |  |
|---|-----------------|--|
| Allowable Land Uses by Land Use Classification                                  | Land Use Permit | Density  |
| <b>Residential</b>  |                 |  |
| Single Family Dwelling  | A               | 1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85 |
| <b>Public Service</b>   |                 |  |
| Local Public Health and Safety Facilities                                       | S               |  |
| Transit Stations and Terminals  | S               |  |
| Pipelines and Power Transmission  | S               |  |
| Transmission and Receiving Facilities   | S               |  |
| Transportation Routes   | S               |  |
| Public Utility Centers  | S               |  |
| <b>Recreation</b>   |                 |  |
| Participant Sports Facilities   | S               |  |
| Day Use Areas   | A               |  |
| Riding and Hiking Trails  | A               |  |
| Beach Recreation  | A               |  |
| <b>Resource Management</b>  |                 |  |
| Reforestation   | A               |  |
| Sanitation Salvage Cut  | A               |  |
| Special Cut   | A               |  |
| Thinning  | A               |  |
| Early Successional Stage Vegetation Management                                  | A               |  |
| Structural and Nonstructural Fish/Wildlife Habitat Management                   | A               |  |
| Fire Detection and Suppression  | A               |  |
| Fuels Treatment/Management  | A               |  |
| Insect and Disease Suppression  | A               |  |
| Sensitive and Uncommon Plant Management   | A               |  |
| Erosion Control   | A               |  |
| SEZ Restoration   | A               |  |
| Runoff Control  | A               |  |
| <b>PERMISSIBLE USES – CRYSTAL BAY CONDOMINIUMS REGULATORY ZONE SPECIAL AREA</b> |                 |  |
| Allowable Land Uses   | Land Use Permit | Add'l Regs.  |
| <b>Residential</b>  |                 |  |
| Single Family Dwelling  | A               | As above   |
| Multiple Family Dwellings   | A               | 4 units per acre   |
| <b>Commercial</b>   |                 |  |
| Eating and drinking Places  | A               |  |
| Food and Beverage Retail Sales  | A               |  |
| Service Station   | A               |  |

|   |                 |         |
|---|-----------------|---------|
| Outdoor Retail Sales  | S               |         |
| Professional Offices  | S               |         |
| Furniture, Home Furnishings and Equipment   | S               |         |
| General Merchandising Stores  | S               |         |
| Public Service  |                 |         |
| Same as General List  |                 |         |
| Recreation  |                 |         |
| Same as General List  |                 |         |
| Resource Management   |                 |         |
| Same as General List  |                 |         |
| SHOREZONE – TOLERANCE DISTRICT 2 AND 3  |                 |         |
| The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel. |                 |         |
| Allowable Land Uses   | Land Use Permit | Density |
| Primary Use   |                 |         |
| Salvage Operations  | A               |         |
| Safety and Navigation Devices   | A               |         |
| Accessory Structure   |                 |         |
| Buoys   | A               |         |
| Piers   | A               |         |
| Floating Docks and Platforms  | A               |         |
| Fences  | S               |         |
| Boat Ramps  | S               |         |
| Breakwaters or Jetties  | S               |         |
| Shoreline Protective Structures   | S               |         |
| Water Intake Lines  | S               |         |

**Section 110.220.260 Crystal Bay Condominium Regulatory Zone Special Policies.** The following special policies will be implemented in the Crystal Bay Condominiums Regulatory Zone.

- (a) The Crystal Bay Condominiums Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:

- (1) Scenic Restoration Area



**CRYSTAL BAY CONDOMINIUMS**  
Regulatory Zoning

 SPECIAL AREAS  
 SPECIAL EVENTS AREA  
 NORTH  
 Washoe County, NV

Figure 110.220.016 Crystal Bay Condominiums Regulatory Zone Location Map



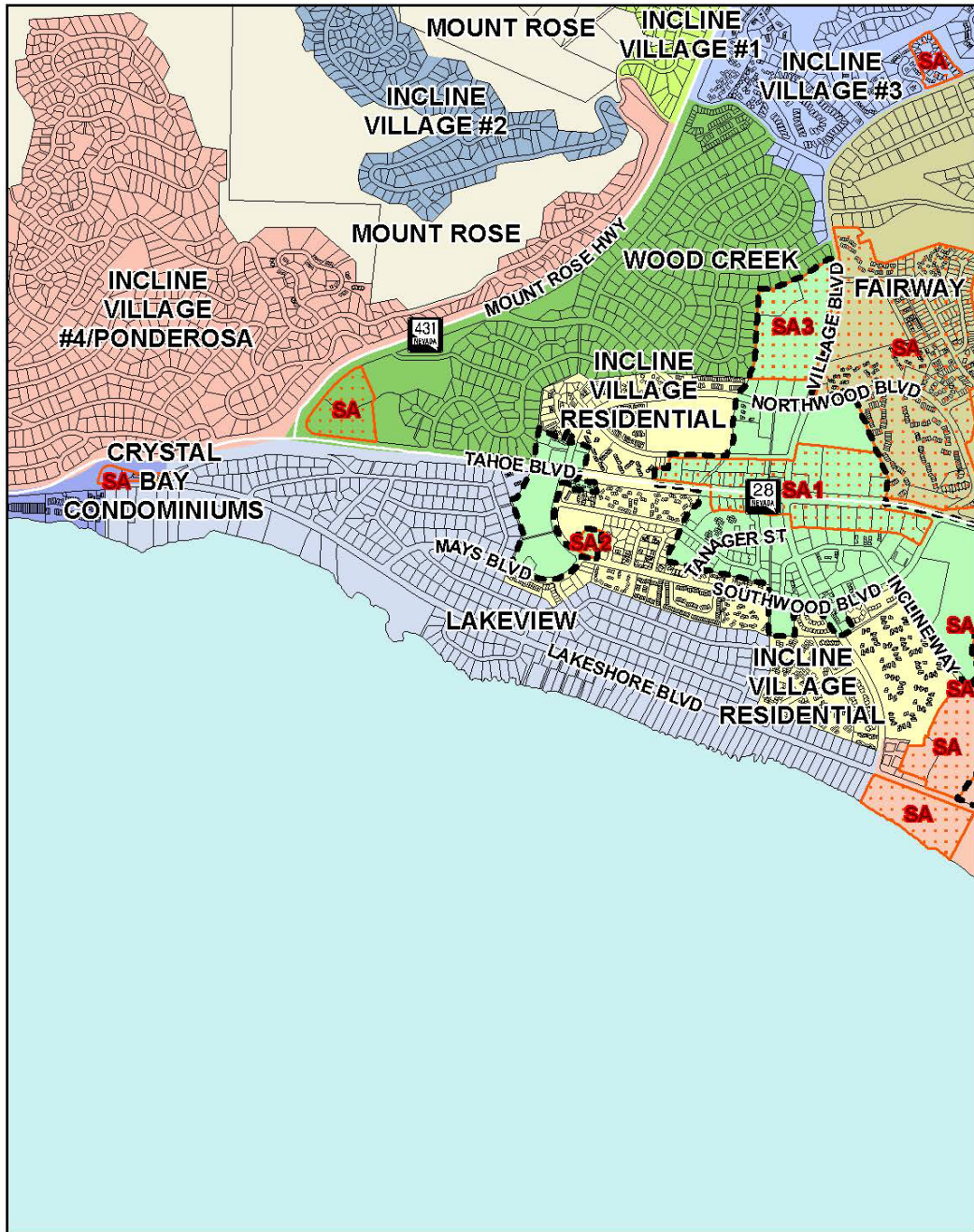
**Section 110.220.265 Lakeview Regulatory Zone.**

| <b>LAKEVIEW REGULATORY ZONE</b>   |                 |  |
|---|-----------------|--|
| Allowable Land Uses by Land Use Classification  | Land Use Permit | Density  |
| <b>Residential</b>  |                 |  |
| Single Family Dwelling  | A               | 1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85 |
| <b>Tourist Accommodation</b>  |                 |  |
| Bed and Breakfast Facilities  | S               | 5 units per parcel   |
| <b>Public Service</b>   |                 |  |
| Local Public Health and Safety Facilities   | S               |  |
| Transit Stations and Terminals  | S               |  |
| Pipelines and Power Transmission  | S               |  |
| Transmission and Receiving Facilities   | S               |  |
| Transportation Routes   | S               |  |
| Public Utility Centers  | S               |  |
| Local Post Offices  | S               |  |
| <b>Recreation</b>   |                 |  |
| Participant Sports  | S               |  |
| Temporary Events  | A               |  |
| Day Use Areas   | A               |  |
| Riding and Hiking Trails  | A               |  |
| Beach Recreation  | A               |  |
| <b>Resource Management</b>  |                 |  |
| Reforestation   | A               |  |
| Sanitation Salvage Cut  | A               |  |
| Special Cut   | A               |  |
| Thinning  | A               |  |
| Early Successional Stage Vegetation Management  | A               |  |
| Structural and Nonstructural Fish/Wildlife Habitat Management   | A               |  |
| Fire Detection and Suppression  | A               |  |
| Fuels Treatment/Management  | A               |  |
| Insect and Disease Suppression  | A               |  |
| Sensitive and Uncommon Plant Management   | A               |  |
| Erosion Control   | A               |  |
| SEZ Restoration   | A               |  |
| Runoff Control  | A               |  |
| <b>SHOREZONE – TOLERANCE DISTRICT 7</b>   |                 |  |
| The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel. |                 |  |
| Allowable Land Uses   | Land Use Permit | Density  |
| <b>Primary Use</b>  |                 |  |
| Beach Recreation  | A               |  |
| Salvage Operations  | A               |  |
| Safety and Navigation Devices   | A               |  |

| Accessory Structure             |   |  |
|---------------------------------|---|--|
| Buoys                           | A |  |
| Piers                           | A |  |
| Floating Docks and Piers        | A |  |
| Fences                          | S |  |
| Boat Ramps                      | A |  |
| Breakwaters or Jetties          | S |  |
| Shoreline Protective Structures | S |  |
| Water Intake Lines              | A |  |
| TOLERANCE DISTRICT 2            |   |  |
| Primary Uses                    |   |  |
| Safety and Navigation Devices   | A |  |
| Salvage Operations              | A |  |
| Accessory Structures            |   |  |
| Buoys                           | A |  |
| Piers                           | A |  |
| Floating Docks and Piers        | A |  |
| Fences                          | S |  |
| Boat Ramps                      | S |  |
| Breakwaters or Jetties          | S |  |
| Shoreline Protective Structures | S |  |
| Water Intake Lines              | A |  |

**Section 110.220.270 Lakeview Regulatory Zone Special Policies.** The following special policies will be implemented in the Lakeview Regulatory Zone.

- (a) Special consideration should be given to protecting public views from Lakeshore Boulevard.



**LAKEVIEW**  
Regulatory Zoning

 SPECIAL AREAS  
 SPECIAL EVENTS AREA  
 TOWN CENTER  
 NORTH  
 Washoe County, NV

Figure 110.220.017 Lakeview Regulatory Zone Location Map

**Section 110.220.275 Wood Creek Regulatory Zone.**

| <b>WOOD CREEK REGULATORY ZONE</b>                             |                 |  |
|---|-----------------|--|
| Allowable Land Uses by Land Use Classification                | Land Use Permit | Density  |
| <b>Residential</b>  |                 |  |
| Single Family Dwelling  | A               | 1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85 |
| <b>Tourist Accommodation</b>                                  |                 |  |
| Bed and Breakfast Facilities                                  | S               | 5 units per parcel   |
| <b>Public Service</b>   |                 |  |
| Schools – Kindergarten through Secondary*                     | S               |  |
| Local Public Health and Safety Facilities                     | S               |  |
| Transit Stations and Terminals                                | S               |  |
| Pipelines and Power Transmission                              | S               |  |
| Transmission and Receiving Facilities                         | S               |  |
| Transportation Routes   | S               |  |
| Public Utility Centers  | S               |  |
| Churches  | S               |  |
| Day Care Centers/Pre-Schools                                  | S               |  |
| <b>Recreation</b>   |                 |  |
| Participant Sports Facilities                                 | S               |  |
| Day Use Areas   | A               |  |
| Riding and Hiking Trails                                      | A               |  |
| <b>Resource Management</b>                                    |                 |  |
| Reforestation   | A               |  |
| Sanitation Salvage Cut  | A               |  |
| Special Cut   | A               |  |
| Thinning  | A               |  |
| Early Successional Stage Vegetation Management                | A               |  |
| Structural and Nonstructural Fish/Wildlife Habitat Management | A               |  |
| Fire Detection and Suppression                                | A               |  |
| Fuels Treatment/Management                                    | A               |  |
| Insect and Disease Suppression                                | A               |  |
| Sensitive and Uncommon Plant Management                       | A               |  |
| Erosion Control   | A               |  |
| SEZ Restoration   | A               |  |
| Runoff Control  | A               |  |
| <b>WOOD CREEK REGULATORY ZONE SPECIAL AREA</b>                |                 |  |
| Allowable Land Uses by Land Use Classification                | Land Use Permit | Density  |
| <b>Commercial</b>   |                 |  |
| Privately Owned Assembly and Entertainment                    | S               |  |
| <b>Public Service</b>   |                 |  |
| Same as General List, Plus:                                   |                 |  |
| Regional Public Health and Safety Facilities                  | S               |  |
| Cultural Facilities   | S               |  |
| Government Offices  | S               |  |

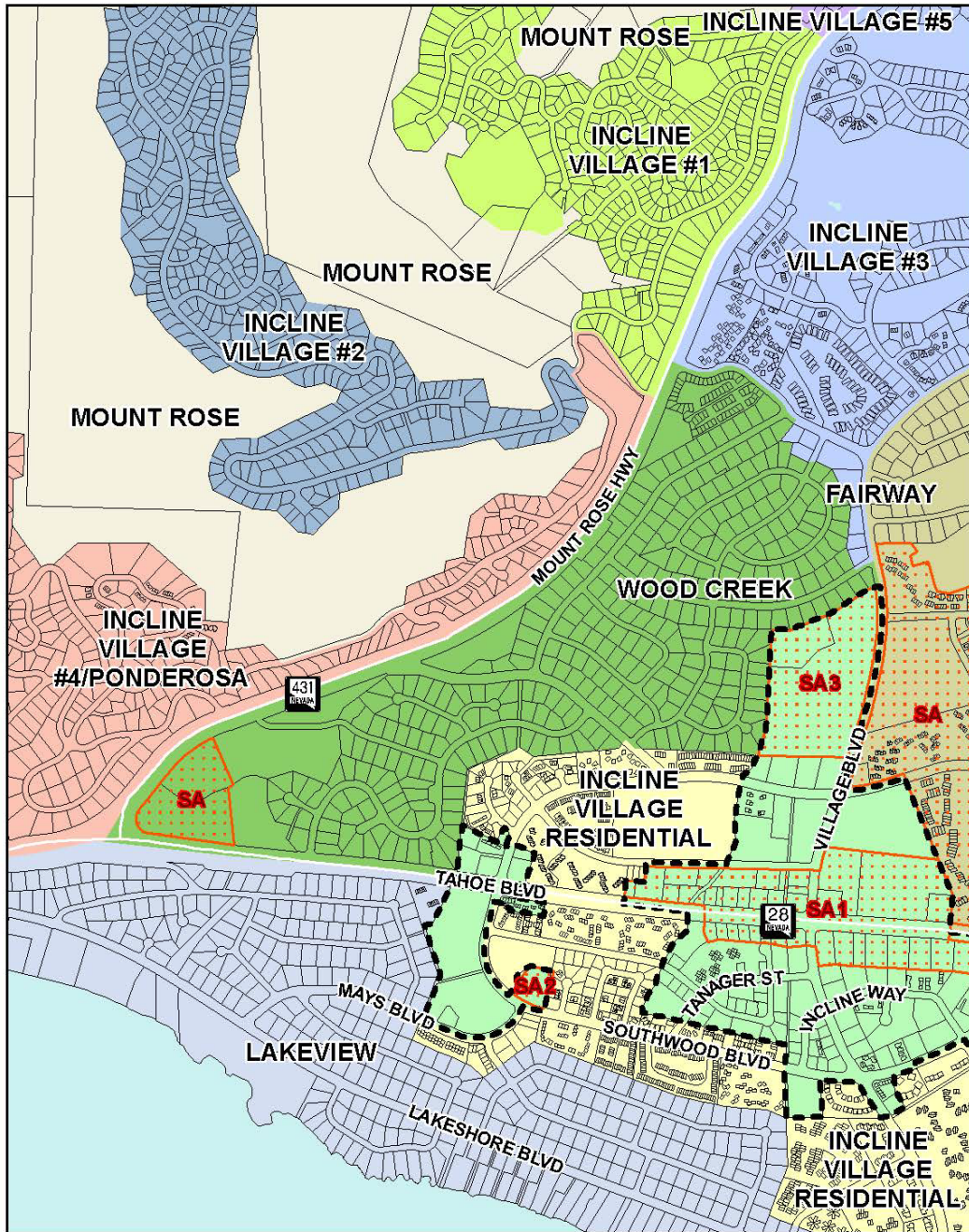
|                                  |   |  |
|----------------------------------|---|--|
| Local Assembly and Entertainment | S |  |
| Recreation                       |   |  |
| Same as General List, Plus:      |   |  |
| Sport Assembly                   | S |  |
| Outdoor Recreation Concessions   | A |  |
| Rural Sports                     | S |  |
| Visitor Information Center       | S |  |
| Resource Management              |   |  |
| Same as General List             |   |  |

**\*On those parcels in size equal to, or greater than, three-acres.**

*[Amended by Ord. 1711, provisions eff. 4/24/24.]*

**Section 110.220.280 Wood Creek Regulatory Zone Special Policies.** The following special policies will be implemented in the Wood Creek Regulatory Zone.

- (a) A rehabilitation program should be implemented for the county/state maintenance yard in the Special Area. Such types of uses shall be limited to this area.



**WOOD CREEK**  
Regulatory Zoning

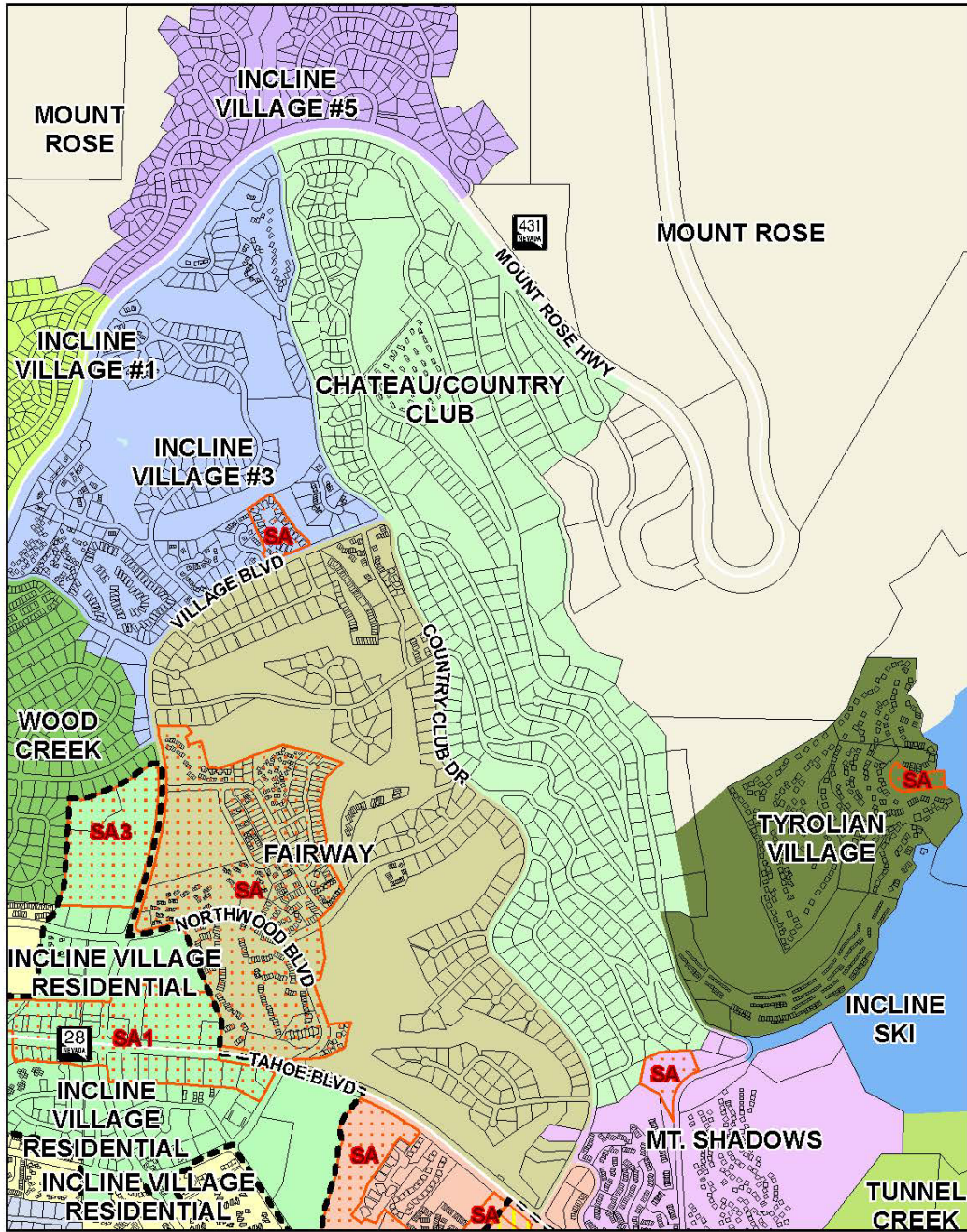
 SPECIAL AREAS  
 SPECIAL EVENTS AREA  
 TOWN CENTER  
 NORTH  
 Washoe County, NV

Figure 110.220.018 Wood Creek Regulatory Zone Location Map

**Section 110.220.285 Chateau Regulatory Zone.**

| <b>CHATEAU REGULATORY ZONE</b>                                |                 |   |
|---|-----------------|---|
| Allowable Land Uses by Land Use Classification                | Land Use Permit | Density   |
| <b>Residential</b>  |                 |   |
| Single Family Dwelling  | A               | 1 unit per parcel<br>+ 1 accessory dwelling where allowed by Section 110.220.85 |
| <b>Public Service</b>   |                 |   |
| Local Public Health and Safety Facilities                     | S               |   |
| Transit Stations and Terminals                                | S               |   |
| Pipelines and Power Transmission                              | S               |   |
| Transmission and Receiving Facilities                         | S               |   |
| Transportation Routes   | S               |   |
| Public Utility Centers  | S               |   |
| <b>Recreation</b>   |                 |   |
| Participant Sports  | S               |   |
| Day Use Areas   | A               |   |
| Riding and Hiking Trails                                      | A               |   |
| <b>Resource Management</b>                                    |                 |   |
| Reforestation   | A               |   |
| Sanitation Salvage Cut  | A               |   |
| Special Cut   | A               |   |
| Thinning  | A               |   |
| Early Successional Stage Vegetation Management                | A               |   |
| Structural and Nonstructural Fish/Wildlife Habitat Management | A               |   |
| Fire Detection and Suppression                                | A               |   |
| Fuels Treatment/Management                                    | A               |   |
| Insect and Disease Suppression                                | A               |   |
| Sensitive and Uncommon Plant Management                       | A               |   |
| Erosion Control   | A               |   |
| SEZ Restoration   | A               |   |
| Runoff Control  | A               |   |

**Section 110.220.290 Chateau Regulatory Zone Special Policies.** Reserved.



**CHATEAU**  
Regulatory Zoning

 SPECIAL AREAS  
 SPECIAL EVENTS AREA  
 TOWN CENTER  
 NORTH  
 Washoe County, NV

Figure 110.220.019 Chateau Regulatory Zone Location Map



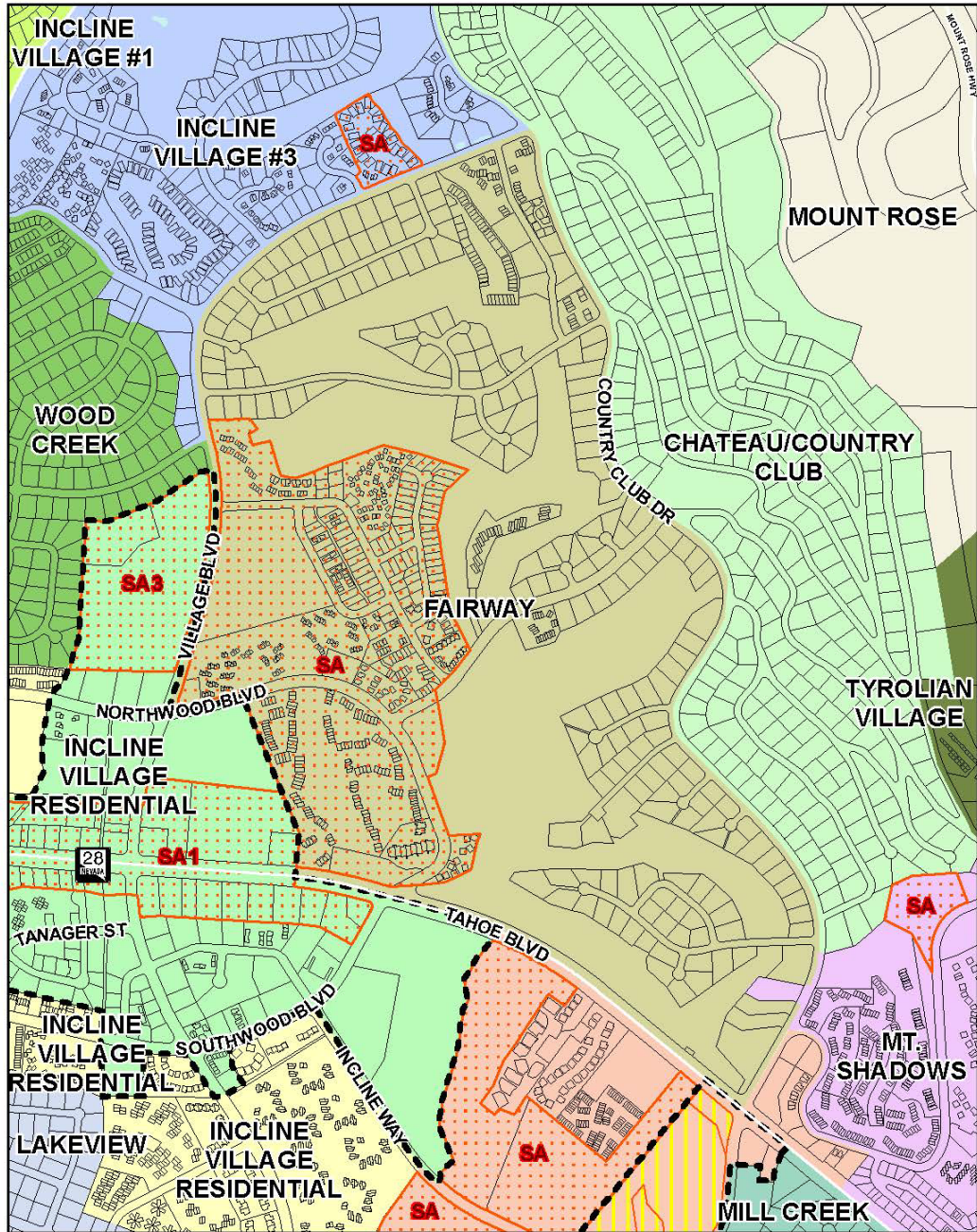
**Section 110.220.295 Fairway Regulatory Zone.**

| <b>FAIRWAY REGULATORY ZONE</b>                                 |                 |  |
|--|-----------------|--|
| Allowable Land Uses by Land Use Classification                 | Land Use Permit | Density  |
| <b>Residential</b>   |                 |  |
| Single Family Dwelling   | A               | 1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85 |
| <b>Public Service</b>  |                 |  |
| Churches   | S               |  |
| Cultural Facilities  | S               |  |
| Local Public Health and Safety Facilities                      | S               |  |
| Public Utility Centers   | S               |  |
| Pipelines and Power Transmission                               | S               |  |
| Transit stations and terminals                                 | S               |  |
| Transmission and Receiving Facilities                          | S               |  |
| Transportation Routes  | S               |  |
| Publicly Owned Assembly and Entertainment                      | S               |  |
| Day Care Centers/Pre-schools                                   | S               |  |
| <b>Recreation</b>  |                 |  |
| Cross Country Skiing Courses                                   | A               |  |
| Day Use Areas  | A               |  |
| Golf Courses   | A               |  |
| <b>Resource Management</b>                                     |                 |  |
| Reforestation  | A               |  |
| Sanitation Salvage Cut   | A               |  |
| Thinning   | A               |  |
| Tree Farms   | A               |  |
| Early Successional Stage Vegetation Management                 | A               |  |
| Nonstructural Fish Habitat Management                          | A               |  |
| Nonstructural Wildlife Habitat Management                      | A               |  |
| Structural Fish Habitat Management                             | A               |  |
| Structural Wildlife Habitat Management                         | A               |  |
| Fire Detection and Suppression                                 | A               |  |
| Fuels Treatment  | A               |  |
| Insect and Disease Suppression                                 | A               |  |
| Sensitive Plant Management                                     | A               |  |
| Uncommon Plant Community Management                            | A               |  |
| Erosion Control  | A               |  |
| SEZ Restoration  | A               |  |
| Runoff Control   | A               |  |
| <b>PERMISSIBLE USES – FAIRWAY REGULATORY ZONE SPECIAL AREA</b> |                 |  |
| Allowable Land Uses by Land Use Classification                 | Land Use Permit | Density  |
| <b>Residential</b>   |                 |  |
| Single Family Dwelling   |                 | As above in rest of Fairway  |
| Employee Housing   | A               | Based on other residential use densities                                     |

|  |   |  |
|--|---|--|
| Multiple Family Dwellings  | A | 15 units per acre                              |
| Nursing and Personal Care  | A | 25 persons per acre                            |
| Residential Care   | A | 25 persons per acre                            |
| <b>Tourist Accommodation</b>   |   |  |
| Hotel, Motels, and Other Transient Dwelling Units<br>Less than 10% of units with kitchens<br>10% 5 or more units with kitchens | S | 40 units per acre<br>15 units per acre         |
| Timesharing (Hotel/Motel Design)   | S | As per the limitations set forth in this table |
| Timesharing (Residential Design)   | S | As per the limitations set forth in this table |
| <b>Commercial</b>  |   |  |
| Eating and Drinking Places   | S |  |
| Food and Beverage Retail Sales   | S |  |
| General Merchandise Stores   | S |  |
| Nursery  | S |  |
| Amusements and Recreation Services   | S |  |
| Financial Services   | S |  |
| Health Care Services   | S |  |
| Personal Services  | S |  |
| Professional Offices   | S |  |
| <b>Public Service</b>  |   |  |
| Government Offices   | S |  |
| Membership Organizations   | S |  |
| Public Assembly and Entertainment Facilities   | S |  |
| Schools – Kindergarten through Secondary   | S |  |
| Social Service Organizations   | S |  |
| <b>Recreation</b>  |   |  |
| Participant Sports Facilities  | S |  |
| Sport Assembly   | S |  |
| <b>Resource Management</b>   |   |  |
| Same as General List   |   |  |

**Section 110.220.300 Fairway Regulatory Zone Special Policies.** The following special policies will be implemented in the Fairway Regulatory Zone.

- (a) The development of commercial facilities on vacant parcels in the Special Area shall be limited to the parcels abutting Northwood Boulevard.
- (b) Multi-residential units permitted in the Special Area may be converted to residential timeshare uses. The conversion of such units shall not be counted under the tourist accommodation allocation limitations if they were originally counted under the residential allocation limitations.
- (c) The Special Area should be considered for future inclusion in the Incline Village Commercial Regulatory Zone and the Town Center.



**FAIRWAY**  
Regulatory Zoning

 SPECIAL AREAS  
 SPECIAL EVENTS AREA  
 TOWN CENTER  
 NORTH  
 Washoe County, NV

Figure 110.220.020 Fairway Regulatory Zone Location Map

**Section 110.220.305 Mill Creek Regulatory Zone.**

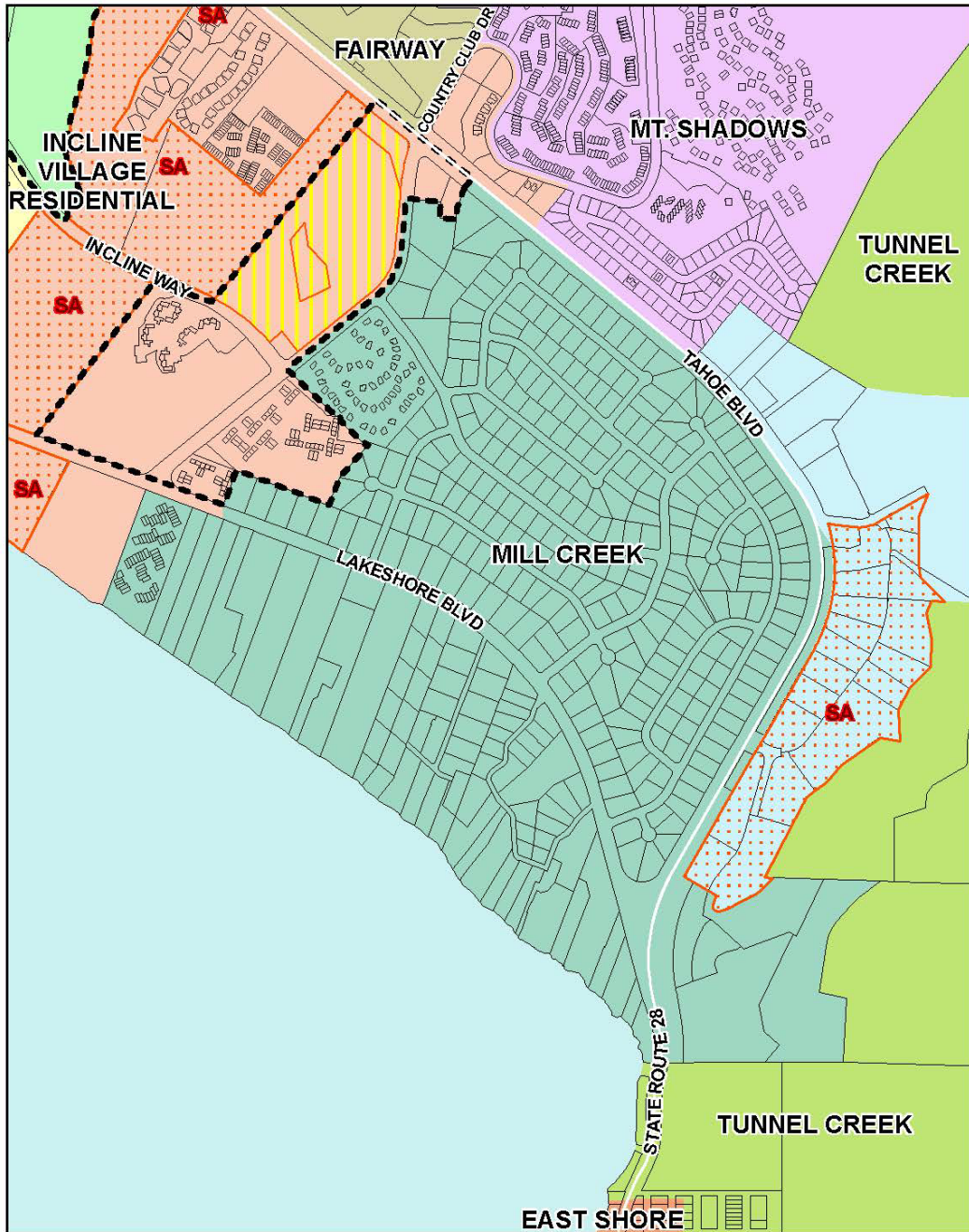
| <b>MILL CREEK REGULATORY ZONE</b>   |                 |  |
|---|-----------------|--|
| Allowable Land Uses by Land Use Classification  | Land Use Permit | Density  |
| <b>Residential</b>  |                 |  |
| Single Family Dwelling  | A               | 1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85 |
| <b>Tourist Accommodation</b>  |                 |  |
| Bed and Breakfast Facilities  | S               | 5 units per parcel   |
| <b>Public Service</b>   |                 |  |
| Local Public Health and Safety Facilities   | S               |  |
| Transit Stations and Terminals  | S               |  |
| Pipelines and Power Transmission  | S               |  |
| Transmission and Receiving Facilities   | S               |  |
| Transportation Routes   | S               |  |
| Public Utility Centers  | S               |  |
| Churches  | S               |  |
| Local Post Offices  | S               |  |
| Day Care Centers/Pre-schools  | S               |  |
| <b>Recreation</b>   |                 |  |
| Participant Sports Facilities   | S               |  |
| Day Use Areas   | A               |  |
| Riding and Hiking Trails  | A               |  |
| Beach Recreation  | A               |  |
| <b>Resource Management</b>  |                 |  |
| Reforestation   | A               |  |
| Sanitation Salvage Cut  | A               |  |
| Special Cut   | A               |  |
| Thinning  | A               |  |
| Early Successional Stage Vegetation Management  | A               |  |
| Structural and Nonstructural Fish/Wildlife Habitat Management   | A               |  |
| Fire Detection and Suppression  | A               |  |
| Fuels Treatment/Management  | A               |  |
| Insect and Disease Suppression  | A               |  |
| Sensitive and Uncommon Plant Management   | A               |  |
| Erosion Control   | A               |  |
| SEZ Restoration   | A               |  |
| Runoff Control  | A               |  |
| <b>SHOREZONE – TOLERANCE DISTRICT 7</b>   |                 |  |
| The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel. |                 |  |
| Allowable Land Uses   | Land Use Permit | Density  |
| <b>Primary Use</b>  |                 |  |

|                                 |   |  |
|---------------------------------|---|--|
| Beach Recreation                | A |  |
| Salvage Operations              | A |  |
| Safety and Navigation Devices   | A |  |
| Accessory Structure             |   |  |
| Buoys                           | A |  |
| Piers                           | A |  |
| Floating Docks and Piers        | A |  |
| Fences                          | S |  |
| Boat Ramps                      | S |  |
| Breakwaters or Jetties          | S |  |
| Shoreline Protective Structures | S |  |
| Water Intake Lines              | S |  |
| SHOREZONE TOLERANCE DISTRICT 3  |   |  |
| Primary Uses                    |   |  |
| Safety and Navigation Devices   | A |  |
| Salvage Operations              | A |  |
| Accessory Structures            |   |  |
| Buoys                           | A |  |
| Piers                           | A |  |
| Floating Docks and Piers        | A |  |
| Fences                          | S |  |
| Boat Ramps                      | S |  |
| Breakwaters or Jetties          | S |  |
| Shoreline Protective Structures | S |  |
| Water Intake Lines              | S |  |

**Section 110.220.310 Mill Creek Regulatory Zone Special Policies.** The following special policies will be implemented in the Mill Creek Regulatory Zone.

- (a) The Mill Creek Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:

- (1) Scenic Restoration Area



**MILL CREEK**  
Regulatory Zoning

 SPECIAL AREAS  
 SPECIAL EVENTS AREA  
 TOWN CENTER

 NORTH  
 Washoe County, NV

Figure 110.220.021 Mill Creek Regulatory Zone Location Map.

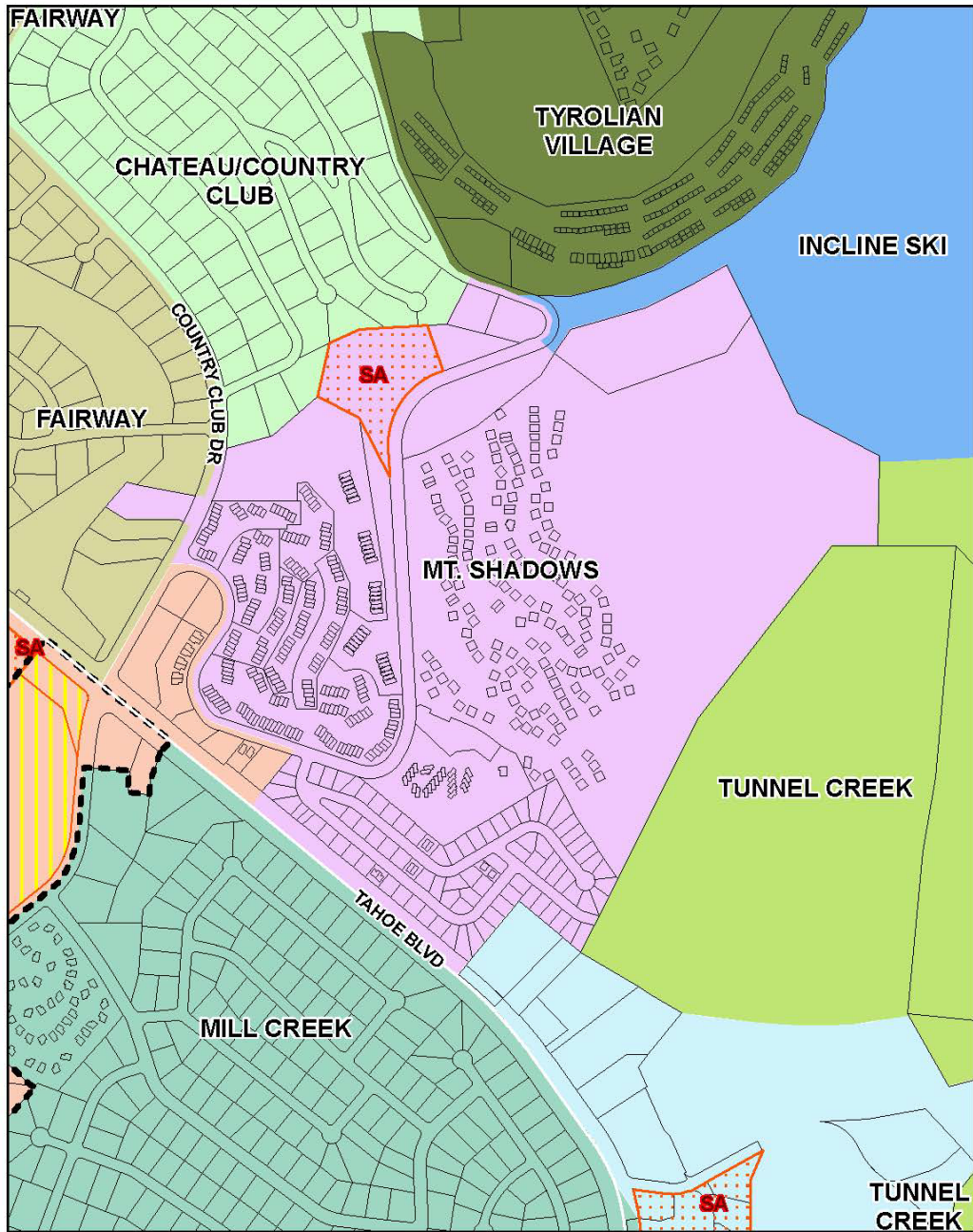
**Section 110.220.315 Mt. Shadows Regulatory Zone.**

| <b>MT. SHADOWS REGULATORY ZONE</b>                                 |                 |  |
|--|-----------------|--|
| Allowable Land Uses by Land use Classification                     | Land Use Permit | Density  |
| <b>Residential</b>   |                 |  |
| Single Family Dwellings  | A               | 1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85 |
| Multiple Family Dwellings  | S               | 15 units per acre  |
| <b>Public Service</b>  |                 |  |
| Local Public Health and Safety Facilities                          | S               |  |
| Transit Stations   | S               |  |
| Pipelines and Power Transmission                                   | S               |  |
| Transmission and Receiving Facilities                              | S               |  |
| Transportation Routes  | S               |  |
| Public Utility Centers   | S               |  |
| Government Offices   | S               |  |
| Churches   | S               |  |
| <b>Recreation</b>  |                 |  |
| Participant Sports Facilities                                      | S               |  |
| Day Use Areas  | A               |  |
| Riding and Hiking Trails   | A               |  |
| <b>Resource Management</b>   |                 |  |
| Reforestation  | A               |  |
| Sanitation Salvage Cut   | A               |  |
| Special Cut  | A               |  |
| Thinning   | A               |  |
| Early Successional Stage Vegetation Management                     | A               |  |
| Structural and Nonstructural Fish/Wildlife Habitat Management      | A               |  |
| Fire Detection and Suppression                                     | A               |  |
| Fuels Treatment/Management   | A               |  |
| Insect and Disease Suppression                                     | A               |  |
| Sensitive and Uncommon Plant Management                            | A               |  |
| Erosion Control  | A               |  |
| SEZ Restoration  | A               |  |
| Runoff Control   | A               |  |
| <b>PERMISSIBLE USES – MT. SHADOWS REGULATORY ZONE SPECIAL AREA</b> |                 |  |
| Allowable land uses by land use classification                     | Land Use Permit | Density  |
| <b>Commercial</b>  |                 |  |
| Eating and Drinking Places   | A               |  |
| Food and Beverages Retail Sales                                    | S               |  |
| Personal Services  | A               |  |
| Professional Offices   | A               |  |

**Section 110.220.320 Mt. Shadows Regulatory Zone Special Policies.** The following special policies will be implemented in the Mt. Shadows Regulatory Zone.

- (a) Landscaping improvements and slope stabilization shall be required for Highway 28 road cuts in this area.
- (b) The off-street parking plan and building site location for Tyrolian Unit #7 should be reevaluated.
- (c) The Mt. Shadows Regulatory Zone includes the following special designations as defined in TRPA Code of Ordinances Section 11.6.3, *Special Designations*:
  - (1) Scenic Restoration Area





**MT. SHADOWS**  
Regulatory Zoning

SPECIAL AREAS  
 SPECIAL EVENTS AREA  
 TOWN CENTER

NORTH  
 Washoe County, NV

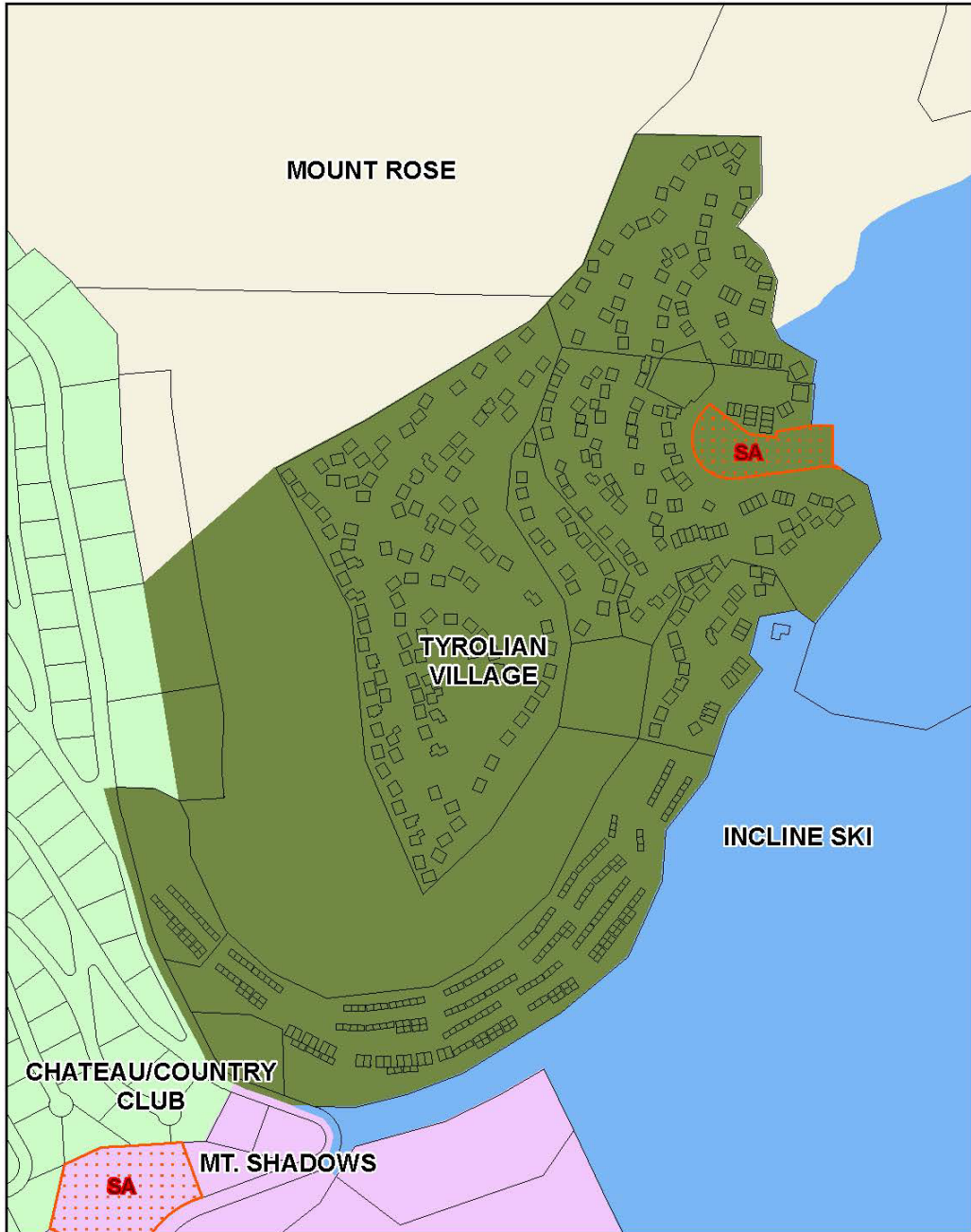
Figure 110.220.022 Mt. Shadows Regulatory Zone Location Map.

**Section 110.220.325 Tyrolian Village Regulatory Zone.**

| <b>TYROLIAN VILLAGE REGULATORY ZONE</b>                                 |                 |  |
|---|-----------------|--|
| Allowable Land Uses by Land Use Classification                          | Land Use Permit | Density  |
| <b>Residential</b>  |                 |  |
| Single Family Dwellings   | A               | 1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85 |
| <b>Public Service</b>   |                 |  |
| Local Public Health and Safety Facilities                               | S               |  |
| Transit Stations and Terminals  | S               |  |
| Pipelines and Power Transmission  | S               |  |
| Transmission and Receiving Facilities                                   | S               |  |
| Transportation Routes   | S               |  |
| Public Utility Centers  | S               |  |
| <b>Recreation</b>   |                 |  |
| Participant Sports Facilities   | S               |  |
| Temporary Events  | A               |  |
| Day Use Areas   | A               |  |
| Riding and Hiking Trails  | A               |  |
| <b>Resource Management</b>  |                 |  |
| Reforestation   | A               |  |
| Sanitation Salvage Cut  | A               |  |
| Special Cut   | A               |  |
| Thinning  | A               |  |
| Early Successional Stage Vegetation Management                          | A               |  |
| Structural and Nonstructural Fish/Wildlife Habitat Management           | A               |  |
| Fire Detection and Suppression  | A               |  |
| Fuels Treatment/Management  | A               |  |
| Insect and Disease Suppression  | A               |  |
| Sensitive and Uncommon Plant Management                                 | A               |  |
| Erosion Control   | A               |  |
| SEZ Restoration   | A               |  |
| Runoff Control  | A               |  |
| <b>PERMISSIBLE USES – TYROLIAN VILLAGE REGULATORY ZONE SPECIAL AREA</b> |                 |  |
| Allowable Land Uses by Land Use Classification                          | Land Use Permit | Density  |
| <b>Residential</b>  |                 |  |
| Same as General List  |                 |  |
| <b>Tourist Accommodations</b>   |                 |  |
| Time Sharing – Residential Design (See Special Policies)                | S               | 15 units per acre  |
| Bed and Breakfast Facilities  | S               | 10 units per acre  |
| <b>Public Service</b>   |                 |  |
| Same as General List  |                 |  |
| <b>Recreation</b>   |                 |  |
| Same as General List  |                 |  |
| <b>Resource Management</b>  |                 |  |
| Same as General List  |                 |  |

**Section 110.220.330 Tyrolian Village Regulatory Zone Special Policies.** The following special policies will be implemented in the Tyrolian Village Regulatory Zone.

- (a) Roofs and eaves may overhang the property line in order to accomplish any necessary design standards.
- (b) Garages may be constructed in the common parcel, provided the following conditions are met:
  - (1) One detached garage, no more than 24 x 24 feet (576 square feet), measured at the foundation line;
  - (2) Limited to one story;
  - (3) Use of garage is limited to vehicle parking;
  - (4) Garage shall not be converted or used for living space, commercial use, work or storage space (excluding parking);
  - (5) Homeowner shall enter into a garage license agreement with Tyrolian Village Association, Inc., and abide by the requirements of relevant CC&R provisions, and other governing documents;
  - (6) The homeowner is responsible for payment of taxes or assessments due to be paid by reason of the existence of the easement or garage structure;
  - (7) The homeowner is solely responsible for maintenance and upkeep of the garage; and
  - (8) The homeowner is required to use the garage only in a manner consistent with all laws and regulations of the State of Nevada, Washoe County, TRPA, and any other governmental agency having jurisdiction.
  - (9) Transfer/relocation of coverage into the common parcel shall comply with TRPA requirements.
- (c) Timeshares – Residential Design developed on Parcel “L” of Tyrolian Village Unit No. 1, Washoe County Assessor Parcel Number 126-420-02, shall be limited to a maximum of four structures and a maximum density of eight timeshare units.



**TYROLIAN VILLAGE**  
Regulatory Zoning

SPECIAL AREAS  
 SPECIAL EVENTS AREA

NORTH  
 Washoe County, NV

Figure 110.220.023 Tyrolian Village Regulatory Zone Location Map

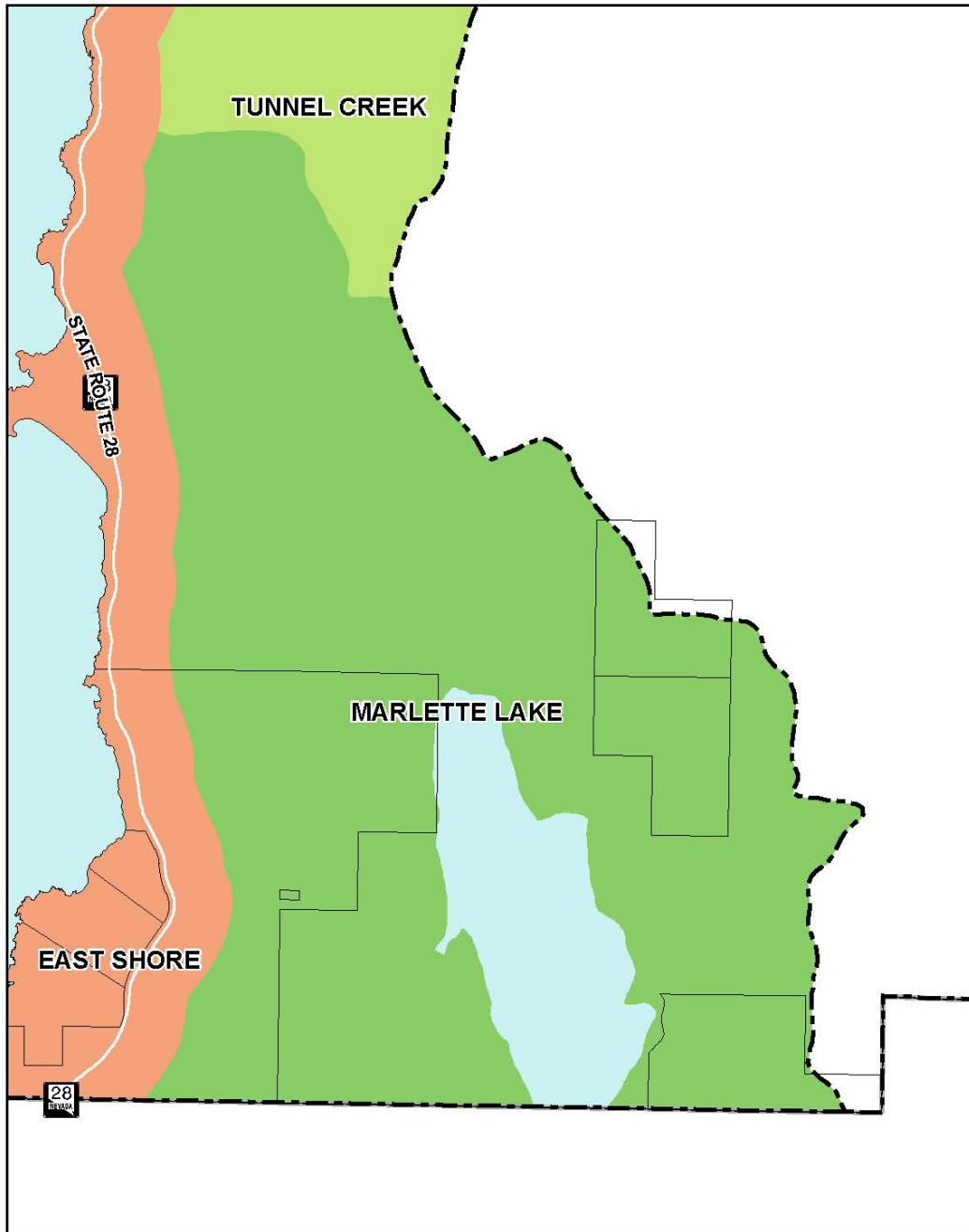
Standards for Conservation Regulatory Zones

**Section 110.220.335 Marlette Lake Regulatory Zone.**

| <b>MARLETTE LAKE REGULATORY ZONE</b>                          |                 |                   |
|---|-----------------|-------------------|
| Allowable Land Uses by Land Use Classification                | Land Use Permit | Density           |
| <b>Residential</b>  |                 |                   |
| Summer Homes  | S               | 1 unit per parcel |
| <b>Public Service</b>   |                 |                   |
| Local Public and Safety Facilities                            | S               |                   |
| <b>Recreation</b>   |                 |                   |
| Day Use Areas   | S               |                   |
| Cross Country Skiing Courses                                  | S               |                   |
| Riding and Hiking Trails                                      | A               |                   |
| Undeveloped Campgrounds                                       | S               |                   |
| <b>Resource Management</b>                                    |                 |                   |
| Reforestation   | A               |                   |
| Sanitation Salvage Cut  | A               |                   |
| Special Cut   | A               |                   |
| Selection Cut   | A               |                   |
| Thinning  | A               |                   |
| Early Successional Stage Vegetation Management                | A               |                   |
| Structural and Nonstructural Fish/Wildlife Habitat Management | A               |                   |
| Fire Detection and Suppression                                | A               |                   |
| Fuels Treatment   | A               |                   |
| Insect and Disease Suppression                                | A               |                   |
| Sensitive and Uncommon Plant Management                       | A               |                   |
| Erosion Control   | A               |                   |
| SEZ Restoration   | A               |                   |
| Runoff Control  | A               |                   |

**Section 110.220.340 Marlette Lake Regulatory Zone Special Policies.** The following special policies will be implemented in the Marlette Lake Regulatory Zone.

- (a) Vehicle access into this Regulatory Zone shall continue to be restricted. Service roads should continue to have limited use. Service roads should be decommissioned and restored where appropriate.
- (b) The domestic water supply of the Marlette / Hobart watershed shall be protected.
- (c) Capacity of undeveloped campsites on Nevada State Parks lands shall not exceed the capacity of trailheads outside of the Regulatory Zone.
- (d) The existing water transfer / pump system (local public health and safety facility) within this Regulatory Zone may be modified as new and more efficient technology is developed. The system shall be equipped with a fish screen to reduce impacts to fish.
- (e) Trailhead facilities should be screened from Highway 28 and designed to blend in with the natural character of the area.



**MARLETTE LAKE**  
Regulatory Zoning

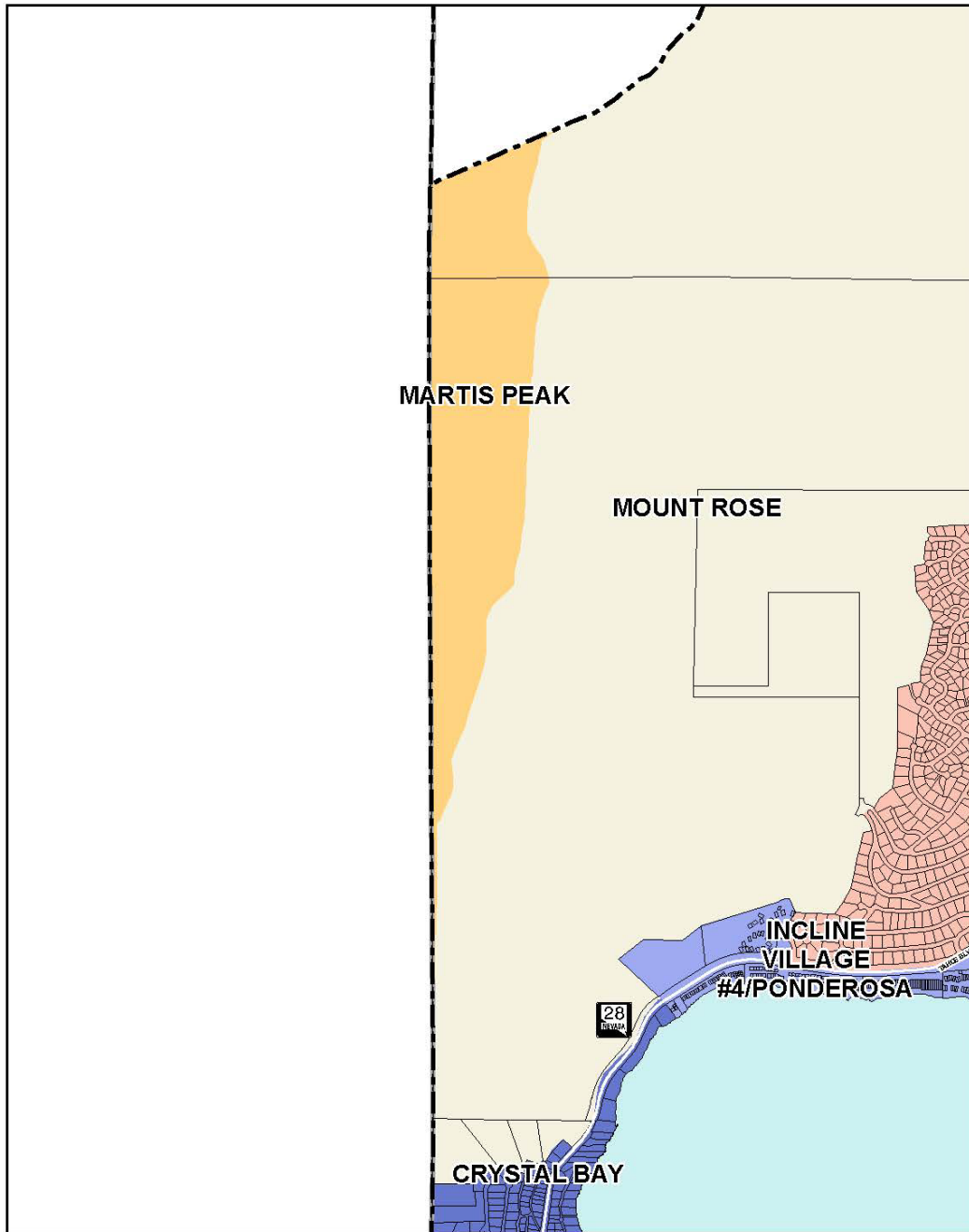
 SPECIAL AREAS  
 SPECIAL EVENTS AREA  
 NORTH  
 Washoe County, NV

Figure 110.220.024 Marlette Lake Regulatory Zone Location Map

**Section 110.220.345 Martis Peak Regulatory Zone.**

| <b>MARTIS PEAK REGULATORY ZONE</b>                    |                        |                     |
|---|------------------------|---------------------|
| <b>Allowable Land Uses by Land Use Classification</b> | <b>Land Use Permit</b> | <b>Density</b>      |
| <b>Residential</b>                                    |                        |                     |
| Summer Homes  | S                      | 1 unit per parcel   |
| <b>Public Service</b>                                 |                        |                     |
| Transmission and Receiving Facilities                 | S                      |                     |
| Transportation Routes                                 | S                      |                     |
| Pipelines and Power Transmission                      | S                      |                     |
| Local Public Health and Safety Facilities             | S                      |                     |
| <b>Recreation</b>                                     |                        |                     |
| Day Use Areas   | S                      |                     |
| Developed Campgrounds                                 | S                      | 8 sites per acre    |
| Riding and Hiking Trails                              | A                      |                     |
| Rural Sports  | S                      |                     |
| Off-Road Vehicle Courses                              | S                      |                     |
| Outdoor Recreation Concessions                        | S                      |                     |
| Snowmobile Courses                                    | S                      |                     |
| Group Facilities                                      | S                      | 25 persons per acre |
| Undeveloped Campgrounds                               | S                      |                     |
| <b>Resource Management</b>                            |                        |                     |
| Reforestation   | A                      |                     |
| Regeneration Harvest                                  | A                      |                     |
| Sanitation Salvage Cut                                | A                      |                     |
| Selection Cut   | A                      |                     |
| Special Cut   | S                      |                     |
| Thinning  | A                      |                     |
| Timber Stand Improvement                              | A                      |                     |
| Tree Farms  | S                      |                     |
| Early Successional Stage Vegetation Management        | A                      |                     |
| Nonstructural Fish Habitat Management                 | A                      |                     |
| Nonstructural Wildlife Habitat Management             | A                      |                     |
| Structural Fish Habitat Management                    | A                      |                     |
| Structural Wildlife Habitat Management                | A                      |                     |
| Farm/Ranch Accessory Structures                       | A                      |                     |
| Fire Detection and Suppression                        | A                      |                     |
| Fuels Treatment                                       | A                      |                     |
| Insect and Disease Suppression                        | A                      |                     |
| Prescribed Fire Management                            | A                      |                     |
| Sensitive Plant Management                            | A                      |                     |
| Uncommon Plant Community Management                   | A                      |                     |
| Erosion Control                                       | A                      |                     |
| Runoff Control  | A                      |                     |
| SEZ Restoration                                       | A                      |                     |

**Section 110.220.350 Martis Peak Regulatory Zone Special Policies.** Reserved.



**MARTIS PEAK**  
Regulatory Zoning

 SPECIAL AREAS  
 SPECIAL EVENTS AREA  
 NORTH  
 Washoe County, NV

Figure 110.220.025 Martis Peak Regulatory Zone Location Map

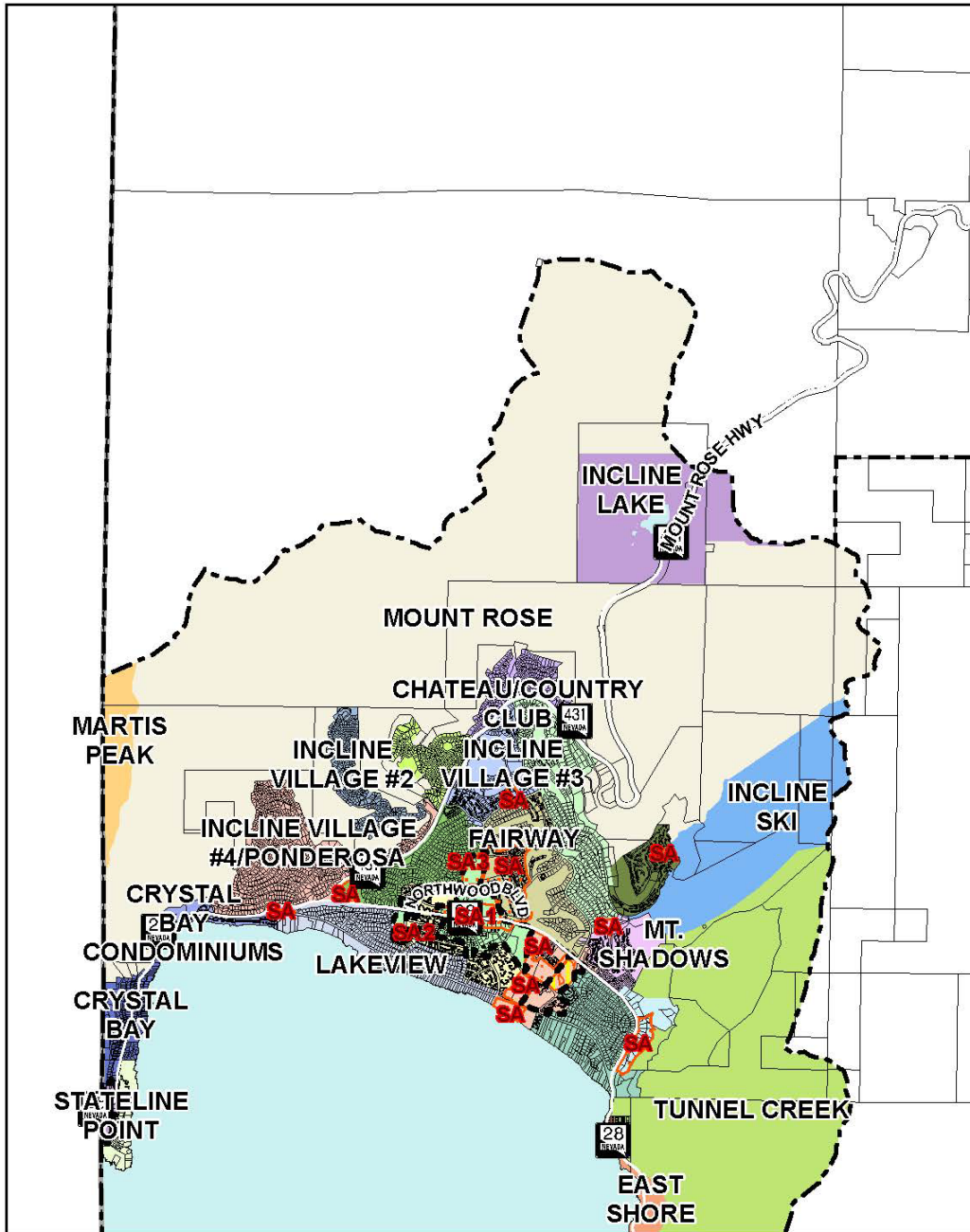


**Section 110.220.355 Mount Rose Regulatory Zone.**

| <b>MOUNT ROSE REGULATORY ZONE</b>              |                 |                   |
|--|-----------------|-------------------|
| Allowable Land Uses by Land Use Classification | Land Use Permit | Density           |
| <b>Residential</b>                             |                 |                   |
| Summer Homes                                   | S               | 1 unit per parcel |
| <b>Public Service</b>                          |                 |                   |
| Local Public Health and Safety Facilities      | S               |                   |
| Transportation Routes                          | S               |                   |
| Pipelines and Power Transmission               | S               |                   |
| Transmission and Receiving Facilities          | S               |                   |
| <b>Recreation</b>                              |                 |                   |
| Cross Country Ski Courses                      | S               |                   |
| Outdoor Recreation Concessions                 | S               |                   |
| Riding and Hiking Trails                       | A               |                   |
| <b>Resource Management</b>                     |                 |                   |
| Reforestation                                  | A               |                   |
| Sanitation Salvage Cut                         | A               |                   |
| Selection Cut                                  | A               |                   |
| Special Cut                                    | A               |                   |
| Thinning                                       | A               |                   |
| Timber Stand Improvement                       | A               |                   |
| Early Successional Stage Vegetation Management | A               |                   |
| Nonstructural Fish Habitat Management          | A               |                   |
| Nonstructural Wildlife Habitat Management      | A               |                   |
| Structural Fish Habitat Management             | A               |                   |
| Structural Wildlife Habitat Management         | A               |                   |
| Fire Detection and Suppression                 | A               |                   |
| Fuels Treatment                                | A               |                   |
| Insect and Disease Suppression                 | A               |                   |
| Sensitive Plant Management                     | A               |                   |
| Uncommon Plant Community Management            | A               |                   |
| Erosion Control                                | A               |                   |
| Runoff Control                                 | A               |                   |
| SEZ Restoration                                | A               |                   |

**Section 110.220.360 Mount Rose Regulatory Zone Special Policies.** The following special policies will be implemented in the Mount Rose Regulatory Zone.

- (a) Forest management practices should be limited to those activities that allow control of insect and disease, watershed protection, recreational enhancement, and wildlife habitat improvement. No new highways or roadways should be built in this area.
- (b) Developed facilities should be limited to those accessible to State Route 431 and should conform to special design criteria so as not to detract from the high-quality views from the roadway.



**MOUNT ROSE**  
Regulatory Zoning

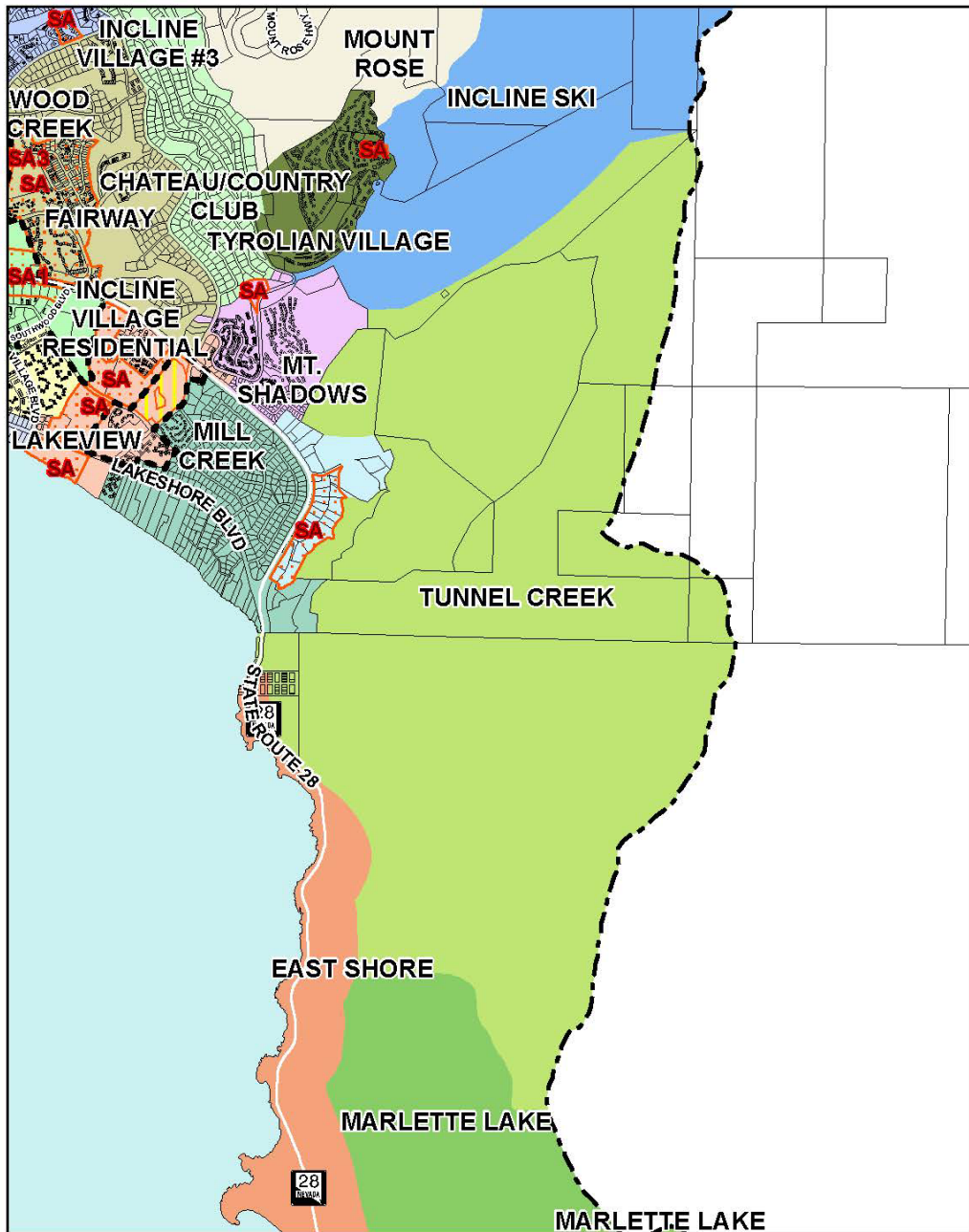
 SPECIAL AREAS  
 SPECIAL EVENTS AREA  
 TOWN CENTER  
 NORTH  
 Washoe County, NV

Figure 110.220.026 Mount Rose Regulatory Zone Location Map

**Section 110.220.365 Tunnel Creek Regulatory Zone.**

| <b>TUNNEL CREEK REGULATORY ZONE</b>            |                 |  |
|--|-----------------|--|
| Allowable Land Uses by Land Use Classification | Land Use Permit | Density  |
| <b>Residential</b>                             |                 |  |
| Domestic Animal Raising                        | S               |  |
| Single Family Dwelling                         | S               | 1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85 |
| Summer Homes                                   | S               | 1 unit per parcel  |
| <b>Public Service</b>                          |                 |  |
| Transmission and Receiving Facilities          | S               |  |
| Pipelines and Power Transmission               | S               |  |
| Transportation Routes                          | S               |  |
| Local Public Health and Safety Facilities      | S               |  |
| <b>Recreation</b>                              |                 |  |
| Day Use Areas                                  | S               |  |
| Cross Country Skiing Courses                   | A               |  |
| Developed Campgrounds                          | S               | 8 sites per acre   |
| Outdoor Recreation Concessions                 | S               |  |
| Riding and Hiking Trails                       | A               |  |
| Rural Sports                                   | S               |  |
| Undeveloped Campgrounds                        | S               |  |
| <b>Resource Management</b>                     |                 |  |
| Reforestation                                  | A               |  |
| Sanitation Salvage Cut                         | A               |  |
| Selection Cut                                  | A               |  |
| Special Cut                                    | A               |  |
| Thinning                                       | A               |  |
| Timber Stand Improvement                       | A               |  |
| Tree Farms                                     | A               |  |
| Early Successional Stage Vegetation Management | A               |  |
| Nonstructural Fish Habitat Management          | A               |  |
| Nonstructural Wildlife Habitat Management      | A               |  |
| Structural Fish Habitat Management             | A               |  |
| Structural Wildlife Habitat Management         | A               |  |
| Farm/Ranch Accessory Structures                | S               |  |
| Grazing  | S               |  |
| Range Pasture Management                       | A               |  |
| Range Improvement                              | S               |  |
| Fire Detection and Suppression                 | A               |  |
| Fuels Treatment                                | A               |  |
| Insect and Disease Suppression                 | A               |  |
| Prescribed Fire Management                     | A               |  |
| Sensitive Plant Management                     | A               |  |

|   |                 |         |
|---|-----------------|---------|
| Uncommon Plant Community Management   | A               |         |
| Erosion Control   | A               |         |
| Runoff Control  | A               |         |
| SEZ Restoration   | A               |         |
| <b>SHOREZONE – TOLERANCE DISTRICT 3</b>   |                 |         |
| The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel. |                 |         |
| Allowable Land Uses   | Land Use Permit | Density |
| <b>Primary Use</b>  |                 |         |
| Salvage Operations  | S               |         |
| Safety and Navigation Devices   | A               |         |
| <b>Accessory Structure</b>  |                 |         |
| Buoys   | S               |         |
| Floating Docks and Platforms  | A               |         |
| Piers   | A               |         |
| Fences  | S               |         |
| Shoreline Protective Structures   | S               |         |
| Water Intake Lines  | S               |         |



**TUNNEL CREEK**  
Regulatory Zoning




-  SPECIAL AREAS
-  SPECIAL EVENTS AREA
-  TOWN CENTER



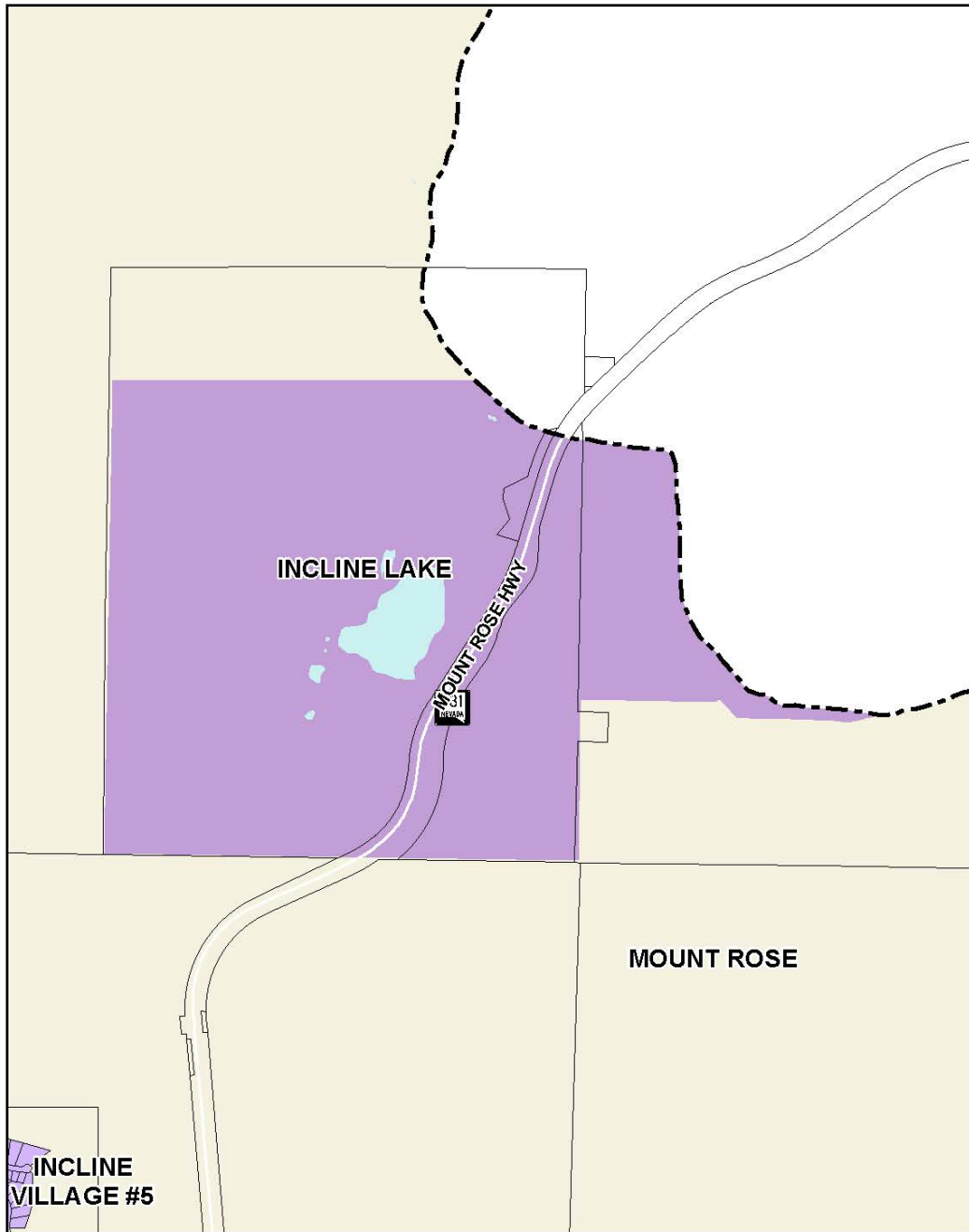
Figure 110.220.027 Tunnel Creek Location Map  
Standards for Recreation Regulatory Zones

**Section 110.220.375 Incline Meadows Regulatory Zone.**

| <b>INCLINE MEADOWS REGULATORY ZONE</b>         |                 |                   |
|--|-----------------|-------------------|
| Allowable Land Uses by Land use Classification | Land Use Permit | Density           |
| <b>Residential</b>                             |                 |                   |
| Summer Homes                                   | S               | 1 unit per parcel |
| <b>Public Service</b>                          |                 |                   |
| Pipelines and Power Transmission               | S               |                   |
| Transmission and Receiving Facilities          | S               |                   |
| Local Public Safety Facilities                 | S               |                   |
| Public Utility Centers                         | S               |                   |
| Transportation Routes                          | S               |                   |
| Transit Stations and Terminals                 | S               |                   |
| <b>Recreation</b>                              |                 |                   |
| Cross Country Skiing Courses                   | S               |                   |
| Day Use Areas                                  | A               |                   |
| Riding and Hiking Trails                       | A               |                   |
| Undeveloped Campgrounds                        | S               |                   |
| Outdoor Recreation Concessions                 | S               |                   |
| Snowmobile Courses                             | S               |                   |
| <b>Resource Management</b>                     |                 |                   |
| Reforestation                                  | A               |                   |
| Sanitation Salvage Cut                         | A               |                   |
| Selection Cut                                  | A               |                   |
| Special Cut                                    | S               |                   |
| Thinning                                       | A               |                   |
| Timber Stand Improvement                       | S               |                   |
| Tree Farms                                     | S               |                   |
| Early Successional Stage Vegetation Management | A               |                   |
| Nonstructural Fish Habitat Management          | A               |                   |
| Nonstructural Wildlife Habitat Management      | A               |                   |
| Structural Fish Habitat Management             | S               |                   |
| Structural Wildlife Habitat Management         | S               |                   |
| Grazing  | S               |                   |
| Range Pasture Management                       | A               |                   |
| Range Improvement                              | S               |                   |
| Fire Detection and Suppression                 | A               |                   |
| Fuels Treatment                                | S               |                   |
| Insect and Disease Suppression                 | A               |                   |
| Sensitive Plant Management                     | A               |                   |
| Uncommon Plant Community Management            | A               |                   |
| Erosion Control                                | A               |                   |
| Runoff Control                                 | A               |                   |
| SEZ Restoration                                | A               |                   |

**Section 110.220.380 Incline Meadows Regulatory Zone Special Policies.** The following special policies will be implemented in the Incline Meadows Regulatory Zone.

- (a) Additional development on private lands shall only be permitted if linked to an approved TRPA Master Plan for development of the entire Regulatory Zone.
- (b) To encourage decreased density in any master plan for development of private lands, Transfer of Development Rights (TDR) credits shall be permitted for all parcels retired from development.
- (c) Due to distance involved for connection to a traditional sewer system, any master plan for this area should consider the use of alternative sewage disposal systems.
- (d) Common facilities should be emphasized over individual accessory uses.



**INCLINE MEADOWS**  
Regulatory Zoning

 SPECIAL AREAS  
 SPECIAL EVENTS AREA  
 NORTH  
 WASHOE COUNTY, NV

Figure 110.220.028 Incline Meadows Regulatory Zone Location Map



**Section 110.220.385 East Shore Regulatory Zone.**

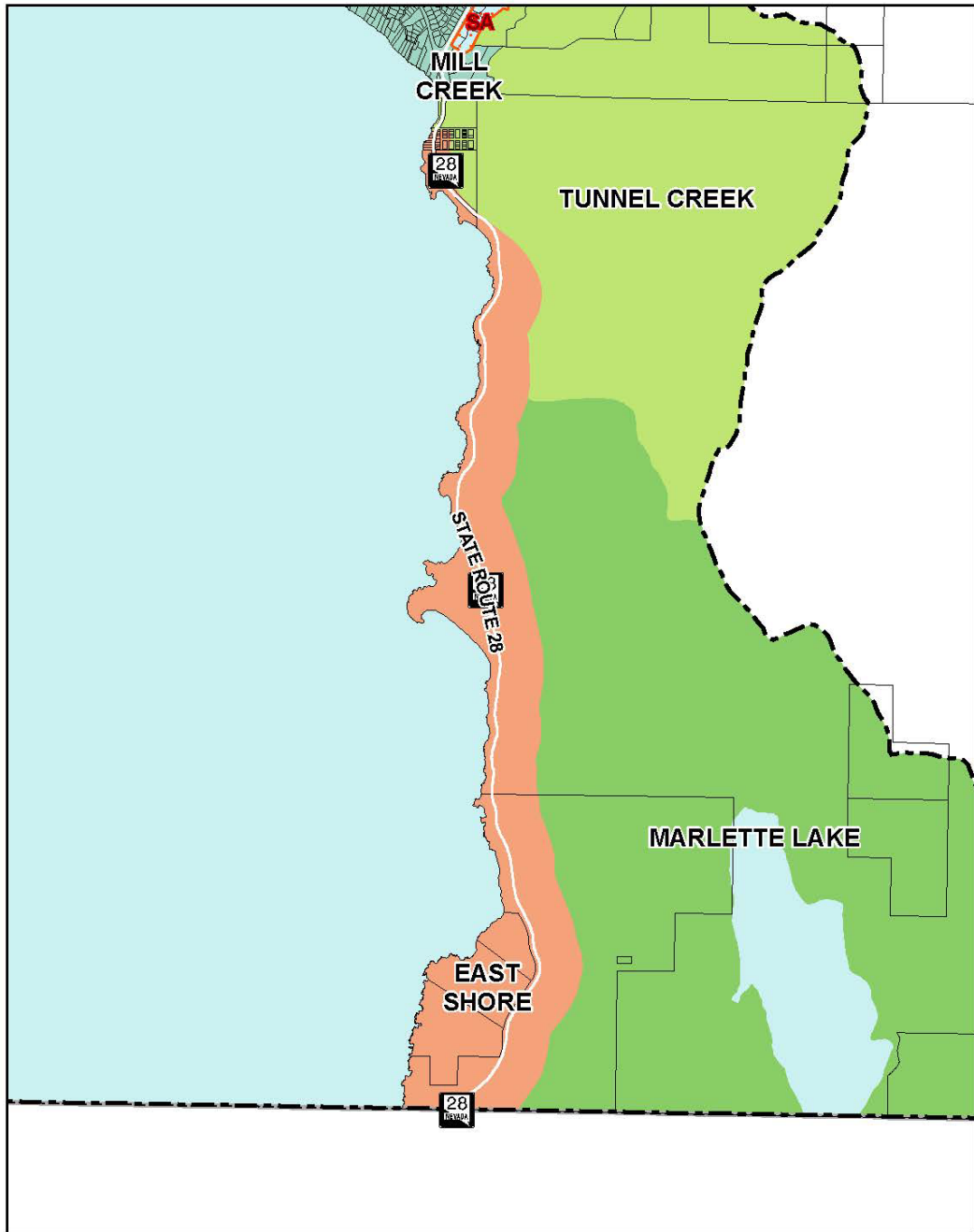
| <b>EAST SHORE REGULATORY ZONE</b>   |                 |  |
|---|-----------------|--|
| Allowable Land Uses by Land Use Classification  | Land Use Permit | Density  |
| <b>Residential</b>  |                 |  |
| Employee Housing  | S               | 5 units on State Parks Lands   |
| Single Family Dwelling  | S               | 1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85 |
| Summer Homes  | S               | 1 unit per parcel  |
| <b>Public Service</b>   |                 |  |
| Pipelines and Power Transmission  | S               |  |
| Local Public Safety Facilities  | S               |  |
| Publicly Owned Assembly and Entertainment   | S               |  |
| Cultural Facilities   | S               |  |
| Transportation Routes   | S               |  |
| Government Offices  | S               |  |
| Transit Stations and Terminals  | S               |  |
| <b>Recreation</b>   |                 |  |
| Marinas   | S               |  |
| Day Use Areas   | A               |  |
| Riding and Hiking Trails  | A               |  |
| Undeveloped Campgrounds   | A               |  |
| Participant Sports  | S               |  |
| Developed Campgrounds   | A               | 8 sites per acre   |
| Outdoor Recreation Concessions  | A               |  |
| Rural Sports  | S               |  |
| Group Facilities  | S               | 25 persons per acre  |
| Beach Recreation  | A               |  |
| Boat Launching Facilities   | S               |  |
| <b>Resource Management</b>  |                 |  |
| Reforestation   | A               |  |
| Sanitation Salvage Cut  | A               |  |
| Special Cut   | S               |  |
| Selection Cut   | A               |  |
| Thinning  | A               |  |
| Early Successional Stage Vegetation Management  | A               |  |
| Structural and Nonstructural Fish/Wildlife Habitat Management                                   | A               |  |
| Fire Detection and Suppression  | A               |  |
| Fuels Treatment   | A               |  |
| Insect and Disease Suppression  | A               |  |
| Sensitive and Uncommon Plant Management   | A               |  |
| Erosion Control   | A               |  |
| SEZ Restoration   | A               |  |
| Runoff Control  | A               |  |
| <b>SHOREZONE – TOLERANCE DISTRICTS 1, 3 and 5</b>   |                 |  |
| The following structures may be permitted in the shorezone as an allowed (A) or special (S) use |                 |  |

only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel.

| Allowable Land Uses                   | Land Use Permit | Density |
|---------------------------------------|-----------------|---------|
| Primary Use                           |                 |         |
| Beach Recreation                      | A               |         |
| Water-oriented Recreation Concessions | A               |         |
| Safety and Navigation Devices         | A               |         |
| Tour Boat Operations                  | S               |         |
| Marinas                               | S               |         |
| Waterborne Transit                    | S               |         |
| Boat Launching Facilities             | S               |         |
| Accessory Structure                   |                 |         |
| Buoys                                 | A               |         |
| Piers                                 | A               |         |
| Floating Docks and Piers              | A               |         |
| Fences                                | S               |         |
| Boat Ramps                            | A               |         |
| Breakwaters or Jetties                | S               |         |
| Shoreline Protective Structures       | S               |         |
| Water Intake Lines                    | A               |         |

**Section 110.220.390 East Shore Regulatory Zone Special Policies.** The following special policies will be implemented in the East Shore Regulatory Zone.

- (a) The maximum carrying capacity for activities at Thunderbird Lodge shall be consistent with the Project Description and Capacity Analysis dated May 17, 2001 and submitted to TRPA.
- (b) Any change in use at Thunderbird Lodge shall require approval by the TRPA Governing Board.
- (c) Access to the undeveloped portions of the shorezone should be restricted to a developed system of trails.
- (d) Disturbing activities should be limited in the vicinity of osprey nest sites.
- (e) Ecologically designed trails should be provided to improve shorezone access.
- (f) Roadside parking should be replaced by offsite parking in association with transit service and trails connecting to the shorezone. Roadway parking controls should be used to eliminate parking problems.
- (g) Development should be permitted only where there is sufficient tree cover to visually absorb new structures, road cuts, and other attendant improvements.



**EAST SHORE**  
Regulatory Zoning

SPECIAL AREAS  
 SPECIAL EVENTS AREA

NORTH  
 Washoe County, NV

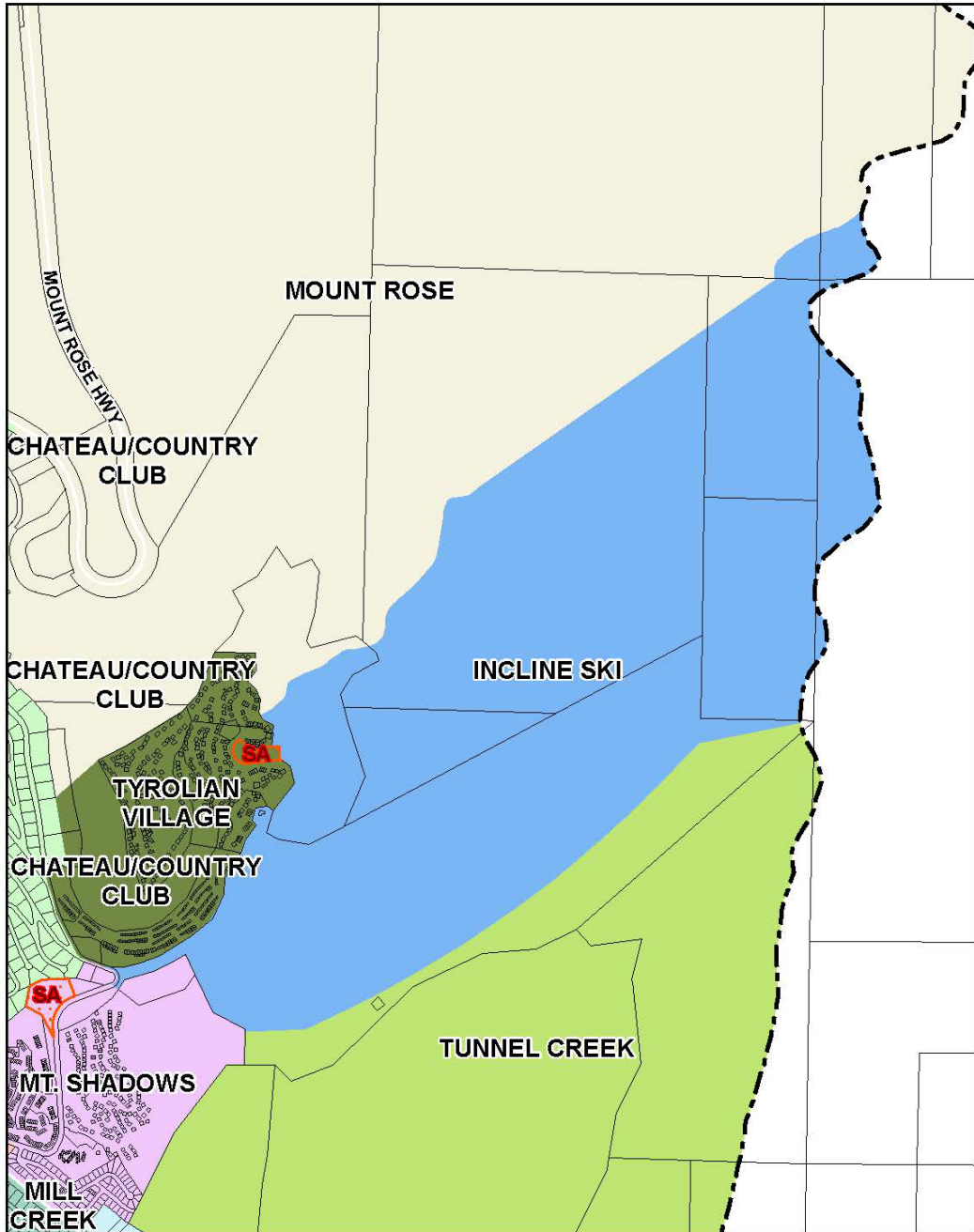
Figure 110.220.029 East Shore Regulatory Zone Location Map

**Section 110.220.395 Incline Ski Regulatory Zone.**

| <b>INCLINE SKI REGULATORY ZONE</b>                    |                        |                |
|---|------------------------|----------------|
| <b>Allowable Land Uses by Land Use Classification</b> | <b>Land Use Permit</b> | <b>Density</b> |
| <b>Public Service</b>                                 |                        |                |
| Pipelines and Power Transmission                      | S                      |                |
| Public Safety Facilities                              | S                      |                |
| Public Utility Centers                                | S                      |                |
| Publicly Owned Assembly and Entertainment             | S                      |                |
| Transportation Routes                                 | S                      |                |
| Transit Stations and Terminals                        | S                      |                |
| Transmission and Receiving Facilities                 | S                      |                |
| <b>Recreation</b>                                     |                        |                |
| Cross Country Skiing Courses                          | S                      |                |
| Day Use Areas   | A                      |                |
| Outdoor Recreation Concessions                        | S                      |                |
| Riding and Hiking Trails                              | A                      |                |
| Skiing Facilities                                     | S                      |                |
| Snowmobile Courses                                    | S                      |                |
| <b>Resource Management</b>                            |                        |                |
| Reforestation   | A                      |                |
| Sanitation Salvage Cut                                | A                      |                |
| Selection Cut   | A                      |                |
| Special Cut   | A                      |                |
| Thinning  | A                      |                |
| Timber Stand Improvement                              | A                      |                |
| Tree Farms  | A                      |                |
| Early Successional Stage Vegetation Management        | A                      |                |
| Nonstructural Fish Habitat Management                 | A                      |                |
| Nonstructural Wildlife Habitat Management             | A                      |                |
| Structural Fish Habitat Management                    | A                      |                |
| Structural Wildlife Habitat Management                | A                      |                |
| Fire Detection and Suppression                        | A                      |                |
| Fuels Treatment                                       | A                      |                |
| Insect and Disease Suppression                        | A                      |                |
| Prescribed Fire Management                            | A                      |                |
| Sensitive Plant Management                            | A                      |                |
| Uncommon Plant Community Management                   | A                      |                |
| Erosion Control                                       | A                      |                |
| Runoff Control  | A                      |                |
| SEZ Restoration                                       | A                      |                |

**Section 110.220.400 Incline Ski Regulatory Zone Special Policies.** The following special policies will be implemented in the Incline Ski Regulatory Zone.

- (a) While not exactly coincident, the boundary of the Incline Ski Regulatory Zone closely matches the boundary of the Incline Ski TRPA approved master plan. This plan, which is incorporated by reference, provides more detailed standards and allowable uses and activities. See section 110.220.405 TRPA Approved Master Plans for more information on master plans.
- (b) The diversion on Incline Creek shall be operated consistent with adopted instream flow standards.



**INCLINE SKI**  
Regulatory Zoning


 SPECIAL AREAS  
 SPECIAL EVENTS AREA


 NORTH  
 Washoe County, NV

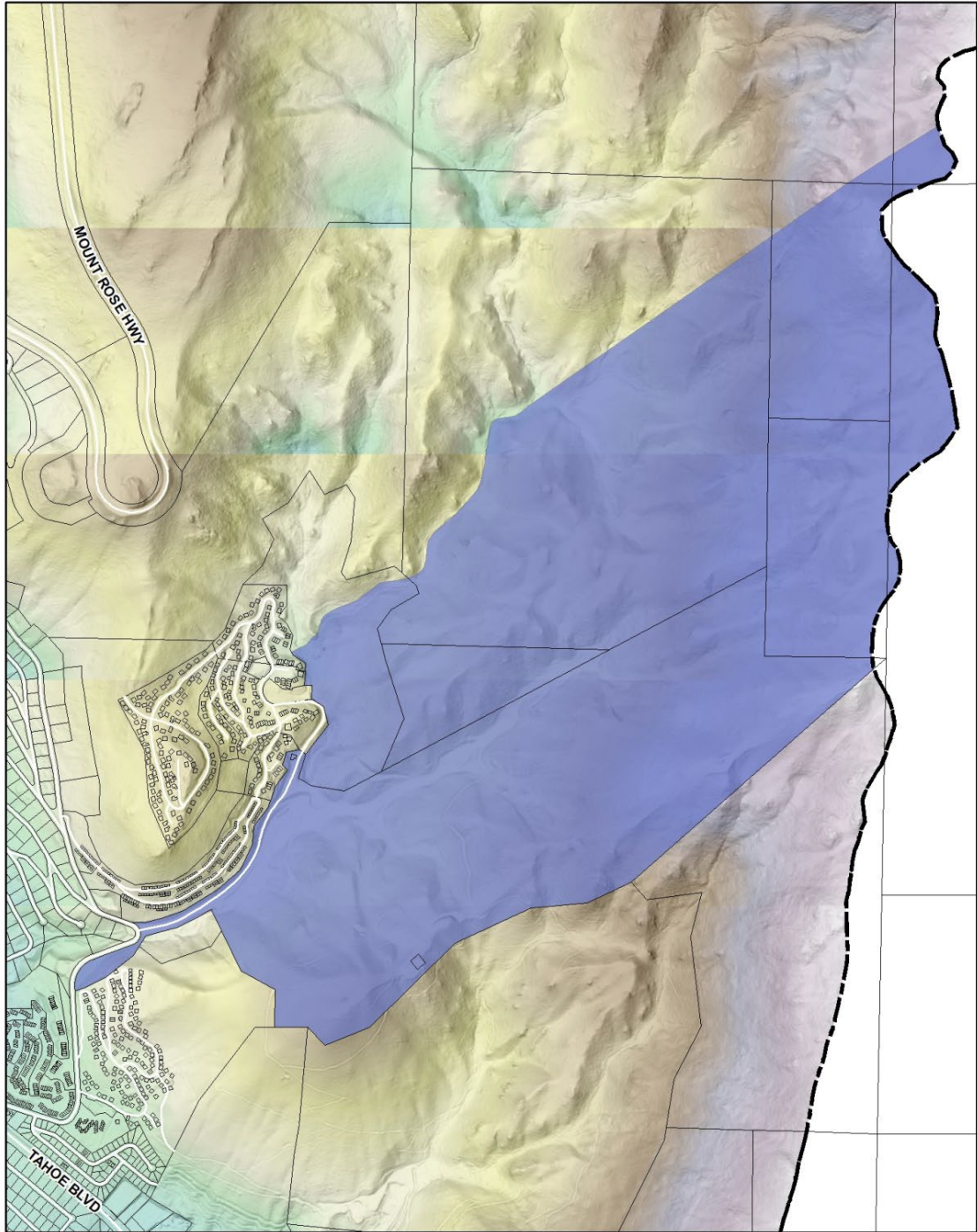
Figure 110.220.030 Incline Ski Location Map

## Special Regulations

**Section 110.220.405 TRPA Approved Master Plans.** TRPA master plans are a planning tool reviewed, approved and amended according to the processes and standards contained in Chapter 14, *Specific and Master Plans*, of the TRPA Code of Ordinances. Master plans function similarly to specific plans, establishing more detailed development plans and standards for specified activities in specified areas. Approved master plans do not require additional discretionary review for uses or structures that are identified and approved as part of the Washoe County Master Plan, under the following conditions:

- (a) The uses and structures are in substantial compliance with the approved Washoe County Area Plan;
- (b) Each phase of development includes construction of necessary improvements identified as necessary to mitigate the impacts of the development included in the phase. Typical improvements include but not limited to, parking facilities, housing, and road improvements;
- (c) Changes to property lines, easement abandonments, variances or other similar actions shall require discretionary approval by Washoe County.

The Diamond Peak Ski Area Master Plan is the only approved master plan in the Tahoe Planning Area (Figure 110.220.120.31 Incline Ski TRPA Master Plan)



**INCLINE SKI**  
**TRPA APPROVED MASTER PLAN**

-  Town Center
-  Special Area
-  INCLINE SKI

 NORTH  
 Washoe County, NV

**Figure 110.220.031 Diamond Peak Ski Area Master Plan**

**Section 110.220.410 Residential Care/Nursing and Personal Care Density Exceptions.** The maximum allowed density for any residential care or nursing and personal care permissible use within a Town Center is 40 persons per acre.

**Section 110.220.415 Greenhouse Gas Reduction.** In order to reduce the amount of greenhouse gas production and increase the overall sustainability of the plan area, certain development activities are subject to the following standards and incentives:

- (a) **Standards.** All new structures built by Washoe County that will contain habitable space and will be open to the public, such as administration offices, libraries, senior centers, and other projects of a civic nature; and, all new multi-family development must be designed and built to an industry recognized sustainable building construction and greenhouse gas reduction standard, such as Living Building Challenge (LBC), Net Zero Energy Building (NZEB), LEEDS, Energy Star, Green Globes, National Green Building Standard, or other similar standard. The Washoe County Director of Planning and Building Division will determine if a proposal meets this standard. The Director of the Washoe County Planning and Building Division will be responsible for making the determination of compliance with proposed standards, with the exception of projects using the Energy Star standard, which must be certified according to that program's process. Projects may propose to use a combination of different standards; however, the Director must determine that the greenhouse gas reduction and overall sustainability intent of the standards is preserved.
  
- (b) **Incentives.** The Washoe County fee for any required residential allocation, commercial floor area, or tourist accommodation unit, as described in Section 110.220.20, *Tahoe Regional Planning Agency Growth Management*, will be waived for projects that meet the above standard as determined by the Director of the Planning and Building Division.

**Section 110.220.420 Maximum Community Noise Equivalent Level.** The maximum community noise equivalent level (CNEL), as defined by the TRPA Code of Ordinances for the Tahoe Planning Area is determined by the following table:

| <u>LOCATION</u>  | <u>Maximum CNEL</u> |
|--|---------------------|
| Highways 431, 267 and 28 corridors.  | 55                  |
| <u>Regulatory Zones</u>  |                     |
| Ponderosa Ranch (outside of the Special Area)  | 65                  |
| Ponderosa Ranch Special Area, Incline Village Commercial, Crystal Bay Tourist  | 60                  |
| Incline Village Tourist, Crystal Bay Condominiums, Lakeview, Wood Creek, Incline Village 2, Incline Village 3, Incline Village 4, Incline Village Residential, Fairway, Mt. Shadows, Incline Ski | 55                  |
| Stateline Point, Crystal Bay, Incline Village 1, Incline Village 5, Chateau, Tyrolian Village, Mill Creek, East Shore, Incline Meadows, Marlette Lake, Martis Peak                               | 50                  |
| Tunnel Creek   | 45                  |



|            |    |
|------------|----|
| Mount Rose | 40 |
|------------|----|

**Section 110.220.425 Performance Standards for Stationary or Industrial Noise Sources.**

The following performance standards shall apply for stationary or industrial noise sources or projects affected by stationary or industrial noise sources as measured at the property line of a noise-sensitive receiving use:

- (a) Maximum Hourly L<sub>eq</sub>: 55 dB daytime (7 a.m. – 7 p.m.)  
45 dB nighttime (7 p.m. – 7 a.m.).
- (b) Maximum Level: 75 dB daytime (7 a.m. – 7 p.m.)  
65 dB nighttime (7 p.m. – 7 a.m.).

**Section 110.220.430 Uses Requiring Additional Review and Approval.** Projects that meet one or more of the following criteria shall require review and approval by TRPA and may not be delegated to Washoe County under the Memorandum of Understanding:

- (a) Shorezone Development. All development within the Shorezone of Lake Tahoe. The shorezone refers to the area along the Lake Tahoe shoreline that includes the nearshore, foreshore, and backshore as defined in TRPA Code Section 90.2. Development within the shorezone is regulated by Chapters 80–85 of the TRPA Code of Ordinances.
- (b) Large Developments. Large developments as described below:
  - (1) Within a designated Town Center:
    - (i) Residential developments with over 50,000 square feet of new building floor area.
    - (ii) Commercial and mixed-use developments with floor area over 40,000 square feet of new building floor area.
  - (2) Outside of a designated Town Center:
    - (i) Residential developments with over 25,000 square feet of new building floor area.
    - (ii) Commercial and mixed-use developments with over 12,500 square feet of new building floor area.
- (c) Development in Backcountry and Wilderness Areas. All development in the portions of the Mount Rose and Martis Peak Regulatory Zones that are within the Backcountry or Wilderness land use categories, as shown in Map 1, *Conceptual Regional Land Use*, of the TRPA Regional Plan.

**Section 110.220.435 Appeals.** An “aggrieved person” as defined in Article VI(j)(3) of the Tahoe Regional Planning Compact may appeal a final determination on a development permit by the County to TRPA pursuant to Section 13.9, *Appeals* of the TRPA Code of Ordinances. Appellants shall exhaust all administrative remedies provided by Washoe County prior to appealing the decision to TRPA.

**Section 110.220.440 Variances.** The provisions of Article 804, *Variances* of this chapter shall not apply to any regulations established by the TRPA Code of Ordinances.

*[Article 220 Replaced in its Entirety by Ord. 1662, provisions eff. 4/15/2021.]*

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Article 220.1

# TAHOE AREA DESIGN STANDARDS

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# *INTRODUCTION*

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## PURPOSE

The scenic beauty of the Lake Tahoe Region has been recognized as a national treasure through many eyes, including those of the U.S. Congress. The visual quality of the natural landscape is the primary contributor. National treasure status has afforded the Region unparalleled stewardship. The concept of stewardship carries through to the design and development of the built environment and the way the built environment it fits into the natural setting becomes critical. This manual of Signage, Parking and Design Standards and Guidelines represents a concerted effort to keep this area a national treasure while accommodating the sensitive development and use of land.

## INTENT OF THIS MANUAL

The standards and guidelines standards of this manual are intended to streamline the development and approval of good project design, for the benefit of the patron, the businessperson, and the community at large. The adopted design standards and guidelines are not intended to inhibit innovative design. Nothing herein alters the provisions of Article VI of the Compact related to gaming. Other codes, e.g., the TRPA Code of Ordinances, the Washoe County Development Code, outline the parameters which you are entitled to use in developing your property. This manual will tell you how to aesthetically and sensitively refine those parameters into a project that will fit into the natural setting. For example, there are codes that set parameters for height and coverage, however, these do not tell you how to aesthetically and sensitively apply them to your site. This manual will give you the guidance, through standards and guidelines, to accomplish this.

## ORGANIZATION OF THIS MANUAL

This manual is laid out to identify what is required (the Standard) and, if appropriate, provide design solutions (the Guidelines) to meet that Standard.

Design Standards are ordinance requirements, usually fixed amounts or percentages for certain aspects of a project design. They are intended to ensure a minimum level of design quality.

Design Guidelines are recommended design approaches to certain design problems. These are meant to provide direction, not to dictate the actual design requirements of the project.

Because TRPA and Washoe County have the potential to create different standards and guidelines for the Regulatory Zones and the Tahoe Plan Area of Washoe County, this manual is composed into two parts:

1. General standards and guidelines for all projects within the mixed-use Regulatory Zone Areas, and
2. Special mixed-use Regulatory Zone standards and guidelines for projects within mixed-use Regulatory Zone areas.

The General Standards and Guidelines for the mixed-use Regulatory Zone Areas are listed first and are organized by the design subject, i.e., Site Design, Building Design, Setbacks, etc. (see Table of Contents). Each design subject is divided into Standards and Guidelines.

The Special mixed-use Regulatory Zone Standards and Guidelines applicable only to Crystal Bay Tourist Regulatory Zone are listed in Section 12. In some instances, the mixed-use Regulatory Zone-specific guidelines and standards replace those presented in Sections 1 through 11. In the event of a conflict between the terms of Sections 1 through 11 and Section 12, the latter Section shall control with regard to the North Stateline plan area.

## HOW TO USE THIS MANUAL

To use this manual the following steps should be taken:

1. Besides this set of regulations review all TRPA and Washoe County codes applicable to your property. If there are questions, you should contact the Washoe County Department of Comprehensive Planning or the TRPA.
2. Once all the code parameters are known, review the General Standards and Guidelines of this manual.
3. When the General Standards and Guidelines are known, review the mixed-use Regulatory Zone Standards and Guidelines for that specific mixed-use Regulatory Zone. Should a conflict occur within the General Standards and Guidelines, the mixed-use Regulatory Zone Standards and Guidelines would take precedence.
4. Begin the design process. Informal consultation with the two planning staffs is encouraged early in the process.

# APPROVAL PROCESS

## Applicability

TRPA: For the mixed-use and tourist Regulatory Zone Areas in Washoe County, the standards and guidelines presented in this document replace Chapter 34: *Driveways and Parking Standards*, Chapter 38, *Signs*, and Chapter 36, *Design Standards* of the TRPA Code and TRPA Design Review Guidelines. If there is a conflict with other adopted standards of TRPA, or Article VI of the Compact, such as those regarding land coverage, height, project definition, etc., the standards of those ordinances shall apply. In general, the standards and guidelines in this document govern new construction activities subject to ordinance standards and are applicable to redevelopment and modification to existing development where appropriate and feasible. New construction includes but is not limited to, construction of new buildings, remodeling and improvements to exterior spaces such as sidewalks and surface parking which require permits. Unless specified in each section, all activities shall comply with the following design standards except:

1. Projects, for which the cost of the required improvements exceeds 10% of the project cost, may submit schedules for compliance.
2. Projects which are in assessment districts (wherein the assessments have been levied or are contained in approved funded public works projects) which are committed to implement the improvements.
3. Projects for which TRPA and Washoe County have found the standard not to be applicable due to unique circumstances arising from or regarding the project, and all required findings have been made, including the finding that the waiver of standards will result in equal or superior result.
4. Activities whose primary purpose is to come into compliance with these standards and guidelines shall only be required to conform in areas directly altered by construction.

In no case will any project modification or expansion be approved that preempts future compliance with applicable standards. For structures housing gaming under Article VI of the Compact, all activities except external modifications requiring local government permit are subject only to Washoe County review.

## Conditions of Approval

All projects approved under design review are subject to standard conditions of approval. TRPA and Washoe County may impose additional conditions of approval for a project as needed. For minor projects, such as remodeling or signs, TRPA and Washoe County may ask for minor improvements in order to gradually upgrade the appearance of existing buildings or properties. In such cases, each project will be considered individually and the staffs will work with the applicant to arrive at a plan that will make the property more attractive and still be economically feasible for the owner or tenant.

## **Decision Authority**

Design and environmental review is conducted by the Washoe County and TRPA staff. TRPA may delegate design and environmental review to Washoe County through adoption of a memorandum of understanding (MOU). For TRPA, action on projects is taken by TRPA staff, the Hearings Officer, or the TRPA Governing Board pursuant to Chapter 2 of the TRPA Code. For Washoe County, action on projects is taken pursuant to the Washoe County Development Code and any adopted MOU with TRPA.

## **Permit Coordination**

In order to save time and effort, a project which requires both Washoe County and TRPA action, joint design review may occur or TRPA may delegate design review authority to Washoe County through a Memorandum of Understanding.

## **THE DESIGN PROCESS: ADVOCATING A DESIGN HOLISM**

These development guidelines and standards are intended to advocate a holistic approach to design, that is where the whole is greater than the sum of the individual parts. As an example, the parts of a development project might include the building style, landscaping, signage, parking, interior floor plan and so forth. The whole is the complete site, from end to end, and from top floor to ground level.

The holistic approach to design begins with a strong design concept. Once a design concept is formulated each design decision can then be made within the concept's framework. It is believed that this approach can provide a more complete, more coordinated final product than an approach which designs each project element as an isolated piece.

While there is no one universally accepted theory on how to produce good design, there exists an identifiable set of steps which are followed in almost everyone's design process:

1. Looking at what exists on the site;
2. Analyzing what you see in terms of constraints and opportunities relative to the intended use; and
3. Synthesizing a design or arrangement of spaces which matches the program of elements to the existing conditions of the land.

Although it appears straight-forward, there are many complex and subtle decisions made during the design process which only experienced and "open eyes" can foresee. Based on these intricacies and the Basin's complex regulations, Washoe County and TRPA would strongly suggest that you retain design and engineering professionals (architects, landscape architects, interior designers, civil engineers and the like) to help prepare your plans.



## REGIONAL VISUAL ENVIRONMENTS

At first glance the Lake Tahoe Region may appear to be a relatively homogenous forested landscape. Upon closer inspection, however, one finds a variety of visual environments including: urban centers, residential Regulatory Zones, small commercial nodes which serve the residential Regulatory Zones, large-scale recreation areas, and undeveloped stretches of wild and rural landscapes. Recognition of distinct visual environments within the Region has led to the establishment of three visual environments: urban, natural, and a transition environment between urban and natural areas.

These visual environments are described below: The regional design goals for site development in each environment are set forth in the table, entitled, Regional Design Principles. Please review this table prior to design development.

### VISUAL ENVIRONMENT DESCRIPTIONS

**Urban Areas:** Commercial areas should retain a small-scale, compact character that is well-integrated with the surrounding natural environment. The goal is to create urban areas that complement the existing environment and utilize it to enhance the quality of the built environment. Existing examples: Tahoe City, South Lake Tahoe, Stateline, Kings Beach, and Incline Village.

**Transition Areas:** The visual appearance of transition areas should be a balance between man-made development and natural landscape features. In terms of site planning it is appropriate to fit the development into the natural landscape, taking advantage of existing site planning and design opportunities, while recognizing potential limitations of the landscape. Commercial and public service activities in transition areas are among the most visible uses in these areas. It will be especially important for both new and redeveloping commercial and public service uses to make use of design and site planning guidelines in order to minimize their visual impact in transition areas. Existing Examples: Round Hill, Zephyr Cove, Christmas Valley, Tahoma, Sunnyside, and Homewood.

**Natural Areas:** Natural Areas should retain the overall appearance and feeling of dominance by natural elements and processes. From a preservation of scenic quality standpoint new development in natural areas should not be visually evident from the travel route. Where existing development is visually evident in the landscape, modification to or redevelopment of it should be sited or screened so as to be visually subordinate. Existing Examples: Emerald Bay, Luther Pass, and East Shore Forests.

## REGIONAL DESIGN PRINCIPLES

The following list of Regional Design Principles establishes the intent of the Design Review Guidelines in the three visual environments. In many cases, design guidelines specified to each type of visual environment which meet the adopted design standard are recommended. Users of this manual are strongly encouraged to solve design problems using the concept of differing visual environments. An example of meeting a design standard in each visual environment is provided below. Additionally, design standards specific to each visual environment have been adopted for certain design elements located within TRPA-designated Scenic Highway Corridors. These standards are established in Section 66.2 of the TRPA Code.

### A. Urban Visual Environments

1. Scale of Development: Human scaled; places for people, especially pedestrians and bicycles; low vehicle speeds make detail appropriate.
2. Level of Human Activity: Highest of three environments; centers of commerce and activity where people create the interest in being there.
3. Access/Parking: Access constant and expected; parking is organized and readable; should be designed and sited to provide pleasing and attractive "car park" wherever possible.
4. Architectural Style: Responds to context and setting; reflects community values and desires in terms of form, color, and material; pedestrian-oriented.
5. Landscaping: Embellish buildings; create interesting spaces which attract people; soften and screen undesirable views; most appropriate places for non-native plant palette, but native plants are recommended in areas outside immediate building sites.
6. Building Materials and Colors: Widest variety of colors and materials appropriate; reflects community or traditional values; community character strongly influenced by architecture.
7. Lighting: Appropriate to the use and to surrounding Regulatory Zone lighting levels.
8. Signage: Orient individual signs to pedestrians, not autos; orient business/shopping complex identification signs to autos; widest range of colors and materials appropriate; competition of signs is inappropriate.

### B. Transition Visual Environments

1. Scale of Development: Linear experience of spaces for vehicles, pedestrian and bicycles; moderate vehicle speeds means less detail needed.
2. Level of Human Activity: Moderate; primarily residential, recreation activities with well-organized landmarks of neighborhoods commercial nodes.
3. Access/Parking: Access is controlled; Parking integrated with setting; well buffered and sensitively sited; out of sight except in commercial/public service uses.

4. Architectural Style: Responds to context and setting; blends and appears to achieve a high degree of fit with the surrounding landscape.
5. Landscaping: Functional; used to highlight changes in use, access, etc., limited palette with some non-native species is appropriate, overall goal is to blend with setting.
6. Building Materials and Colors: More narrow range of materials and colors than in urban settings; responds to and blends with context of setting; natural appearing materials and colors are most appropriate.
7. Lighting: Intermittent, as needed; primarily uses at intersections, nodes, and other activity areas.
8. Signage: Existence of sign itself will draw attention to the use; moderate range of materials and colors with emphasis on those which responds to context and setting; in most cases internal lighting is not necessary; competition of signs is inappropriate.

**C. Natural Visual Environments**

1. Scale of Development: Moderate-high vehicle speeds; humans become temporary yet participatory part of the landscape, less detail needed.
2. Level of Human Activity: Lowest of three environments, primarily recreation, sight-seeing and conservation activities; places where nature creates the focal interest.
3. Access/Parking: Points of access are nominal; parking is hidden except for existing uses and roadside scenic viewpoints.
4. Architectural Style: Responds to context and setting; typically, small scale which does not dominate surrounding landscape.
5. Landscaping: Responsive to plant communities in setting; very few opportunities for non-native species except for foundation plantings and planters.
6. Building Materials and Colors: Narrowest range of colors and materials is appropriate; colors should be dark toned and harmonize with those in and around site; natural materials are most appropriate; natural appearing materials should be a minimum requirement.
7. Lighting: Minimal; only as necessary for safety and function.
8. Signage: Minimal need for signs; signs should be small scale as presence of sign alone will draw attention to use; limited to natural and natural-appearing colors and materials only.



# CHAPTER 1

## Site Design

Site design or site planning is the arrangement of indoor and outdoor spaces to accommodate the activities of a proposed use. An important goal of site design is to fit the buildings and other structures into the landscape in such a way that leaves the natural features of the site intact and functional. This is a small-scale application of the environmental carrying capacity concept upon which land use planning in the Tahoe Region is based.

## Standards

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### A. Use the Site as a Design Determinant:

- (1) Existing Features: Existing natural features outside of the building site shall be retained and incorporated into the site design to the greatest extent feasible. Projects shall be designed to avoid disturbance to rock outcrops and stream environment zones and to minimize vegetation removal and maintain the natural slope of the project site.
- (2) Disturbed Areas: Projects shall be designed to use existing disturbed areas rather than undisturbed areas for the siting of all improvements except when:
  - (a) The disturbed area is precluded from development by setbacks or other such limitations;
  - (b) The disturbed lands are classified as sensitive lands and alternative sites classified as nonsensitive exist on the parcel;
  - (c) The use of the disturbed lands would require more total disturbance than use of undisturbed lands;
  - (d) Avoidance of other development impacts are of more importance than the preservation of undisturbed areas; or
  - (e) The degree of existing disturbance is minor and the area shall be restored as part of the project.

### B. Screening Methods:

- (1) Screening: Screening of service yards, maintenance yards, warehousing, outdoor storage and trash and refuse collection areas shall be accomplished by the use of walls, fencing, landscape plantings or combinations thereof. Screening shall be effective in both winter and summer.
- (2) Location: Service yards, maintenance yards, warehousing, and outdoor storage areas shall be located in areas which are not highly visible from major transportation corridors, scenic turnouts, public recreation areas or the waters or lakes in the region.

- C. **Frontage Improvements in Mixed-Use and Tourist Regulatory Zones:** Projects shall be conditioned to meet the following standards where applicable. For purposes of this section, the frontage is the area between the curblines and the required setback. Consistent with the standards and guidelines of this section, specifications for the improvements shall be established by Washoe County in approved areawide improvement plans.
- (1) **State Route 28 (Main Street Area):** Projects fronting State Route 28 in the Main Street area of Crystal Bay Tourist Regulatory Zone shall provide the following improvements or commit to a schedule to implement the improvements along the frontage:
    - (a) Ten feet minimum wide sidewalks measured from the curblines or as specified in approved improvement plan.
    - (b) Six inch vertical concrete curbs or as specified by NDOT.
    - (c) Street trees planted every 50 feet, pockets of shrubs planted every 25 feet, a combination of both, or as specified in an approved improvement plan (minimum area of shrub pocket to be defined).
    - (d) Pedestrian street lights 12 feet high, 50 feet on center, or low level lights 25 feet on center, or as specified in an approved improvement plan.
    - (e) Building setbacks a minimum of 20 feet from the property line or as set forth in Subsection 12.A.
  - (2) **State Route 28:** Projects fronting Village Boulevard, Northwood Boulevard, Southwood Boulevard, Country Club Drive, Lakeshore Drive, Incline Way (Incline Village Tourist), and Alder Drive shall provide the following improvements or commit to a schedule to implement the improvements along the frontage.
    - (a) Five to eight foot wide sidewalks. A three foot minimum landscaped separation is required from the edge of State Route 28 pavement.
    - (b) Six inch vertical concrete curbs or as specified by NDOT.
    - (c) Street trees planted irregularly (maximum 50 foot separation) or pockets of shrubs (maximum 25 foot separation) or a combination (minimum area of shrub pockets to be defined).
    - (d) Pedestrian street lighting (maximum 12 feet height) as needed.
    - (e) Building setbacks a minimum of 20 feet from the property line.
    - (f) Vehicle barrier as needed (preferred style to be identified).
  - (3) **Other Streets:** Projects with frontage along Incline Way, Incline Court, Tanager, Enterprise, Oriole Way, Cal Neva Drive, and Stateline Road shall provide the following improvements on the frontage:
    - (a) Six feet wide minimum concrete sidewalks measured from the curblines.
    - (b) Pedestrian street lights 12 feet high 50 feet on center or low level lights 25 feet on center.

- (c) Building setbacks a minimum 10 feet from the property line.
- (d) Six inch vertical concrete curbs or as specified by Washoe County.
- (e) Street trees planted 50 feet on center or pockets of shrubs planted 25 feet on center or a combination, both subject to an approved landscape plan (minimum are of shrub pockets to be defined).

D. **Multi-Modal Circulation Improvements:** As a condition of project approval, appropriate multi-modal circulation improvements shall be required. Such improvements may include bus-turnouts, shelters, park-and-ride lots, planned bicycle/pedestrian facilities, bicycle parking, and other related facilities or programs.

## Guidelines

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1. **Site Analysis:** Every project, no matter how large or small, should first prepare a site analysis. The analysis is a method to evaluate the existing conditions on or near the project site. The analysis should identify at a minimum the location and type of the following:
  - (a) Topography and landform;
  - (b) Access and parking;
  - (c) Vegetation;
  - (d) Views both onto the site and from the site;
  - (e) Places attractive to people (special places);
  - (f) Natural features;
  - (g) Aspect and orientation (sun/shadow patterns);
  - (h) Wind patterns;
  - (i) Location of utilities serving the site;
  - (j) Slope and drainage of the land;
  - (k) Impacts on the use of the site due to snow;
  - (l) Location of property boundaries and any required yard setbacks; and,
  - (m) Contextual setting (neighboring land uses and building styles, height, mass and form of neighboring structures).

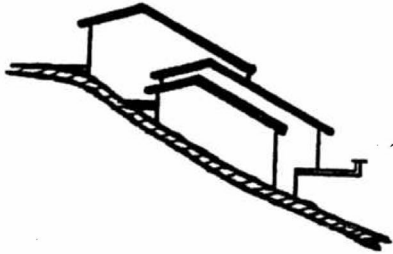
The analysis of each of these elements should be further evaluated in terms of design opportunities and design constraints. Design opportunities are those situations where the

element in question will positively contribute to the overall project, while design constraints are situations where a specific element will detract or conflict with the overall project.

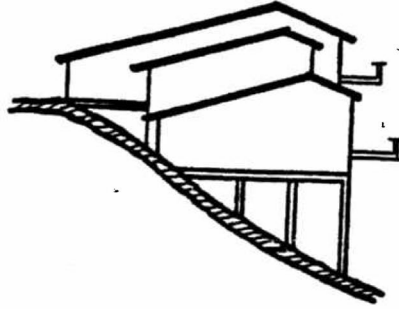
The opportunities and constraints identified in the site analysis should be used as design determinants in the design and development stages of the project. Additionally, if structures are planned as part of the project, an architectural analysis should be prepared. Please see Section 2. Building Design, for the contents of an architectural analysis.



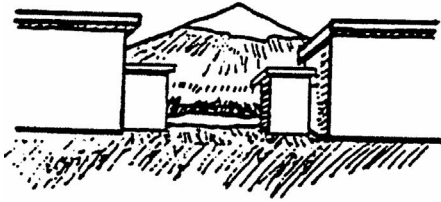
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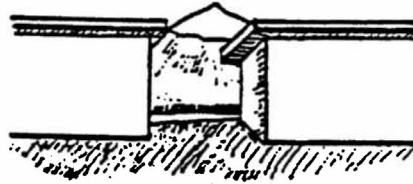
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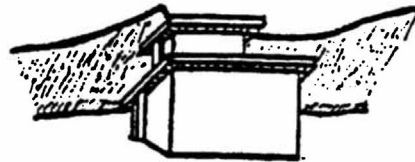
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2. **Incorporate Natural Features into the Site Design:** Incorporating natural landscape features into the site design can produce some of the most interesting and unusual designs possible. Integrating these features on a site-specific basis can result in harmony between the built and natural environments. The following are examples of incorporating natural features into the site design:
  - (a) Step a building around a mature tree or large boulder rather than remove them;
  - (b) Locate structures or impervious surfaces away from areas of significant vegetation, wetlands, and stream zones;
  - (c) Build a deck around rock outcroppings and incorporate them into the space;
  - (d) Bend a driveway around large boulders rather than removing large boulders or other features in order to create a straight driveway.

3. **Building and Site Design:** Buildings designed for sloping topography should conform to the natural topography rather than altering the natural topography to accommodate the structure. In areas where slopes exceed five percent, stepped foundations are recommended in order to avoid grading necessary for flat-pad foundations.

The form, mass, and profile of individual buildings and architectural features should be designed to blend with the natural terrain and preserve the character and profile of the site as much as possible. Techniques that should be considered include:

- (a) Split pads, pier foundations, stepped footings, and grade separations to permit dwellings to step down or step up the natural slope.
  - (b) Flat roof lines and/or low profiles with roof lines following the lines of the natural slope;
  - (c) Detached garages, carports, or open parking to decrease apparent building mass;
  - (d) Varied and articulated elevations and roof lines to soften the appearance of large vertical surfaces and to avoid the appearance of a massive, rigid, vertical element.
4. **Use Existing Disturbed Areas:** Use existing disturbed areas onsite as areas to concentrate structures and other land coverage.
  - (a) Disturbed areas often have been compacted by previous activity. This makes them good sites for driveways, garages, parking areas and walkways.
  - (b) Disturbed areas which have been compacted are often inhospitable areas for landscaping and plant materials.
5. **Reclaim Disturbed Areas:** Reclaim all previously disturbed areas which are not covered with impervious surfaces. Reclaiming may include regrading, revegetation or landscaping. See also TRPA's Handbook of Best Management Practices for restoration techniques.
6. **View Corridors:** The siting and design of new development should preserve or change existing view corridors through to the lake, the surrounding ridgelines and the natural landscape.
  - (a) Where new view corridors are opened up by new development, the siting and massing of buildings and landscaping should be designed to frame and enhance views.

- (b) The size of the opening to be maintained as a view corridor should be sufficient to permit significant view penetration (i.e., wide enough to provide visual interest).
  - (c) Buildings should not appear to exceed the height of the mountain backdrop when viewed from the lakes, major public areas, or travel corridors.
  - (d) When a view of a mountain peak or other natural features is involved, the distance between buildings should be sufficient to permit views that allow the entire shape of the natural form to be apparent. This often can be accomplished by stepping back the upper stories of structures in combination with setting the bases of buildings farther apart.
  - (e) In developments with multiple structures, clustering the structures can create the open space necessary for view corridors.
7. **Mountain Backdrops:** Building sites with visually significant mountain backdrops should avoid siting tall structures which would obscure or compete with the mountain view. Low building forms should be used instead. Increasing the building setback from major public viewpoints (i.e. the road, beach, etc.) also can reduce the obstruction of views caused by a structure.
8. **Views from Roadway:** Along segments of the Basin's roadways, mountains and ridgelines often dominate straight ahead views (i.e., Mt. Tallac as seen from Highway 50 in South Lake Tahoe). Existing scenic features should be protected by not allowing structures to obscure the landform.
- Taller structures which would interrupt the profile of the ridge or hill should be avoided. Similarly, structures should be sited a sufficient distance from the roadway or stepped back to avoid disruption of view.
9. **View Protection:** Where possible, new hillside development should be sited at either sufficient horizontal or vertical distance from other structures that outward views are retained for both existing and new development. This recommendation can be most effectively implemented in planned unit developments and subdivisions. However, the siting and design of dwelling units downhill from existing development should consider their views.
10. **Limit Grading:** All grading should be kept to a minimum. Extensive regrading of a site to create building pads for construction is not recommended. Buildings should be fitted to the land with graded areas limited, whenever possible, to the portion of the site to be covered by the structure. When graded areas cannot be covered by the structure, they should preferably be screened from public views by the building.
11. **Visual Mitigation:** In order to minimize the visual impacts associated with grading, the following grading guidelines are recommended:
- (a) The overall shape, height, and grade of any cut or fill slope should be designed to simulate the existing natural contours and scale of the natural terrain of the site.
  - (b) The angle of a graded slope should be gradually adjusted so that it merges smoothly into the angle of the natural terrain. Flat planes and sharp angles which suggest a more formal landscape should be reserved for institutional and public service sites when a formal landscape is desired.

(c) Graded slopes should be promptly revegetated with a ground cover or combination of ground cover, shrubs, and trees to reduce the visual impact of the graded slope and to stabilize the slope and minimize erosion.

12. **Roadway Dimensions:** Minimal roadway dimensions are recommended to reduce the amount of grading required, thus reducing the visual impact. A looped system of one-way streets can be used, or roadways may be split (i.e., one lane in either direction) in order to reduce the area of cut required on a hillside.

13. **Preserve Existing Vegetation:** Grading should be designed to minimize the disruption to existing vegetation (including ground covers and shrubs, as well as trees). Revegetation of graded areas should utilize plant materials that will blend well with the surrounding vegetation and are on TRPA's List of Approved Plant Species.

14. **Slope Configuration:** When graded slopes (either cut or fill) extend horizontally for more than 100 feet (such as along roadways), the contours should be curved to create an undulating bank with greater visual variety and a more natural appearance.

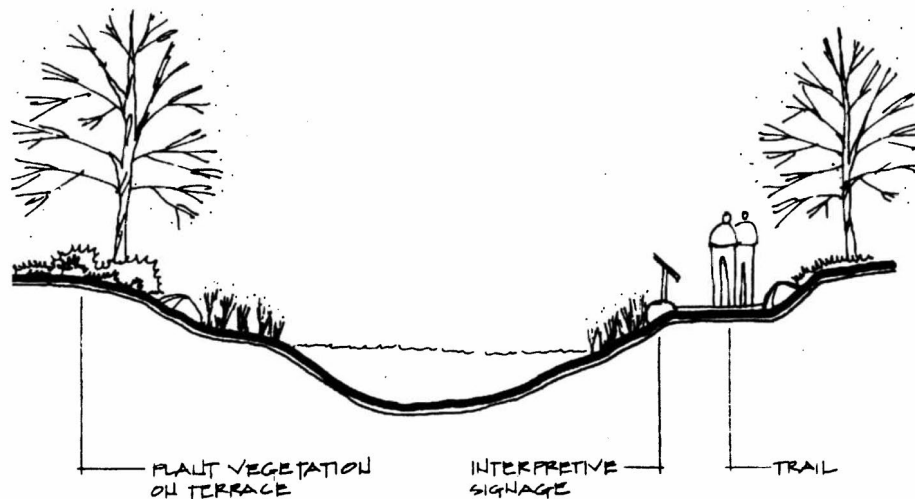
Long, straight engineered slopes look unnatural and detract from the scenic quality of the roadway landscape. Varying slope bank gradients (i.e., 2:1 in some areas, 3:1, 5:1, etc. in others) is another method for producing graded slopes that have a more natural appearance.

15. **Sediment Basins:** Also known as retention or detention basins, sediment basins are used to remove sediment from storm water and other surface water runoff. TRPA's Handbook of Best Management Practices provides standards and specifications dealing with the installation and operation of sediment basins and should be consulted early in the design process.

The appearance and integration of these systems into the landscape can be greatly improved over existing practices. In times of non-storm events the basins can serve as open spaces in neighborhoods or in existing recreation areas. Terrace basin slopes whenever possible as shown below in order to minimize the safety hazard of straight, deep slopes.

Terracing of side slopes also allows sediment basins to be integrated into other types of land uses such as trail systems, golf course hazards, or wetland systems. This may be an important consideration when siting a sediment basin.

Restricting access to sediment basins has often been accomplished by 6-foot-high cyclone or chain link fence with little or no additional landscape screening. A more visually successful solution is to combine changes in grade with low (3-4 feet high) wooden fencing, and a substantial landscape screen of trees shrubs, and ground cover. Formal landscape plantings will give a more formal or urban appearance, while native or naturalized grasses and riparian species can give the appearance of a wet meadow or wetland marsh. All mechanical equipment should be screened from view of the road or the lake.



The use of signs around sediment basins should be incorporated into the design. Signs should be of an interpretive nature as well as regulatory explaining in simple English the function and potential hazards of sediment basins. A well-thought-out signage plan can stress the importance of avoiding sediment basins during and after storm events. A combination of grading, landscaping, controlling access and signage can turn a traditionally attractive nuisance and visual eyesore into a pleasing and usable community resource. It is appropriate to increase the access restrictions to basins which are potentially more hazardous due to such factors as degree of side slope, depth, and volume.

16. **Retaining Walls:** Maximum height of retaining walls should be limited to three to four feet. When slopes greater than three vertical feet must be retained, terraces should generally be used to create smaller grade changes (three to five feet or less). Areas between terraces should be wide enough to accommodate vegetation. Downhill sides of retaining walls should be planted in order to help screen the structure. Please also see the Handbook of Best Management Practices.

Long, straight unbroken retaining walls with no articulation or other surface features are strongly discouraged, especially when they are sited along roadways. Retaining walls which match the architectural style, color and materials of a projects primary structures are also appropriate. Retaining walls are often used as informal seating. In areas where this appears likely, consideration should be given to providing seating.

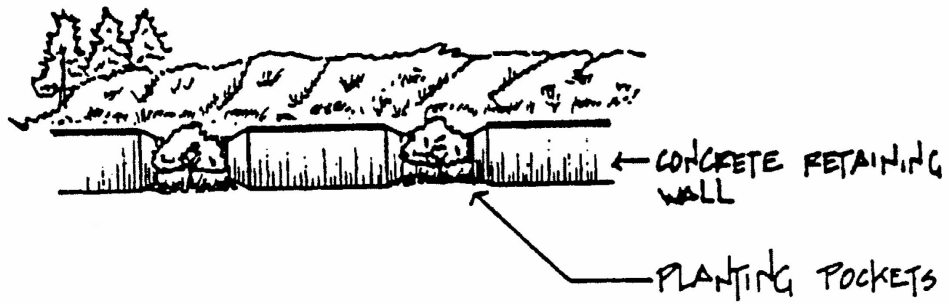
Urban Areas: Retaining walls in urban areas may be built from the widest range of materials including textured concrete, wood, stone, or brick. Wherever possible retaining walls should be accompanied with landscape planting pockets to soften the wall's appearance.

Transition Areas: In transition areas the setting and context of the site as well as the site's primary use should be used to determine whether retaining walls will have more of an urban appearance (i.e., form, color, materials), or a natural appearance.

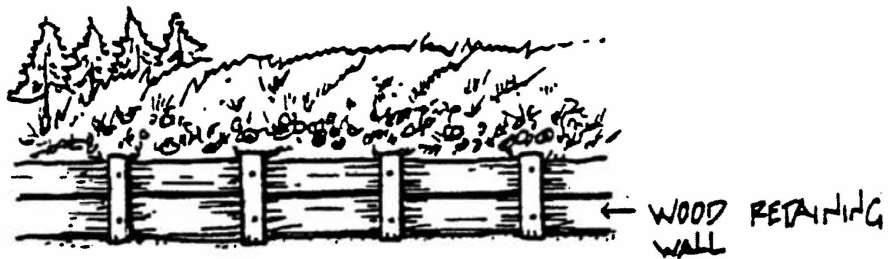
Natural Areas: In natural areas the narrowest range of materials should be used. These should be limited to wood (including wood timbers and logs) or stone and combined with planting areas or pockets wherever possible.



STONE RETAINING WALL



CONCRETE RETAINING WALL  
PLANTING POCKETS



WOOD RETAINING WALL

17. **Mechanical Equipment:** Site design should consider the placement and screening of service areas and auxiliary structures. This includes service yards, maintenance areas, outdoor storage, fuel tanks, trash and refuse collection or disposal, and other utility meters and hardware. Utility meters and service functions should not be visible on the primary facades of buildings or in front yard areas.
18. **Auxiliary Structures:** Auxiliary structures should be architecturally compatible with the rest of the site development. A good building may be ruined by poorly located mechanical equipment or storage areas.
19. **Boats and Trailers:** Commercial uses involved in the storage, maintenance or repair of boats should provide adequate onsite parking for boats and trailers. Parking boats and trailers in front yard setbacks adjacent to the edge of the roadway without adequate screening are strongly discouraged and are prohibited in commercial uses.
20. **Service Areas:** Service areas should be located at the rear of the site wherever possible and should be screened by the main structures. Service areas near the building should be screened with a wall of the same construction and materials as the building wall. Consider snow accumulation in planning access to service areas and trash receptacles.

Urban Areas: Widest range of appropriate solutions. Use walls or fences of similar colors and materials as main building or structure. Avoid long straight runs of walls or fences with no articulation. Buffer walls and fences with landscape plantings. If chain link fence must be used, use only that which is coated in a dark color.

Transition Areas: Screening service areas in transition areas may be accomplished by using structural or vegetative screens, or a combination of both. Range of appropriate materials is narrower than in urban areas.

Natural Areas: Use landform and vegetation to screen the service area whenever possible. Use structural solutions only when no other solutions exist. Structural solutions are appropriate when buffering the service area from neighboring residents or recreational uses. Walls and fences of natural materials are appropriate in natural areas.

21. **Trash Enclosures:** Trash disposal areas should be enclosed by a fence or wall and equipped with doors and hardware of durable materials. The edge of the disposal area should be landscaped. The pad in front of the trash enclosure should be reinforced to carry the weight of service vehicles. In accordance with BMP standards, trash enclosures are to be covered and located upstream of treatment BMPs.

Urban Areas: See (20) Urban Service Areas guidelines above.

Transition Areas: See (20) Transition Service Areas guidelines above.

Natural Areas: See (20) Natural Service Areas guidelines above.

22. **Positive Visual Screening:** Walls and fences often obstruct views, and generally decrease the natural and open character of the landscape. For this reason, the use of walls and fences is not encouraged from a visual standpoint unless it provides positive visual screening of development.

The use of walls or fences to simply define one's property is not recommended. In areas where views of the lake or other significant features are available, walls and fences should be avoided or designed so that they do not obstruct views.

23. **Integration with Setting:** The siting and design of walls and fencing should respect existing landforms and vegetation patterns and blend into the natural landscape as much as possible, rather than arbitrarily following site boundary lines.
24. **Design and Materials:** The design of fences, walls, and other structural landscape features should be compatible with and complementary to the site architecture and the natural landscape. Avoid long, straight runs of walls and fences with no articulation or other visual relief. Avoid placing fences or walls within five feet of access points.

Chain link fences are strongly discouraged except as temporary construction fences or as absolutely required for safety purposes. Permanent chain link fences are acceptable when coated with dark coating. Consider the use of range or welded wire fencing as an alternative.

**Urban Areas:** The widest range of fencing materials are appropriate in urban areas. This includes textured and color-tinted concrete, wood, brick and stone.

**Transition Areas:** Range of appropriate materials in transition areas is narrower than in urban areas. Wood, stone, and range or welded wire fencing are most appropriate.

**Natural Areas:** In Natural areas, the narrowest range of fencing materials should be used. The materials should be limited to wood (including timbers and post and pole type) and stone and combined with planting areas or pockets whenever possible.

25. **Landscaping:** All fences, walls and other structural landscape features should be accompanied by landscaping to better integrate the structures with the site and to reduce their visual impacts. An exception to this is in urban areas where the wall is to be used as an architectural feature. See Chapter 6, *Landscaping*, for guidelines regarding landscaping.
26. **Outdoor Storage Areas:** Outdoor storage and work areas should be adequately screened by a solid fence, wall, or hedge. The area being screened should not be visible through the screen. Chain link fencing is not recommended unless combined with landscaping and surfaced with black coating. Equipment and materials should not be stacked higher than the top of the fence.

Landscaped areas should be provided in front of the screen if it is within 20 feet of the street. Where visibility of storage areas is needed for security purposes, a neatly appearing, well kept, orderly layout of vehicles and materials is encouraged. Outdoor storage areas which are located next to or near residential or recreational uses should be especially well buffered in order to minimize potential adverse impacts.

**Urban Areas:** Outdoor storage areas in urban areas may be screened using the widest variety of forms and materials, including textured and color-tinted concrete, wood, stone, or brick. Wherever possible, screening should be accompanied with landscaping, especially trees and shrubs, to soften the structure. The storage area can also be screened by siting it behind other structures onsite. Care should be taken to provide screening from side streets when they are adjacent to the site.

**Transition Areas:** A more narrow range of materials is appropriate in transition areas than in urban areas. Locate storage at the rear of the site wherever possible.

**Natural Areas:** Outdoor storage areas in natural areas should maximize the landform, vegetation and distance in order to provide screening. Structural solutions should be considered only when no other solution exists. In natural areas, walls and fences used to screen outdoor service areas should be constructed primarily of wood and stone.



27. **Service Yards:** Locate service and maintenance yards, warehousing and outdoor storage areas to the rear of the site and out of the view from the road.
28. **Auxiliary Structures:** Auxiliary structures used for warehousing and storage should complement or be similar to the design of the main buildings on-site.



## CHAPTER 2

### Building Design

The planning and design of any new building, structure, or addition should include architectural analysis. The analysis should inventory the height and mass of neighboring structures, along with any recognizable design style or theme. The analysis may also include a sun and shadow study for all on-site structures, and adjacent structures which may affect the site.

## Standards

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- A. **Building Design:** Buildings shall provide adequate architectural articulation and detail to avoid a bulky and “box-like” appearance. Building design shall reflect the “Old Tahoe” or “Historic Alpine” architectural features, which promote the rustic, alpine character of the area. The general standards include the following:
- (1) **Exterior Building Materials and Color:** A unified palette of quality materials shall be used on all sides of a building. Natural colors of a mountain setting shall be used to help delineate windows and other architectural features to create architectural interest.
  - (2) **Building Details:** Building shall provide adequate architectural articulation and detail to avoid a bulky and “box-like” appearance. Designs shall consider the effects of snow and ice on building access.
    - (a) Building façades shall include building projections or recesses, doorway and window trim, shutters, awnings, window boxes, natural stone or wood materials, and other details that provide architectural articulation and design interest.
    - (b) Clip-gambrel roofs, shed roofs, cornices, balconies, covered walkways, and other architectural elements should be used, as appropriate, to terminate rooflines and accentuate setbacks between stories.
    - (c) All applied surface ornamentation or decorative detailing shall be consistent with the architectural style of the building.
    - (d) Each side of the building that is visible from a public right-of-way, shoreline, or publicly accessible open space shall be designed with a complementary level of detailing. Particular attention shall be given to the detailing within the pedestrian’s range of touch and view, such as the use of special store-front detailing and façade ornamentation to reinforce the pedestrian character of the street
  - (3) **Building Orientation and Entrances**
    - (a) Buildings shall be oriented to face public streets. On lots with frontages along both public streets and Lake Tahoe or the Truckee River, buildings should include a complementary level of design detail on all façades.

- (b) Building frontages should be generally parallel to streets, and the primary building entrances should be located on a public street.
  - (c) Building entrances should be emphasized with special architectural and landscape treatments.
  - (d) Entrances located at corners shall generally be located at a 45-degree angle to the corner and should have a distinct architectural treatment to animate the intersection and facilitate pedestrian flow around the corner. Different treatments may include angled or rounded corners, arches, and other architectural elements. All building and dwelling units located in the interior of a site should have entrances from the sidewalk that are designed as an extension of the public sidewalk and connect to a public sidewalk.
  - (e) Entrances to residential units should be physically separated from the entrance to the permitted commercial uses and clearly marked with a physical feature incorporated into the building or an appropriately scaled element applied to the façade.
- (4) Build-To Line: Buildings with nonresidential uses on the ground floor fronting Highway 28 shall be constructed at the required setback. This requirement may be modified or waived with project approval upon finding that:
- (a) Entry courtyards, plazas, entries, or outdoor eating and display areas are located between the build-to line and building, provided that the buildings are built to the edge of the courtyard, plaza or dining area;
  - (b) The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street; or
  - (c) The building placement is necessary to allow significant views of the lake.
- (5) Limitation on Blank Walls: Except for side walls built on property lines, no wall should run in a continuous horizontal plane for more than 25 feet without windows or door or architectural details of minimum two foot recess or projection.
- (6) Commercial Storefronts: Exterior walls of non-residential uses, other than parking garages, facing and within 20 feet of a front or street side property line should include windows, doors, or other openings for at least the 40 percent of the building wall area located between 2.5 and seven feet above ground level. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
- (7) Screening: The architectural design of a project shall include elements that screen from public view all external; mechanical equipment, including refuse enclosures, electrical transformer pads and vaults, satellite receiving dishes, communication equipment, and utility hardware on roofs, buildings or the ground.
- (8) Glare: Roofs, including mechanical equipment and skylights shall be constructed of nonglare finishes that minimize reflectivity.
- (9) Snow and Ice: Building designs shall account for the frequent presence of snow and ice. Appropriate design strategies may include:

- (a) Location of entrances under the gable ends of pitched roofs;
- (b) Limiting the location of entrances, stairs, or walkways under the drip line of roof eaves;
- (c) Covering of stairs and walkways;
- (d) Use of snow cleats on roofs to prevent rapid shedding of snow and ice;
- (e) Limiting the extension of open or uncovered balconies into the roof area;
- (f) Use of heating elements to reduce snow shedding off of roofs; or
- (g) Consideration of composition roofs over metal roofing materials.

**B. Satellite Dish Antennas (General):** Satellite dish antennas are allowed as accessory uses in all regulatory zones pursuant to the provisions of this section.

- (1) Location: Satellite dish antennas shall not be placed in the required front yard of a lot, except as provide in Section B.(2) below.
- (2) Setbacks: Satellite dish antennas shall comply with the accessory use setback requirements specified in the Washoe County Development Code.
- (3) Color: Solid satellite dish antennas shall be colored light or dark brown, tan grey, or dark green unless another color is justified by the physical setting or the color of the building. Designs on solid dishes may cover up to thirty-five (35) percent of the background color. Mesh satellite dish antennas may be colored off-white or muted silver in addition to the colors listed above if scenic review indicates there is no scenic impact.
- (4) Building Code: All satellite dish antennas shall be installed and maintained in compliance with the requirements of Chapter 100 Building and Construction of the Washoe County Code.
- (5) Grounding: All satellite dish antennas shall be permanently and effectively grounded.
- (6) Height: All satellite dish antennas shall comply with the TRPA Chapter 37, *Height* .

**C. Satellite Dish Antennas (Ground Mounted):** A satellite dish antenna may be mounted on the ground in accordance with this section:

- (1) General: A satellite dish antenna may be ground mounted provided:
  - (a) It is physically or electronically linked only to a receiver located on the same lot;
  - (b) Wiring between the receiver and the satellite dish antenna is placed in rigid conduit at least four (4) inches beneath the surface of the ground;
  - (c) The antenna and appurtenances are constructed and installed so as to withstand the forces due to wind pressure, as provided for under the Washoe County Building Code; and

- (d) Any driving motor does not exceed 110 volts and is encased in protective guards and is muffled against noise.
- (2) **Screening Required:** Screening is required for all satellite dish antennas that exceed twelve (12) feet in diameter and are located adjacent to a residentially zoned property. The required screening shall shield views of the satellite dish antenna from the adjacent residential parcels. The satellite dish antenna may be screened around the base of the antenna or along the common property line. A waiver from the screening requirement can be obtained from Washoe County or TRPA if the satellite dish antenna is sufficiently setback from the residential parcel to mitigate its impact.
- (3) **Front Yard Locations:** A satellite dish antenna may be placed in the required front yard if authorized by a permit obtained in accordance with the provisions of this subsection:
  - (a) In addition to the requirements listed in Section B and Subsection (1) and (2) of this section, the following requirements shall apply:
    - (i) The antenna shall be setback at least eight (8) feet from the front property line; and
    - (ii) The base of the satellite dish antenna and driving motor house shall be screened.
    - (iii) The antenna is not in a scenic setback.
  - (b) In addition to the requirements for a permit, the applicant shall demonstrate that:
    - (i) Locating the satellite dish antenna in the required side or rear yard would result in obstruction of the antenna's reception window; furthermore, such obstruction involves factors beyond the control of the applicant; and
    - (ii) Locating the satellite dish antenna in the required front yard will not impair the required line-of-sight from adjacent driveways or streets.
  - (c) In addition to those findings required for a permit, the following findings shall be required:
    - (i) Location in the required side or rear yard prevents the private satellite dish antenna from receiving a complete signal.
    - (ii) Location of the satellite dish antenna in the required front yard does not visually impact surrounding properties; and
    - (iii) Location of the antenna in the required front yard does not impair the required line-of-sight from adjacent driveways or streets.

**D. Satellite Dish Antennas (Roof Mounted):** A satellite dish antenna may be mounted on the roof of a primary structure in accordance with the provisions of this section.

- (1) **All Roof Mounted Satellite Dish Antennas:** In addition to the requirements listed in Section B, the following requirements shall apply:

- (a) The satellite dish antenna shall be directly mounted upon the roof of the main or accessory structure and not upon appurtenances such as chimneys, towers, trees, poles, or spires.
  - (b) The satellite dish antenna shall not exceed a height of three (3) feet above the roof, except as provided in Subsection (2) of this section, and is located on the rear half of the roof regardless of whether the roof is flat, or sloping perpendicular, or parallel with the front lot line;
  - (c) The satellite dish antenna shall not exceed seven (7) feet in diameter, except as provided in Subsection (2) of this subsection; and
  - (d) The satellite dish antenna shall be designed to withstand extraordinary wind forces and the proposed installation shall meet or exceed applicable structural regulations for load distribution within the building support structure.
  - (e) The satellite dish antenna shall be screened from view from public roads, recreation areas, and Lake Tahoe.
- (2) Non-residential Roof Mounted Satellite Dish Antennas: A satellite dish antenna mounted on a roof may exceed seven (7) feet in diameter if authorized by a permit obtained pursuant to the provisions of this subsection.
- (a) In addition to the requirements listed in Section B above. the following requirements shall apply:
    - (i) The color of the satellite dish antenna shall blend with the color of the building on which it is mounted;
    - (ii) Air navigation warning lights shall be located on the satellite dish antenna, if determined appropriate by the Federal Aviation Administrator; and
    - (iii) The base of the satellite dish antenna and driving motor shall be screened.
  - (b) In addition to the submittal requirements for a permit, the applicant shall state the reason why a larger diameter dish is necessary to satisfy the applicant's needs.
  - (c) In addition to those findings required for a permit, Washoe County and TRPA shall make the following findings:
    - (i) The size of the satellite dish antenna is necessary to receive or send a signal that meet the applicant's needs;
    - (ii) The size of satellite dish antenna will not pose a hazard to air navigation; and
    - (iii) The satellite dish antenna, including guy wires, supporting structures, and accessory equipment, is located and designed so as to minimize the visual impact on surrounding properties and from public streets.

# Guidelines

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1. **Siting, Scale and Massing:** The siting, scale and massing of new buildings and structures should be compatible with existing development (when such development is consistent with the design review guidelines or the intent of the mixed-use Regulatory Zone governing the area). The siting, scale and massing of new buildings and structures should be subordinate to the area's scenic features. The project should not decrease the visibility of such features.
2. **Provide Usable Outdoor Spaces:** Building design and site planning should consider the types of outdoor spaces that will be created by a development. Building forms and building complexes should be designed to create "positive" outdoor spaces that have their own identify and function due to their enclosure by and orientation to the buildings, rather than being left-over, unused areas. Often during a site analysis "special places" are identified. These places are often best used as outdoor spaces. "Special places" often lose their special qualities when covered with a building.
3. **Use a Comprehensive Design:** All structures within a project should be integrally designed with strong architectural and spatial relationships. The same or complementary design, materials, and colors used on the main structures should be used on accessory structures on the site.
4. **Establish an Architectural Style:** Major building forms should express a simplicity and directness responsive to the vernacular traditions of mountain architecture. Design elements which contributed to the "Old Tahoe" design style are listed at the beginning of the Historic Buildings Section of this manual. These guidelines, however, do not intend to limit creative design solutions made possible by advances in building technology. The goal is for functional design solutions that are compatible with the natural environment and contribute to the character and quality of the built environment.

Variety and distinctiveness in design are desirable as they often are seen as extensions of the people who inhabit them. Homogenous, suburban-like streetscapes created by a monotony of building design are not encouraged.

5. **Articulate Building Facades:** Long, straight building facades are generally uninviting and visually uninteresting. Vary building setbacks and articulate facades to add visual variety, distinctiveness, and human scale to commercial areas.

It is essential that the variety appears coordinated within a visually ordered system and not haphazard, cluttered or confusing. The spaces created by the varied setbacks of the building facades can accommodate landscaping and pedestrian seating areas that contribute visual interest.

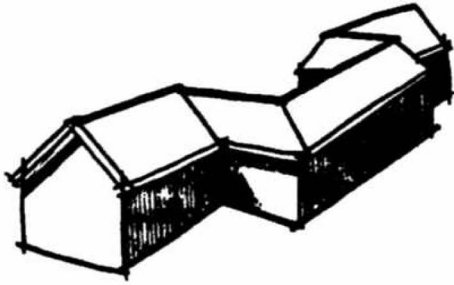
6. **Integrate Auxiliary Structures:** Auxiliary structures, frequently associated with commercial buildings, such as trash enclosures, newspaper racks, phone booths, vending machines, etc., should be integrated into the design of the development in order to create a pleasing appearance both on- and offsite.

Elements such as outdoor storage areas, mechanical equipment, loading areas, and trash disposal areas should be sited away from public views whenever possible and carefully screened.

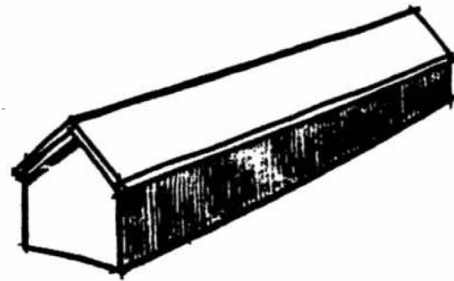


7. **Screen Satellite Dish Antennae:** Satellite dish antennae and other communication equipment should not be visible from public roads, recreation areas, or the Lake. The following techniques should be used in order to reduce visibility of this equipment to the maximum extent possible.
  - (a) Satellite dishes should be screened through the use of landscaping and plant materials, walls and fences, existing structures, sub-grade placements, or other means. Screening should be effective year round.
  - (b) All wires or cables related to the communication equipment should be installed underground where it would otherwise be visible from public roads, recreation areas, and the Lake.
  - (c) The color of satellite dishes should be compatible with the surrounding setting including the natural landscape and the built environment. The appearance of existing antennae and dishes suggests that darker colors, particularly black mesh, blend into the forest cover better than light colors. Antennae and dishes with white, unpainted, or reflective surfaces are strongly discouraged.
  - (d) The use of mesh satellite dishes is preferable to solid dishes because they more effectively blend into their surroundings.
  - (e) Satellite dishes should only be located on a building when they are architecturally integrated into the structure and they are not visible from roads, the lake, or scenic viewpoints.
8. **Screen Roof Mounted Mechanical Equipment:** Screening should be provided for all roof-mounted mechanical and electrical equipment as an integral part of the building's design. Any exposed vents or flashing should be colored to blend in with the roof surface, and should not be left as reflective, metallic surfaces.
9. **Screen Ground Mounted Mechanical Equipment:** Please refer to the guidelines in Section 1. Site Design, for screening ground mounted mechanical equipment.
10. **Use Roof Surfaces to Help Integrate the Building:** The form, color, and texture of a building's roof should be an integral part of the building design and should be compatible with both the natural environment and the man-made setting. Compatibility can be produced by selecting appropriate roofing materials. The use of wood shakes, composition or other treated shingles is encouraged. It is recommended that roof surfaces generally be dark in color, with a low reflectivity. Skylights and solar-energy collector panels are recognized exceptions to this guideline. Metal roofs are appropriate when the metal has a low-gloss finish of low reflectivity. This generally means dark colors (greens, browns, dark gray, black) with a matte finish. Additionally, the use of articulated roof surfaces using features such as gables, clerestories, and dormers will break up continuous roof planes and help integrate the structure into the setting.

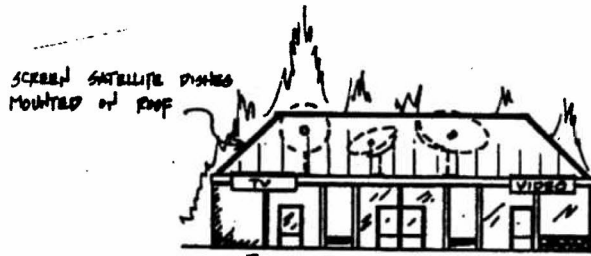
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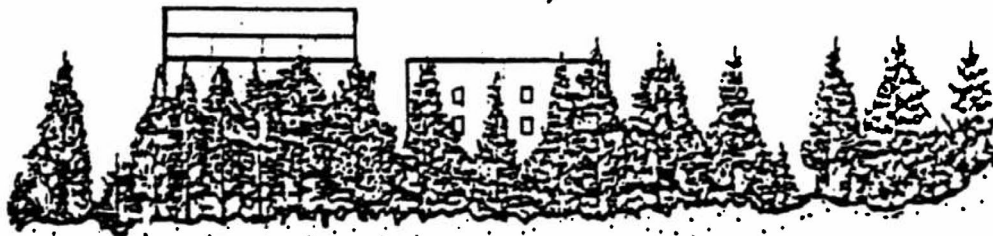
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A wider range of roof surfaces is appropriate in urban areas. Appropriate materials include those identified above, along with slate, concrete, terra cotta tiles, fiberglass and asphalt shingles, and tar/gravel for flat roofs.

11. **Design for Snow:** In the Lake Tahoe Region one must accommodate snow, especially in building design. This manual also contains standards and guidelines for storing plowed or otherwise collected snow. Please also refer to the guidelines in Section 5, Snow Storage. In terms of building designs the following guidelines are recommended:
  - (a) Locate entrances under the gable ends of pitched roofs.
  - (b) Do not locate entrances beneath roof eaves;
  - (c) Do not locate parking, access, or walkways under roof eaves;
  - (d) Cover stairs and other entrances;
  - (e) Do not locate stairs under the drip line of roof eaves; and
  - (f) Do not extend balconies beyond roof eaves.
12. **Incorporate Signage into the Building:** If a building sign is intended, the facade should be designed to accommodate signage so that a business will have advertising space without detracting from the appearance of the structure. See also guidelines in Section 8, Signs.
13. **Maintain Building and Structure Heights Below the Forest Canopy:** The height of structures should not interfere with views of significant scenic features and should not exceed the height of existing forest cover in the vicinity. In most cases this means protecting the public or common view of the scenic features. In some instances you will affect a neighbor's view. The visual impact associated with building height can be mitigated and significant scenic backdrops can be protected by varying setbacks, stepping back upper stories, and maintaining view corridors that enframe views.

Structures that rise above the forest cover detract from the natural character of the environment because they are visible from viewpoints around the lake at great distances from the actual building site. Maintaining building heights at 2/3's to 3/4's the height of existing forest cover will limit the visual impact of a structure to the immediate site vicinity.
14. **Integrate Heights of New Buildings and Structures with Existing Development:** The height of new development should respect existing development patterns and avoid creating sharp contrasts with neighboring structures. If new structures are taller than adjacent development, carefully coordinated step-backs and variations in building height should be utilized to reduce sharp contrasts and provide visual interest.
15. **Location:** Maximize use of vegetation screening when siting the structure. The visual magnitude of the structure from the road or from the Lake can be reduced when screened with existing or planted vegetation. Screening should be effective year-round.
16. **Color/Reflectivity:** Dark shades of earthtone colors (including black) with flat or matte finishes should be used on all surfaces in order for the structure to recede into the natural landscape. Where appropriate, surfaces of structures should be heavily textured using rough or articulated surfaces to minimize reflectivity.
17. **Height Relative to Tree Canopy:** Maximum structure heights should be limited to 2/3's to 3/4's of predominant tree canopy.
18. **Mass:** Minimize bulk and mass of structure whenever possible. If not possible, orient the most massive views of the structure away from roadway or Lake viewing opportunities.

19. **Exterior Materials:** External building materials should be predominantly natural, such as wood siding and stone. Exterior building materials should also be genuine and not simulated (i.e., no simulated stone or brick should be permitted). For reasons when simulated materials are used they should exhibit a convincing realism especially at corners, joints, and edges (i.e., turn the corner with simulated stone, giving depth to the facade). Genuine efforts should be made to use the simulated materials as if they were the real thing.

Texturing and coloring of concrete surfaces is encouraged. Exposed aggregate surfaces are generally more acceptable than concrete with a smooth finish. Concrete block or masonry unit construction which has no decorative texture or coloring should be veneered with a finish layer such as brick, stone, rock or wood. Aluminum, steel, plastic and plywood siding (not including board and batten) are not recommended.

20. **Building Color:** Exterior building colors should be compatible with the surrounding natural and man-made environment, and not in competition with surrounding material elements for attention (i.e., building color should not become "signing" for the site).

Urban Areas: Generally, building colors should be subdued, with natural colors (i.e. vegetation and earth tones found in the area) preferred. Primary colors or other bright colors should be used only as accents to enliven architecture, or as an integral component of a specific theme. It is important to remember that light-valued elements project forward against the dark greens and browns of the forest background, making them more visually prominent.

Natural and Transition Areas: The use of earth tone colors on exterior surfaces is strongly recommended in natural and transition areas. Earth tone colors are also recommended in situations where the goal is to blend the building into the natural landscape. Earth tone colors are considered to be darker shades of reddish-brown, brown, tan, ochre, umber, sand and green. Certain hues of blue and gray can also function as earth tone colors, as can lighter hues of brown and sand when the building(s) is located in a granite-dominated setting. TRPA maintains a full-color catalog of the recommended colors at the TRPA offices.

Primary colors or other bright colors should be used as accent colors in transition areas such as on trim, or in conjunction with a specific theme. Primary colors and other bright colors are not recommended for use in natural areas. It is important to remember that light-valued elements project forward against the dark greens and browns of the forest background, making them more visually prominent. Also see guidelines in Section 2.B, Building Design.

21. **Historic Buildings:** Refer to The Secretary of Interior's Standards for the Treatment of Historic Buildings. Copies of the Secretary of Interior's Standards are available online.

## CHAPTER 3

# Setback of Structures

Setbacks of structures and other activities from the property line are traditional land use and site planning tools which serve several purposes. In commercial areas building setbacks should be utilized to create visual interest to allow for substantial landscaped areas, and to avoid the tunnel-like effects associated with strip development.

## Standards

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[Standards A and C through I are Washoe County standards and are administered by Washoe County]

- A. **General:** The Washoe County yard requirements and setback dimensions are set forth in Section 110.220.55, *Yard and Lot Standards* of the Washoe County Development Code. Other than Subsection B, these requirements may be modified by Washoe County pursuant to Washoe County Development Code.
- B. **Special TRPA Standards:** Requirements for development occurring in the Tahoe area including, but not limited to, building placement standards shall be the most restrictive of Tahoe Regional Planning Agency standards and Washoe County standards above.
- (1) For parcels abutting roadways rated in the TRPA's scenic resources inventory (State Routes 430 and 28), the minimum building setback from the right-of-way of such roadways shall be 20 feet. Decks (except decks for off-street parking), stairs, canopies, building, or roof overhangs shall not intrude into the 20 foot setback established in this subparagraph. TRPA may approve building setbacks less than 20 feet if TRPA finds that the project will not cause a decrease in the numerical ratings assigned to the roadway unit, including the scenic quality rating of the individual resources within each unit, as recorded in the 1982 scenic resources inventory and shown in tables 13-3 and 13-8 of the Study Report for the Establishment of Environmental Threshold Carrying Capacities, October, 1982. The criteria for rating scenic quality as identified in the study report cited herein shall be used to determine if a project will cause a decrease in the numerical rating.
  - (2) Buildings, other structures and land coverage shall be setback from SEZs in accordance with Chapter 53, *Individual Parcel Evaluation System*, of the TRPA Code.
  - (3) Other setbacks are set forth in Chapter 33, *Grading Standards*, of the TRPA Code.
- C. **Double Counting Yards:** No required yard or open space around any building shall be considered a yard or open space for any other building on an adjoining lot or parcel.
- D. **Combining Lots:** If two (2) or more lots must be combined to meet the minimum yard requirements of this article, the lots shall be legally merged into one (1) lot before a building permit will be issued.

E. **Unobstructed Yards:** Any yard required by the Development Code shall be open and unobstructed from the ground to the sky except as provided in this article.

F. **Front Yards:** Front yards shall comply with the provisions of this section.

- (1) **Through Lots:** On through lots, either end line may be considered the front line, except when the access would be from a street classified as 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
- (2) **Interior Lots:** On any interior lot in any residential or agricultural zone, 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.
- (3) **Corner Lots:** On a corner lot, all yards abutting streets shall be considered as front yards.
- (4) **Obstruction to Vision:** There shall be no fences or other obstruction to vision more than three (3) feet higher than curb level within thirty (30) feet of the intersection of any two (2) streets on any corner lot.
- (5) **Architectural Features:** Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required front yard not to exceed two (2) feet.
- (6) **Detached Garages:** Detached garages may be located behind the required front setback.

G. **Side Yards:** Side yards shall comply with the provisions of this section.

- (1) **Outside Stairs:** Outside stairs or landing places, if unroofed or unenclosed, may extend into a required side yard for a distance not to exceed three (3) feet.
- (2) **Architectural Features:** Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required side yard not to exceed two (2) feet.(3)
- (3) **Accessory Structures:** Accessory structures may be located in a side yard as provided in Article 306, Accessory Uses and Structures, except that a guest building shall not be located in a side yard.

H. **Rear Yards:** Rear yards shall comply with the provisions of this section.

- (1) **Outside Stairs:** Outside stairs or landing places, if unroofed or unenclosed, may extend into a required rear yard for a distance not to exceed five (5) feet.
- (2) **Architectural Features:** Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required rear yard not to exceed two (2) feet.
- (3) **Accessory Structures:** Accessory structures may be located in a rear yard as provided in Article 306, Accessory Uses and Structures.

- I. **Visual Obstructions:** Walls, fences, planting and other visual obstructions not over six (6) feet in height may be erected, placed or grown on lot lines, except in required front yard areas. Walls, fences, planting and other visual obstructions not over four-and-one-half (4-1/2) feet in height may be erected, placed or grown anywhere on the lot except as provided in Section F, Front Yards.

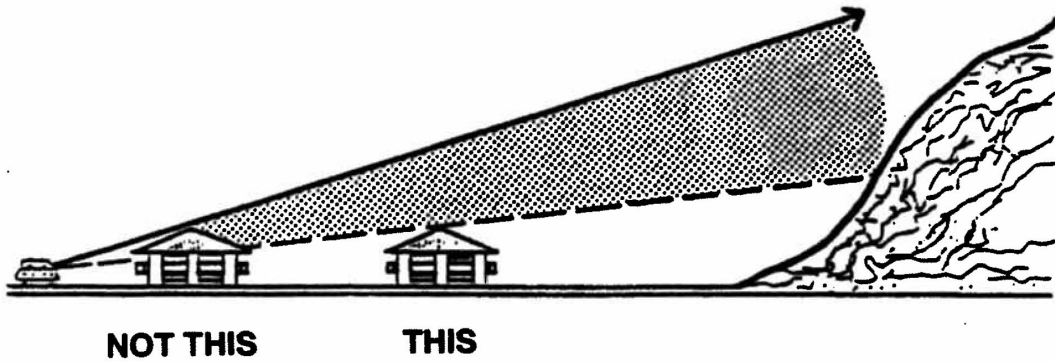
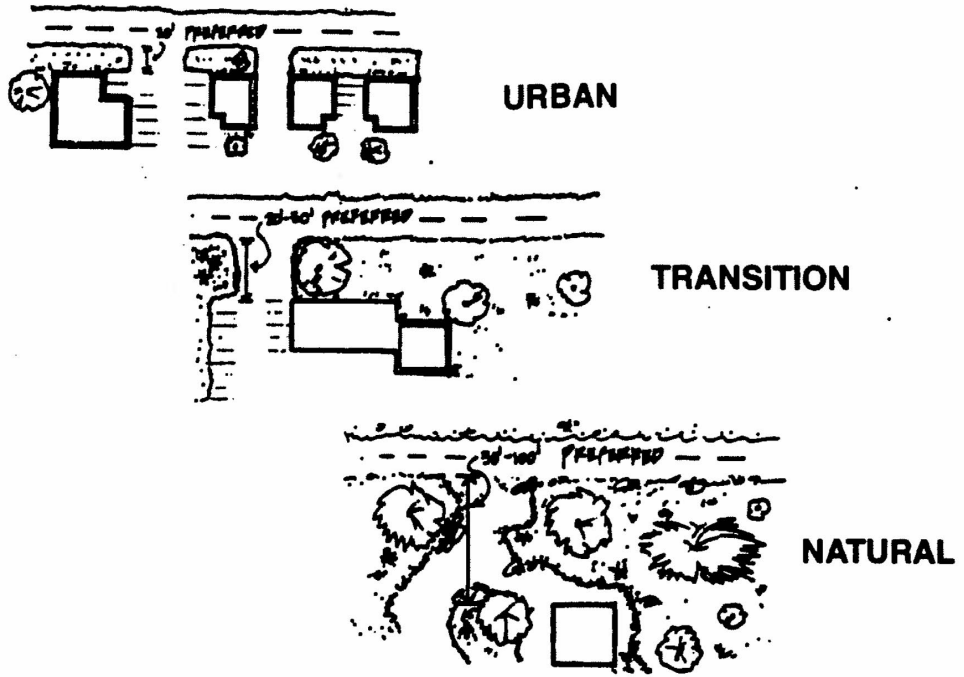
## Guidelines

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1. **Provide Variety:** Variety is encouraged in the setbacks and in the relationship of buildings to the street in order to reduce the sense of sameness which characterizes strip development.
2. **Provide Larger Setbacks on Larger Parcels:** Developments with longer street frontage are encouraged to have generally larger setbacks.
3. **Coordinate Setbacks:** The setbacks for a project should be responsive to neighboring uses and appear coordinated to them.
4. **Reduced Setbacks Along Scenic Threshold Roadways:** This guideline only applies to situations where the proposed building or building addition is closer than 20 feet from the property line and is along a TRPA Scenic Threshold Roadway. Setbacks closer than 20 feet are generally discouraged. In scenic threshold roadway units which are in threshold attainment buildings proposed closer than 20 feet may be approved when the proposed building is set back the same distance or greater than existing buildings along the same travel unit. Visual mitigation measures such as landscaping, building facade improvements, walkway installation, etc., may be required to offset the visual impact.

If a building is proposed to be set back closer than 20 feet along a scenic threshold roadway unit which is not in threshold attainment, the applicant first should review the visual assessment and recommendations for that unit. This information is located in TRPA's Scenic Quality Improvement Program. If lack of setbacks is a significant problem in the unit, exceptions to the 20 foot setback generally will not be approved. If setbacks are not listed as a specific problem, visual mitigation measures such as those listed above may be required to offset the visual impact.

5. **Activities Within Setbacks:** Only landscaping, architectural features such as canopies or overhangs, structures housing mechanical or other utility equipment which are 3 feet in height or lower, driveways and signs should be located within front yard setbacks. Also see landscaped setback guidelines in Section 6. Landscaping. Local jurisdictions within the Region have differing requirements regarding what is allowed within setbacks. Please check these requirements before designing your project.





6. **Provide Landscaped Setbacks on Commercial Properties:** A landscaped buffer no less than 10 feet wide is recommended between the edge of the travelled roadway and building facades in order to provide a sense of separation between the roadway and pedestrian areas. Placement of pedestrian walkways between the landscaping and the building is preferable to placement along the street edge. Landscape treatments should be compatible with snow removal techniques.

In commercial areas, where existing development is set close to the roadway (10 foot or less setback) and structures are relatively small in scale, it may be desirable to maintain minimal building setbacks to preserve a more intimate pedestrian scale for the area. This would only be appropriate if new development maintained a similar scale, if pedestrian facilities are provided, and if parking along the frontages of structures (both on- and off-street) was removed or restricted.

7. **Residential Setbacks:** In non-commercial areas, the purpose of building setbacks should be to minimize the visibility of development from adjoining travel corridors. The setback may permit a densely planted buffer of native vegetation to be maintained along the roadway. Such a buffer should respect and attempt to maintain significant views of natural features or other scenic elements.

Residential units that take direct access off major travel routes should be set back as far as possible. Deeper setbacks along major travel routes will also permit the preservation of views from the roadway. In many cases this guideline conflicts with minimum coverage regulations because longer driveways to serve the residences take up additional coverage. Since no coverage overrides for deeper setbacks are provided, this conflict must be resolved on an individual basis.

Front yard setbacks for residential development along threshold routes must meet the minimum twenty (20) feet setback from the road right-of-way. Garages, decks, and stairs should not intrude into front setback.

As much as possible, existing mature, natural vegetation (especially tree cover) located in the front setback should be preserved. To insure effective screening, additional native trees (species should be selected from TRPA's Recommended Native and Adapted Plant List and should be compatible with existing native species in surrounding area) should be introduced so that trees are spaced at an average of 20 feet on-center minimum and at least two rows deep.

8. **Subdivision Frontages:** Residential subdivision frontages along major travel corridors should use a combination of existing vegetation, setbacks of structures, and landscape screening so that they are not readily visible from major travel corridors (i.e. average setback of 200-250 feet from roadway).

Subdivision entrances should be designed to provide safe, efficient, easy-to-identify access points, while also creating a positive first impression that is compatible with the surrounding natural vegetation. The location of existing vegetation and geological features should help determine the appropriate entry setting.



# CHAPTER 4

## *Parking, Loading, and Circulation*

The design of parking areas should be safe and accessible. Simple layouts which can be readily understood by motorists are advocated, especially in urban areas. Reducing the visual dominance of the automobile in the landscape while increasing opportunities for the pedestrian (e.g. walkways within parking areas) are important design goals addressed in this section.

The purpose of this Chapter, Parking, Loading, and Circulation, is to regulate parking and loading in order to lessen traffic congestion and contribute to public safety by providing sufficient on-site areas for the maneuvering and parking of motor vehicles that are attracted to and generated by land uses within the County.

## *Standards*

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**A. Applicability:** The provisions of this article shall apply whenever:

- (1) A new structure is constructed;
- (2) An existing structure, including a legal nonconforming structure, is enlarged for any purpose, the parking and loading requirements for the entire structure shall apply;
- (3) The intensity of use, or expansion of use is changed, the parking and loading requirements for the use shall apply.

**B. Required Parking Spaces:** On-site parking spaces shall be provided in the quantities set forth in Appendix A.

- (1) Description of Use Types: The use types referred to Appendix A, are defined in Chapter 21, *Permissible Uses*, of the TRPA Code.
- (2) Requirements Cumulative: Where Appendix A sets forth more than one (1) requirement for a given use type, those requirements shall be cumulative.
- (3) Space Based on Square Footage: The square footage requirements used in Appendix A to calculate parking spaces refer to the total enclosed areas of all buildings on the lot, but excludes the areas of spaces having a height of less than seven (7) feet and the area used exclusively for parking and loading.
- (4) Spaces Based on Employees: The employee requirements used in Table A to calculate parking spaces refer to the maximum number of employees who could be working at one time when the facility is operating at full capacity.
- (5) Rounding Off Numbers: Whenever the computation of the number of off-street parking spaces required by Table A results in a fractional parking space, one (1)

additional parking space shall be required for a fractional space of one-half (1/2) or more. A fractional space of less than one (1/2) shall not be counted.

- (6) Single Family Houses, Including Secondary Residences: Parking spaces within a driveway, a garage or carport shall be considered in determining the adequacy of parking facilities. Stacked parking may occur.
- (7) Other Residential Uses: Only paved, designated parking spaces and one parking space, per unit within individual garages shall be considered in determining the adequacy of parking facilities. Stacked parking may occur for no more than two vehicles.
- (8) Multiple Uses: If two or more uses share a project area, demand for each use shall be calculated separately, and the total demand shall be the total of the parking demand for the uses subject to exceptions noted below.
- (9) Fleet Vehicles: Tourist accommodation, commercial, public service and recreation uses shall provide one parking space for each business or fleet vehicle.
- (10) Visitor/Service Parking: All uses shall provide for parking for visitors and service deliveries to the use, such parking not to conflict with snow removal regulations, traffic flows and unrestricted access.

**C. Modification of Standards:**

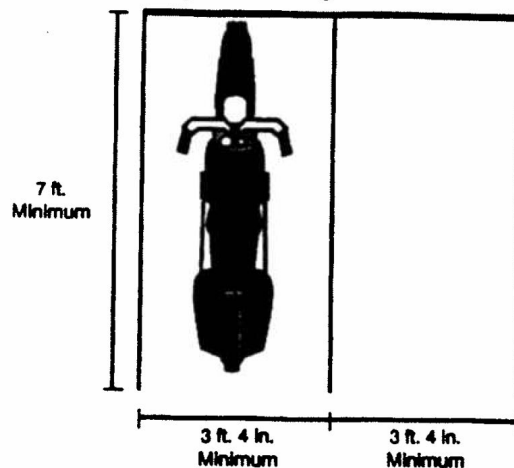
- (1) Shared Parking: Washoe County and TRPA may approve shared parking facilities for two or more uses provided that applicants execute and record reciprocal agreements for shared parking and can make the following findings: (a) the uses have different peak periods, (b) the parking demand will not overlap, and (c) the parking facility is of adequate size to meet demand.
- (2) Parking Reduction for Transit: Parking requirements for uses other than single family dwellings may be reduced 20 percent if a traffic analysis indicates public transit service exists within 300 feet of the property and is a viable substitute for parking. For each space reduced, the project shall be required to contribute an in-lieu fee as established by Washoe County or the fee required by the transit provider to the transit agency providing the service.
- (3) Off-site parking shall not be considered in determining the adequacy of parking facilities except as follows:
  - (a) Temporary Uses: Off-site parking may be permitted for a temporary use on the basis of an approved parking analysis.
  - (b) Deed Restrictions: Based upon an approved parking analysis, off-site parking may be allowed provided an appropriate deed restriction is recorded which documents the relationship of the two parcels.
  - (c) Assessment Districts: Off-site parking provided pursuant to an assessment district and a related parking analysis may be approved.
  - (d) Locations: Off-site location may be approved if TRPA and Washoe County finds that it will not violate other applicable standards. Such parking shall be located within 300 feet of the facility it serves or shall be directly connected by transit during the hours of operation.

- (4) **Required Parking Spaces:** In lieu of the Parking Demand table, and applicant may submit for Washoe County and TRPA approval a technically adequate parking analysis. A parking analysis from a different location that was deemed technically adequate is acceptable if the location of the previously-approved parking study possesses similar key characteristics that would influence parking rates such as proximity to transit of equal quality, type of use, expected resident income levels, etc. The parking analysis shall include:
- (a) A parking demand estimate.
  - (b) Propose alternatives to the parking standards.
  - (c) Methods of ensuring compliance.
  - (d) Additional information that may be required.

**D. Special Parking Provisions:**

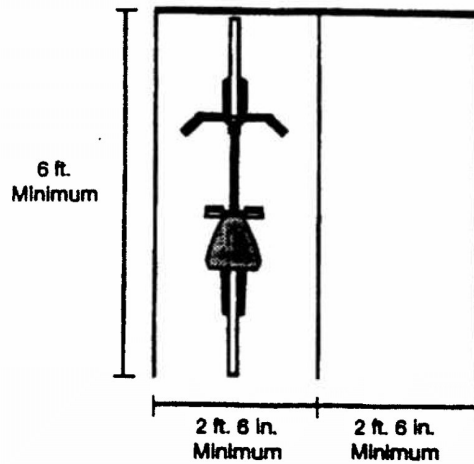
- (1) **Motorcycle and Bicycle Spaces:** For every four (4) motorcycle or six (6) bicycle parking spaces provided, a credit of one (1) parking space shall be given toward the requirement of this article, provided, however, that the credit for each shall not exceed one-fortieth (1/40) of the total number of automobile spaces required. If determined necessary by the County or TRPA, bollards shall be installed to separate and protect motorcycle and bicycle spaces from automobile circulation. The minimum dimension for motorcycle and bicycle spaces shall be as set forth in the following subsections:
- (a) Motorcycle spaces shall be a minimum of seven (7) feet in length and three (3) feet four (4) inches in width as illustrated in Figure 4.1.

**Figure 4.1  
Motorcycle Parking Dimensions**



- (b) Bicycle spaces shall be a minimum of six (6) feet in length and two (2) feet six (6) inches in width as illustrated in Figure 4.2.

**Figure 4.2  
Bicycle Parking Dimensions**



- (2) Bicycle Storage: In commercial and industrial projects with twenty (20) or more required parking spaces, a rack or other secure device for the purpose of storing and protecting bicycles from theft shall be installed. Such devices shall be provided with a minimum capacity of one bicycle per twenty (20) required parking spaces and shall be located so as not to interfere with pedestrian or vehicular traffic.
- (3) Handicapped Parking: In any parking facility serving the public, parking for the handicapped shall be provided as set forth in this subsection.
  - (a) Handicapped parking spaces shall be provided in accordance with Table 4.3. One (1) of every eight (8) required handicapped spaces shall be van accessible space (a minimum of one (1) van accessible space per parking area).

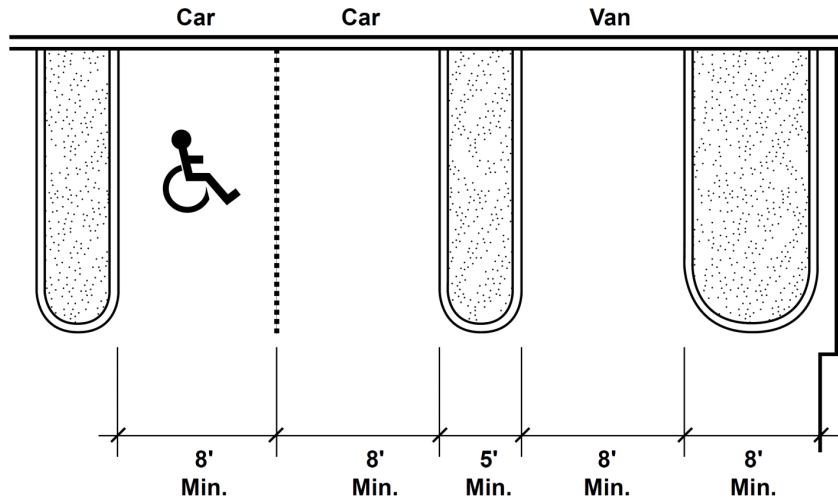
Table 4.3  
Handicapped Accessible Spaces

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

Source: Washoe County Department of comprehensive Planning

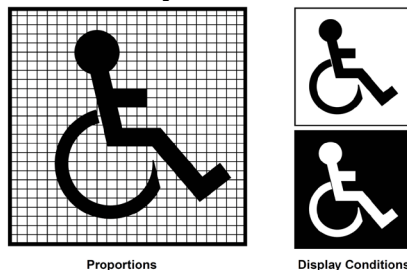
- (b) Handicapped parking spaces shall be a minimum of eight (8) feet in width and a minimum of eighteen (18) feet in length, as illustrated in Figure 4.4.

**Figure 4.4  
Handicapped Parking Dimensions**



- (c) Handicapped spaces shall be provided with an adjacent access aisle, as illustrated in Figure 4.4. Access aisles shall be a minimum of five (5) feet in width. Van access aisles shall be a minimum of eight (8) feet in width. Access aisles shall be located on the passenger side of each space unless it is located between and is shared by two (2) designated spaces.
- (d) Handicapped parking spaces and access aisles shall be level.
- (e) Handicapped spaces shall be located as near as possible to accessible building or site entrances and shall be located so as to provide convenient access to curb ramps.
- (f) Each reserved handicapped parking space shall be designated with a stall sign displaying the International Symbol of Accessibility, as illustrated in Figure 4.5. Each stall sign shall be at least seventy (70) square inches in size. Spaces that are van accessible shall be designated as "Van Accessible".

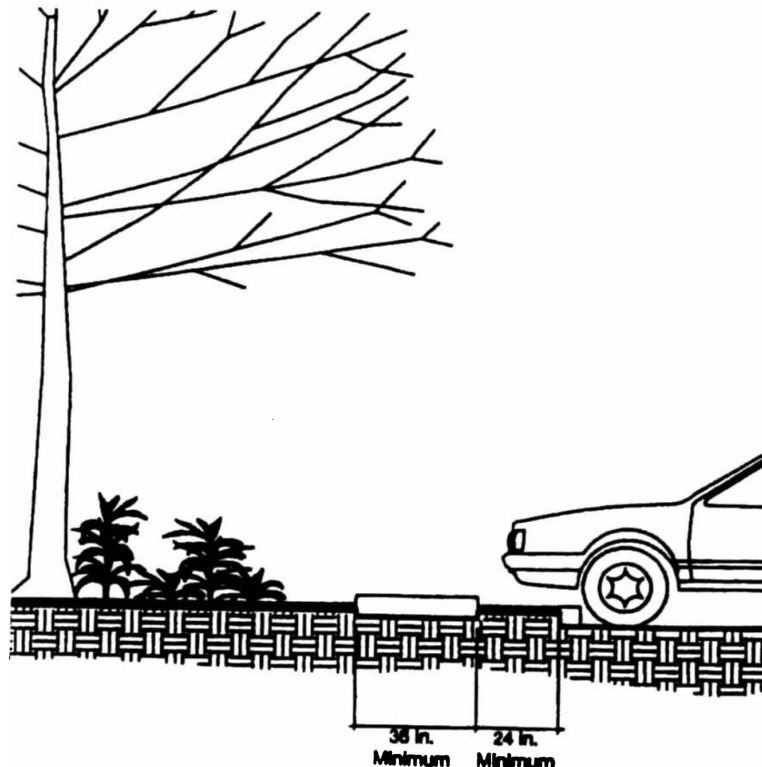
**Figure 4.5  
International Symbol of Accessibility**



- (g) Each reserved handicapped parking space shall meet one (1) of the following stall markings requirements:

- (i) Each handicapped parking space shall be painted solid blue with a white International Symbol of Accessibility; or
  - (ii) Each handicapped parking space shall be outlined in blue with a three (3) foot square International Symbol of Accessibility painted in a contrasting color.
- (h) Each reserved handicapped parking space shall be marked with a sign warning drivers of the possibility of towing due to unauthorized use and providing information of recovering towed vehicles. Warning signs shall have minimum dimensions of seventeen (17) inches by twenty-two (22) inches and shall be labeled with lettering of at least one (1) inch in height.
- (i) A minimum of ninety-eight (98) vertical inches of clearance shall be provided for van accessibility spaces and the entire route from parking area ingress/egress points to the parking space.
- (j) As illustrated in Figure 4.6, a minimum vehicle overhang allowance of twenty-four (24) inches shall be provided between accessible routes and handicapped parking spaces. Said accessible routes shall, at all times, provide users with a minimum width of thirty-six (36) inches of throughway.

**Figure 4.6  
Accessible Routes**



- E. Location of Required Parking Spaces:** Required parking spaces shall be located as set forth in this section.



- (1) On Same or Adjacent Lot: For dwellings, motel, automobile-oriented services, and elementary, junior high, and high schools, required parking spaces shall be provided on the same lot as the main building(s) or on an adjoining lot or lots zoned for the main use of the property.
- (2) Other Uses: For uses not listed in Subsection (1) above, required parking spaces shall be located within three hundred (300) feet of the lot on which the main building is located and an adequate pedestrian walkway/path shall be provided between the two .
- (3) Adjacent and Off-site Lots: If an adjacent or off-site lot is used to satisfy the parking requirements, the lot(s) shall be secured in such a manner that will provide parking for the life of the project. This requirement does not preclude the use of reciprocal parking agreements, so long as the agreement is in a form acceptable to Washoe County.

**F. Design of Parking Areas**: The design standards for off-street parking facilities shall be set forth in this section;

- (1) Parking Lot Design: Parking lot design and dimensions shall be in accordance with Table C and Figure 4.7.

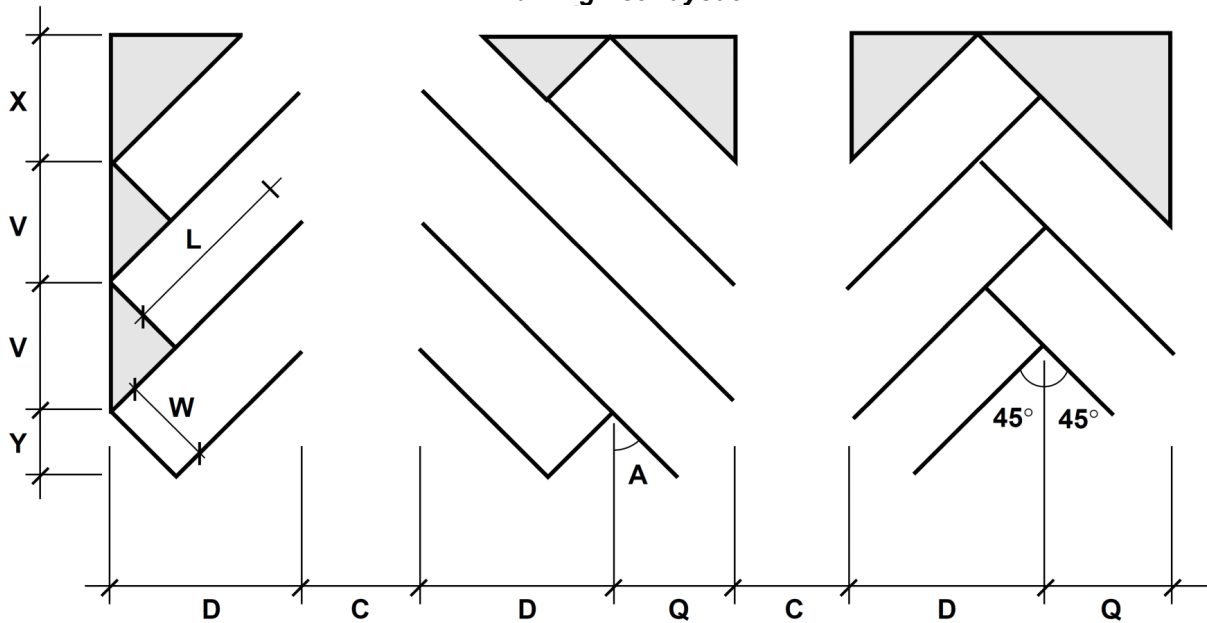
**Table C**  
**Parking Dimensions**

| <b>A (Angle in Degrees)</b> | <b>C</b> | <b>D</b> | <b>L</b> | <b>Q</b> | <b>V</b> | <b>W</b> | <b>X</b> | <b>Y</b> |
|-----------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 0                           | 12.0*    | 8.5      | 22.0     | 0.0      | 17.0     | 8.5      | 22.5     | 0.0      |
| 15                          | 12.0*    | 12.6     | 17.0     | 4.4      | 32.8     | 8.5      | 16.4     | 2.2      |
| 30                          | 12.0*    | 15.9     | 17.0     | 8.5      | 17.0     | 8.5      | 14.7     | 4.3      |
| 45                          | 12.0*    | 18.0     | 17.0     | 12.0     | 12.0     | 8.5      | 12.0     | 6.0      |
| 60                          | 16.0*    | 19.0     | 17.0     | 14.7     | 9.8      | 8.5      | 8.5      | 7.4      |
| 75                          | 20.0     | 18.6     | 17.0     | 16.4     | 8.8      | 8.5      | 4.4      | 8.2      |
| 90                          | 24.0     | 17.0     | 17.0     | 17.0     | 8.5      | 8.5      | 0.0      | 8.5      |

Note: This table provides dimensions (in feet of parking spaces and lots. The asterisk (\*) indicates the minimum aisle width for two-way traffic is twenty (20) feet. The letters in the column headings refer to dimensions illustrated in Figure 4.7 and to the following: A = Angle of Parking Spaces; C = Width of Aisle; D = Depth of Stall; L = Length of Stall; Q = Interlock Length of Stall; V = Interlock Width of Stall; W = Width of Stall; X = End of Parking Stall Aisle Width; Y = Perpendicular Width of Stall; and  $D = W \cos A + \sin A$ ;  $Q = L \sin A$ ;  $V = W/\sin A$ ;  $X = L \cos A$ ; and  $Y = Q/2$ .

Source: Sedway cooke Associates

**Figure 4.7  
Parking Lot Layout**



- (2) Automobile Parking Spaces (Sizes): Parking space sized shall be built with an uninstal design in accordance with Table C and Figure 4.7.
- (3) Wheel Stops: A wheel stop or curb, if used, shall be placed between two-and-one-half (2-1/2) and three (3) feet from the end of the parking space.
- (4) Striping and Marking: All parking stalls shall be striped and directional arrows shall be delineated in a manner acceptable to the County Engineer. All paint used for striping and directional arrows shall be of a type approved by the County Engineer.
- (5) Surfacing: All parking spaces, driveways and maneuvering areas shall be paved and permanently maintained with asphalt or cement. Bumper guard shall be provided when necessary to protect adjacent structures or properties as determined by the Director of Development Review and TRPA.
- (6) Landscaping and Screening: All open parking areas shall be landscaped and/or screened according to the standards set forth in Chapter 6, *Landscaping*.
- (7) Lighting: All off-street parking areas within commercially-zoned projects shall be provided with exterior lighting which meets the following minimum standards:
  - (a) Proper illumination shall be provided for safety which, at a minimum, shall be the equivalent of one (1) foot candle average of illumination throughout the parking area;
  - (b) All lighting shall be on a time clock or photo-sensor system;
  - (c) Parking lot luminaires shall be high-pressure sodium vapor with 90-degree cut-off and flat lenses; and

- (d) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted, except onto public thoroughfares proved, however, that such light shall not cause a hazard to motorists.
- (8) Access: Access to parking areas shall be provide as follow:
  - (a) Access driveways shall have a width of no less than twenty (20) feet;
  - (b) The parking area shall be designed so that a vehicle within the parking area will not have to enter a public street to move from one location to any other location within the parking area; and
  - (c) Vehicular access to arterial streets and highways will be permitted only in accordance with driveway locations and access design to be approved by the County Engineer. Except for single family driveways, on-site parking that requires backing out on to streets is prohibited
- (9) Parking Aisles: The minimum dimensions for parking aisles (the space required for maneuvering vehicles within a parking lot) shall be as set forth in Table C and Figure 4.7.

**G. Truck Parking and Loading**: Parking and loading space for trucks shall be provided as set forth in this section.

- (1) General Commercial Uses: For commercial uses, a minimum of one (1) space shall be provided for every use with three thousand (3,000) or more square feet of gross floor area. Additional parking and loading space may be required based on the operating characteristics of the individual use. In such instances, the number of spaces provided shall be determined by the Director of Development Review and TRPA upon the submittal of site plans and general operation plans.
- (2) Light Industrial and Wholesale/Storage Uses: For light industrial and wholesale/storage uses, spaces shall be provided as follows:
  - (a) One (1) space shall be required for each use having three thousand (3,000) to twenty thousand (20,000) square feet of gross floor area;
  - (b) Two (2) loading spaces shall be required for each use having twenty thousand (20,000) to forty thousand (40,000) square feet of gross floor area; and
  - (c) For each twenty thousand (20,000) square feet of gross floor area, or major fraction thereof, over forty thousand (40,000) square feet of gross floor area, one (1) loading space shall be required.
- (3) Design Standards: Design of required spaces shall be as follows:
  - (a) Spaces shall be a minimum twenty-five (25) feet in length an fifteen (15) feet in width, and shall have minimum height clearance of fourteen (14) feet;
  - (b) Spaces shall not interfere with vehicular circulation or parking, or with pedestrian circulation; and

- (c) On-site driveways and maneuvering areas may be used in lieu of one (1) of the off-street loading spaces required by this section, as long as maneuvering areas for delivery vehicles are provided

H. **Driveways:** Driveways may exceed 10% slope for single family houses, including secondary residences and 5% slope for all other uses, if Washoe County and TRPA find that a steeper driveway would minimize the amount of grading and site disturbance that would result from construction of a driveway of lesser slope. In no case shall a driveway exceed 14% for residential use or 8% for all other uses. Driveway widths shall conform to the following standards:

- (1) **Single Family:** Single family houses, including secondary residences, require driveways of a minimum width of 10 feet. Where the house includes a garage, the driveway shall be at least as wide as the garage door opening for a distance of 20 feet and shall taper to the appropriate width, but no less than 10 feet.
- (2) **Other residential uses:** Two-way driveways serving residential uses other than single family houses shall be 24 feet. One-way driveways serving residential uses other than single family houses shall be 12 feet.
- (3) **Tourist Accommodation, Commercial, Public Service and Recreation Uses:** Two-way driveways serving these uses shall have a minimum width of 20 feet and a maximum width of 30 feet. One-way driveways serving such uses shall have a minimum width of 10 feet and maximum of 15 feet. For two-way driveways with median dividers serving such development, each direction shall have a minimum width of 10 feet and a maximum of 17 feet.
- (4) **Impacts:** New driveways shall be designed and located so as to cause the least adverse impacts on traffic, transportation, air quality, water quality and safety.
- (5) **Shared Driveway:** Washoe County and TRPA shall encourage shared driveways in new projects, if it is found that the effect is equal or superior to the effect of separate driveways.
- (6) **Federal and State Standards:** On federal and state highways, ingress/egress standards of Nevada (NDOT) shall apply. Where state standards conflict with county standards, state standards apply.
- (7) **Number of Driveways:** New development, which does not require a traffic analysis pursuant to TRPA Code, shall be served by a single driveway with no more than two points of ingress/egress from the public right-of-way or other access road. Additional or transferred development, requiring a traffic analysis, shall conform to ingress/egress provisions necessary to mitigate all traffic and air quality impacts under TRPA Code.
- (8) **Intersection Setbacks:** All exits onto public streets shall be located a minimum of 50' from an intersection.
- (9) **Curb Cut Width:** Curb cut widths shall be a minimum of 24' for two-way traffic, and 14' for one-way traffic.
- (10) **Curb Cut Separation:** Curb cuts on the same lot shall be separated by a minimum distance of 22'.

(11) **Emergency Access:** Provide adequate access for emergency vehicles and for those persons attempting to render emergency services.

- I. **Pedestrian Circulation:** Pedestrian circulation systems shall be required for Commercial, Tourist Accommodation, Public Service and Multi-residential projects. Sidewalks shall be a minimum 48" wide, with gradients less than 5%. Ramps for use by the handicapped shall not exceed a 1:12 slope and shall be provided with landings as specified in the Uniform Building Code. Ramps exceeding a 1:15 slope shall be fitted with handrails, 30-34" in height above the stair tread. Sidewalk dimensional standards are applicable to public and right-of-way easement walkways only, and not to pedestrian facilities and structures within the private property (unless otherwise required by safety and fire codes).

## Guidelines

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1. **Location of Parking:** A major scenic goal within the Lake Tahoe Basin is to reduce the visual impact associated with the automobile. Toward this end, parking in commercial areas should be located away from building frontages and the main roadway whenever possible.

It is preferable to have parking areas located in back or side yards where the parking can be more efficiently screened by buildings and landscaping. This also helps establish a stronger architectural edge along the travel corridors and safer pedestrian circulation when cars are not parked between the viewer and the building.

In areas where commercial development backs directly onto the lakeshore, it may be preferable to maintain the area between the building and the lake free of parking.

2. **On-Street Parking:** In order to reduce the visual clutter and unpredictability along the edges of the major travel routes, on-street parking should be restricted along the state and federal highways (i.e. Highways 28 and 431). In those areas where it is desirable to maintain on-street parking, it is recommended that on-street parking be accommodated in parallel parking bays. Each bay would be designed to hold a maximum of four (4) parked vehicles. Bays would be paved and clearly defined with curbing. An eight (8) foot wide minimum landscaped area should be required at the end of each parking bay (i.e. consecutive parking bays would have 16 feet of landscaped area between them).
3. **Stacked Parking:** Stacked Parking areas are recommended only when vehicles are directed or parked by parking attendants. Dimensions for stacked parking spaces should be 8 feet by 16 feet. An aisle at least 12 feet wide should be maintained along the length of one side of the stacked parking area to allow for emergency access. In areas of stacked parking, maintain an aisle clear of vehicles at least 12 feet wide along the length of one side of the stacked parking area.
4. **Compact Vehicle Spaces:** Parking lots with 20 or more required parking spaces may design for a maximum 25 percent compact car spaces. Space width should be a minimum of 8 feet and space to curb length should be a minimum of 15 feet and shall be clearly marked as compact.
5. **Bicycle Parking:** Bicycle parking should be provided for all projects other than single-family residential.

6. **Delineation of Parking Areas:** Considerable visual confusion and clutter results from the uncoordinated parking that occurs in poorly defined and unpaved areas along the shoulder of the roadway. All parking areas should have clearly defined boundaries and should be striped to indicate location of spaces within the parking lot. The parking lot should be maintained to ensure that striping remains clearly visible.
7. **Provide Wheel Stops:** Use wheel stops wherever needed in order to prevent automobiles from parking on dirt areas or landscape plantings, or from overhanging walkways. Wheel stops should be placed approximately four feet back from the edge of landscaping to allow for bumper overhang. Commonly used types of wheel stops include precast concrete units, landscape timbers, and railroad ties which are staked into the ground. Bollards may also be used. Wooden bollards should be used rather than steel poles. No setback for bumper overhang is needed when using bollards.
8. **Sloped Parking Areas:** When parking is sited on sloping terrain, terrace the parking lots to follow the terrain rather than allowing the lot surface to extend above the natural grade.
9. **Elements of Pedestrian Environments:** Provide elements which will contribute to an attractive pedestrian environment including:
  - Entrance points which can be reached on foot from adjacent rights-of-way and parking areas;
  - Pedestrian-scaled signage and other information;
  - Elimination of barriers and obstacles to continuous movement;
  - Protection from inclement weather; and
  - Clearly marked pathways or walkways of adequate width from parking areas and adjacent sidewalks/pathways.
10. **Provide Pedestrian Amenities:** Provide pedestrian amenities which will encourage people to walk such as:
  - Street furniture;
  - Outdoor cafes;
  - Pedestrian plazas;
  - Window shopping opportunities; and
  - Outdoor entertainment.
11. **Provide a Comprehensible Circulation Pattern:** The circulation pattern should be easily comprehended by the user.
12. **Separate Circulation Modes:** Separate vehicular and pedestrian circulation systems should be provided in order to reduce conflicts between pedestrians, bicyclists, and motorists. Separation can be effected through the use of changes in grade, materials, screens, and structures.
13. **Anticipate Movement Patterns:** Layout of sidewalks should follow the anticipated movement of pedestrians. Failure on the part of the designer to anticipate these patterns often results in

the creation of informal "people paths" which often lead to vegetation destruction and increased soil erosion.

14. **Separate Loading Activities:** Loading activities should not interfere with other site circulation patterns. This often means locating most loading activities to the rear or side of the site.
15. **Clearly Mark Building Entries:** Building entries should be clearly visible from the parking areas and should be kept clear of parking.
16. **Use Compatible Paving Materials:** Paving materials should be compatible with other site materials. Sidewalk surfaces should be non-slippery.
17. **Provide Site Access Options:** Provide at least two points of access to the site whenever possible. This increases the options of fire and safety personnel to reach a site during an emergency. Service drives can serve this purpose if access to the building is available. A secondary access point need not always be a road or drive. Grasscrete or even lawn open to a public street can be used as emergency access.
18. **No Parking in Driveways:** Discourage parking in the driveway.





# CHAPTER 5

## Snow Storage

Accommodating snow removal and storage presents unique challenges to site planning and design. During snow months, roofs, parking areas, and walkways become areas which need to be cleared of snow for safety and convenience. When snow is not disposed of offsite, provisions need to be made to store the snow on site.

## Standards

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A. **Standards for Snow Storage:** The standards for snow storage are:

- (1) Parking: Parking areas shall be sloped at least two percent to prevent ponding and icing.
- (2) Commercial, tourist accommodation, public service, recreation and multi-residential projects: Shall provide, within the project area, snow storage areas of a size adequate to store snow removed from parking, driveway and pedestrian access areas or have arrangements by means of recorded easements or equivalent arrangements to remove and store accumulated snow offsite.
- (3) Snow disposal: All persons conducting public, commercial or private snow removal or disposal operations shall dispose of snow in accordance with site criteria and management standards in the handbook of best management practices, and the criteria below;
- (4) Requirements for individual parcels: Removal of snow from individual parcels shall be limited to structures, paved areas, and unpaved areas necessary to safely park or provide safe pedestrian access.
- (5) Requirements for dirt roads: Snow removal from dirt roads is subject to regulation pursuant to Section 5.12, Remedial Action Plans, of the TRPA Code. When TRPA approves snow removal from a dirt road, pursuant to project approval or in accord with provisions of Section 5.12, it shall specify required winterization practices, BMPs, the specific means of snow removal, and a schedule for either paving the dirt road or ceasing snow removal.
- (6) Water quality requirements: Snow storage shall not be located in any stream environment zones (SEZ) or setback. Snow storage shall be located upstream of BMPs to ensure adequate treatment of runoff from snow melt.

## Guidelines

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1. **Provide Snow Storage Areas:** All parking areas, whether on- or off-street, should be designed to accommodate snow removal maintenance procedures. Wherever possible, locate storage areas away from public views and visually sensitive areas (e.g. at the rear of the property, screened by the buildings, etc.). Do not locate storage areas or dispose of snow in drainage channels or swales. Provide infiltration systems in the storage areas consistent with the Handbook of Best Management Practices.
2. **Storing Snow on Pavement:** The paved surface of the parking area may be used to store snow when deicing compounds (especially salt) are used on the pavement. This will prevent damage to landscaped areas by the deicing compounds. Storing snow on impervious surfaces generally requires the installation of infiltration trenches, dry wells, or other drainage conveyance system. Periodic maintenance of the snow storage area will be necessary to remove accumulated debris and road sand.
3. **Storing Snow on Landscaped Areas:** Landscape and planting beds around parking areas may be used for snow storage, especially when no chemical de-icing compounds (not including sand) are used on the parking surface. Infiltration systems consistent with the Handbook of Best Management Practices may be necessary. Storage areas may also be constructed in landscape areas using a 12" layer of crushed rock in order to screen it. Avoid directing runoff from the storage area toward any drainage channel or swale. Periodic maintenance of the snow storage area will be necessary to remove accumulated debris and road sand.
4. **Define and Protect Landscaped Edges:** Edges of landscaped areas adjacent to roadways and parking areas should be delineated with reinforced curbing, large rocks or boulders, timbers, berming, or other grade changes. The edge materials used should be compatible with snow removal techniques in order to protect plant materials from snow plows and other vehicles. The perimeter of all plowed areas should be marked during the Winter with snow stakes. Edges of landscaped areas which are delineated with materials like those mentioned above can also function as permanent vehicle barriers.
5. **Pave Dirt Roads and Parking Surfaces:** Paving existing dirt roads, walkways, and parking surfaces will prevent the unintentional plowing and moving of dirt when snow plowing.

## CHAPTER 6

### Landscaping

The primary goal is to protect the existing and natural vegetation of the Tahoe Region. In areas that have been disturbed, TRPA Code Chapter 6o, *Water Quality*, requires protection of vegetated areas and the revegetation of disturbed areas. TRPA Code Section 61.4, *Revegetation*, sets forth the requirements of revegetation. This landscaping section addresses revegetation requirements in the built environment.

Landscaping can be used to successfully integrate the built environment into the natural environment. It can also provide pleasant outdoor spaces for people, mitigate noise and air quality impacts, and help screen undesirable elements. Regional climatic and physiographic conditions generally impact landscape and plant materials and must be taken into account early in the design process. It is recommended that landscape design and planning take advantage of the different visual environments in formulating a design theme or concept. The purpose of this section, *Landscaping*, is to establish regulations for the development, installation and maintenance of landscaped areas within the Tahoe Plan Area and Washoe County, without inhibiting creative landscape design. The intent of these regulations is to protect the public health, and safety and welfare by:

- Increasing compatibility between residential, commercial and industrial land uses;
- Enhancing the economic viability of the County and the quality of living for residents and visitors by creating an attractive appearance of development along streets and highway;
- Reducing heat, glare, noise, erosion, pollutants and dust by increasing the amount of vegetation;
- Preserving significant ecological communities, and desirable existing trees and vegetation best suited for the local microclimate; and
- Maximizing water conservation through established conservation principles and practices, and through proper landscape and irrigation planning, design and management.

## Standards

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A. **Applicability:** The provisions set forth in this section shall apply as follows:

- (1) **Developed Land Area:** Developed land areas of all projects and activities subject to the provisions of TRPA Code Section 6o.4, *Best Management Practice Requirements*, shall be subject to this Section, except for single family residential uses and other uses TRPA

and Washoe County have determined that the revegetation requirements of TRPA Code Section 61.4, Revegetation, to be adequate.

- (2) **Duplicate Ordinance:** If the provisions of this article are in conflict with other ordinances or regulations, the more stringent limitations or requirement shall prevail to the extent of the conflict. The provisions of this article may be waived if the proposed landscaping conflicts with the restoration, revegetation, or vegetation view protection requirements of the TRPA Code.
- (3) **Review of Extenuating Circumstances:** The applicant may appeal to the Washoe County and TRPA for special review resulting from extenuating circumstances or physical conditions on the proposed project site.

**B. Developed Land Area:** For purposes of this Landscape Section, developed land area is that portion of the project area that contains altered or improved land area where the existing vegetation no longer exists or cannot be maintained naturally. Such areas may include construction areas, areas of heavy pedestrian use, areas subject to disturbance or unusual treatment, artificial areas such as planters, etc.

**C. Required Plans:** A site plan, planting plan and an irrigation plan are required, and a soil analysis is required for all non-exempt development. These plans shall be prepared by a licensed landscaped architect or other persons permitted to prepare landscaping and irrigation plans pursuant to Nevada Revised Statutes Chapter 623A and submitted to, and approved by, Washoe County and TRPA.

- (1) **Site Plan:** A site plan is required to ensure that the proposed landscape improvements are in conformance with the standards and requirements of this article. A copy of the approved site plan shall be kept on the project site until the project is inspected and accepted by the Washoe County or TRPA. A site plan, drawn at a scale appropriate to the proposed project, including dimensions and distances, shall include at a minimum:
  - (a) Location and configuration of proposed and existing buildings, and site improvements on a base map with existing and proposed topography; and
  - (b) Location and amount of proposed and existing parking spaces and other paved areas, public rights-of-way and impervious surfaces.
- (2) **Planting Plan:** A planting plan is required to ensure that the proposed plantings are in conformance with the standards and requirements of this article. The planting plan must include all necessary information to satisfy Section L, Planting Standards, of this section. A planting plan shall include at a minimum:
  - (a) Location, spacing, size, and genus and/or species of proposed plantings, and identification of existing plants;
  - (b) Existing vegetation, natural features and site improvements on adjoining properties within ten (10) feet of the property line; and
  - (c) Plant list which includes the following: quantity of proposed plants; existing plants to remain; number of proposed trees number of existing trees to be preserved; amount of paved area; and the amount of turf.
- (3) **Irrigation Plan:** An irrigation plan is required to ensure sufficient and timely watering necessary for the survival of newly installed plants. A copy of the approved irrigation

plan shall be kept on the project site until the project is inspected and accepted by the TRPA. The irrigation plan must include all necessary information to satisfy Section M, Irrigation Standards, of this article. An irrigation plan, drawn at a scale identical to the required site plan, shall include at a minimum:

- (a) Location, size and specifications of water source(s), water mains, meter(s), valves and the controller;
  - (b) Temporary or permanent water irrigation systems;
  - (c) Specifications of irrigation equipment identified by the manufacturer's name and equipment identification number; and
  - (d) An approved backflow prevention device is required on all landscape irrigation systems.
- (4) Soil Analysis: A determination of soil classification. A horticultural suitability analysis with appropriate recommendations is strongly encouraged to assist in proper selection of plant materials and soil amendment as necessary to enhance the health and growing capabilities of the plants.

**D. Water Conservation:** To promote resource-efficient landscaping for the conservation of water and other natural resources, the following principles and practices are encouraged:

- (1) Practical turf areas;
- (2) The use of water-conserving plant material;
- (3) The grouping of plants with similar water requirements;
- (4) An irrigation system designed to meet plant needs;
- (5) The installation of permeable hard surfaces to encouraged groundwater recharge and re-use, and to discourage run-off;
- (6) The use of water harvesting techniques;
- (7) The use of mulches;
- (8) The use of soil amendments based on soil analysis; and

**E. Existing Vegetation:** Existing vegetation within the project area, as generally depicted in Figure 6.1, shall be preserved as set forth in this section and may contribute toward all landscaping required by this article, including:

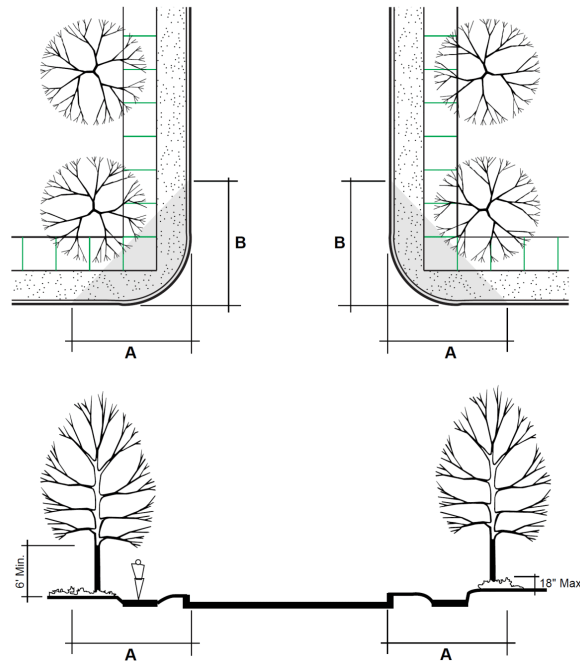
- (1) Existing Vegetation: Existing vegetation and ecological communities shall be protected and preserved where appropriate and as feasible;
- (2) Preservation of Protected and Endangered Vegetation: Protected and endangered vegetation as defined in the Conservation Element of the Washoe County Comprehensive Plan and Subsection 61.3.6, Sensitive and Uncommon Plant Protection and Fire Hazard Reduction, of the TRPA Code; and

- (3) Preservation of Significant Trees: Existing trees with a caliper greater than six (6) inches, as measured fifty-four (54) inches from grade, shall be preserved if feasible. Protection measures, including non-disturbance around the drip-line and/or root zone, shall be incorporated into the landscaping plan.

F. **Public Safety**: All provisions of this article shall comply with the public safety requirements set forth in this section.

- (1) General: Landscaping shall meet the following safety requirements:
  - (a) Landscaping elements shall not be permitted if they pose a public health or safety threat; and
  - (b) The height, spread and growth habit of all plants shall not interfere with or obstruct ease of movement or impede a public right-of-way.
- (2) Special Areas: The use of thorny plants is prohibited along public bicycle and pedestrian paths, and the use poisonous and/or thorny plants is prohibited on properties used primarily by children such as schools, day care centers and nurseries.
- (3) Intersection Visibility: All trees shall be pruned such that no branches extend lower than six (6) feet above curb level and other plants shall not exceed eighteen (18) inches in height above any street curb under the following conditions:
  - (a) Street intersection: Within a thirty (30) foot visibility triangle.
  - (b) Commercial Driveway or Alleyway: Within a fifteen (15) foot visibility triangle.
  - (c) Residential Driveway: Within a ten (10) foot visibility triangle.

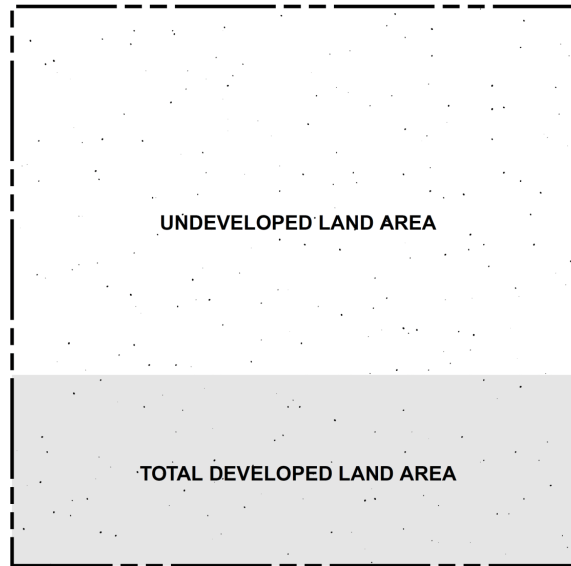
**Figure 6.2  
Intersection Visibility**



Note: A=Distance measured from street curb as set forth in Section 110.412.30 (c)(1), (c)(2), and (c)(3).

- G. Residential Use Types:** The following landscaping requirements shall apply to residential uses including duplex and multiplex residential subdivision lots and multi-family developments. Any landscaping required in this section may contribute toward the minimum requirements.
- (1) **Coverage:** A minimum twenty (20) percent of the total developed land area shall be landscaped.
  - (2) **Required Yards Adjoining Streets:** All required front, rear or side yards which adjoin a public street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet of street frontage, or fraction thereof.
- H. Public Service, Tourist, and Commercial Use Types:** The following minimum landscaping requirements shall apply to the total developed area for public service, tourist and commercial uses. The total developed land area is illustrated in Figure 6.1. Any landscaping required in this section may contribute toward the minimum requirements, including a mixture of building and buffer landscaping. These requirements are generally depicted in Figure 6.3.
- (1) **Coverage:** A minimum twenty (20) percent of the total developed land area shall be landscaped. Any disturbance to undeveloped portions of a site shall be mitigated.

**Figure 6.1  
Project Land Area**

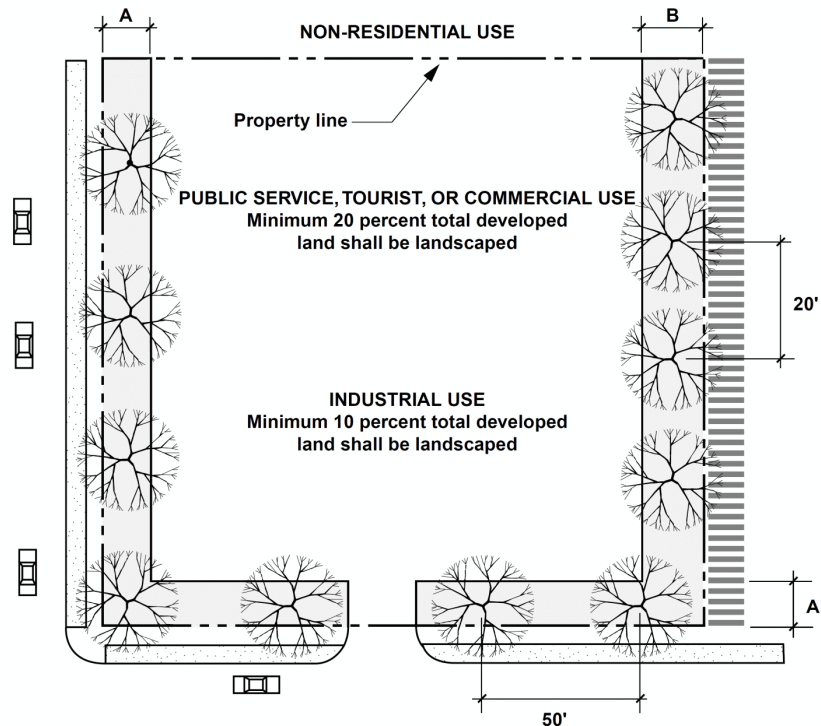


Note: Shaded area used in calculating the amount of required landscaping and screening.

- (2) Required Yards Adjoining Streets: All required yards which adjoin a public street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet of street frontage, or fraction thereof.
- (3) Landscaped Buffers Adjoining Residential Uses: When a public service, tourist or commercial use adjoins a residential use, a landscaped buffer is required as follows:
  - (a) The buffer shall be the width of the required front, side or rear yard for the entire length of the adjoining common property line; and
  - (b) The buffer shall at least one (1) tree every twenty (20) linear feet of property frontage, or fraction thereof, planted in off-set rows or groupings to achieve maximum screening.
- (4) Screening Adjoining Residential Uses: When a public service, tourist or commercial use adjoins a residential use, a solid decorative wall or fence shall be erected along the entire length of the common property line. This wall or fence shall be at least six (6) feet but not more than seven (7) feet in height.



**Figure 6.3**  
**Landscaping and Screening for Civic, Commercial,**  
**Industrial and Agricultural Use Types**



- Notes:    **A** = Landscaping in required yard adjoining a street.  
               **B** = Landscaped buffer adjoining a residential use.  
               ||||||| = Screening adjoining a residential use.

**I. Light Industrial and Wholesale/Storage Use Types:** The following minimum landscaping requirements shall apply to the total developed land area for light industrial and wholesale/storage type uses, except those exempted by Section B, Exemptions. The total developed land area is illustrated in Figure 6.1. Any landscaping required in this section may contribute toward the minimum requirements, including a mixture of building and buffer landscaping. These requirements are generally depicted in Figure 6.3.

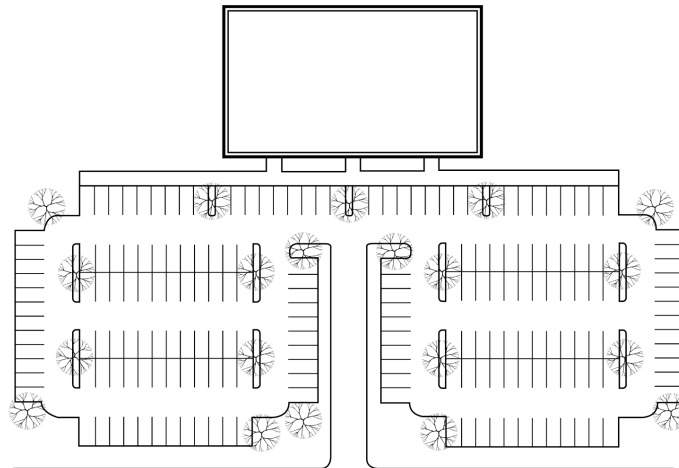
- (1) Coverage: A minimum ten (10) percent to the total developed land area shall be landscaped. Any disturbances to undeveloped portions of a site shall be mitigated.
- (2) Required Yards Adjoining Streets: All required yards which adjoin a street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet, or fraction thereof.
- (3) Landscaped Buffers Adjoining Residential Uses: When an industrial type use adjoins a residential use, a landscaped buffer is required as follows:
  - (a) The buffer shall be the width of the required yard for the entire length of the adjoining common property line; and

- (b) The buffer shall include at least one (1) tree every twenty (20) linear feet of property frontage, or fraction thereof, planted in off-set rows or other methods to achieve maximum buffering.
- (4) Screening Adjoining Residential Uses: When any industrial type use adjoins a residential use, a solid decorative wall or solid decorative fence shall be erected along the entire length of the common property line. This wall or fence shall be at least six (6) feet but not more than seven (7) feet in height.

**J. Parking and Loading Areas:** In addition to other required landscaping, all parking and loading areas shall provide minimum landscaping as set forth in this section. Any trees required in Sections G through I may contribute toward the minimum coverage requirement.

- (1) Coverage: At least one (1) tree shall be provided for every ten (10) parking spaces, provided the distance between required trees does not exceed twelve (12) spaces in a row and the trees are evenly distributed throughout the paved area, as generally depicted in Figure 6.4.
- (2) Required Yards Adjoining Street: When a parking or loading area adjoins a street, a landscaped berm and/or decorative wall or fence shall be provided within all required yards adjacent to the parking or loading area.

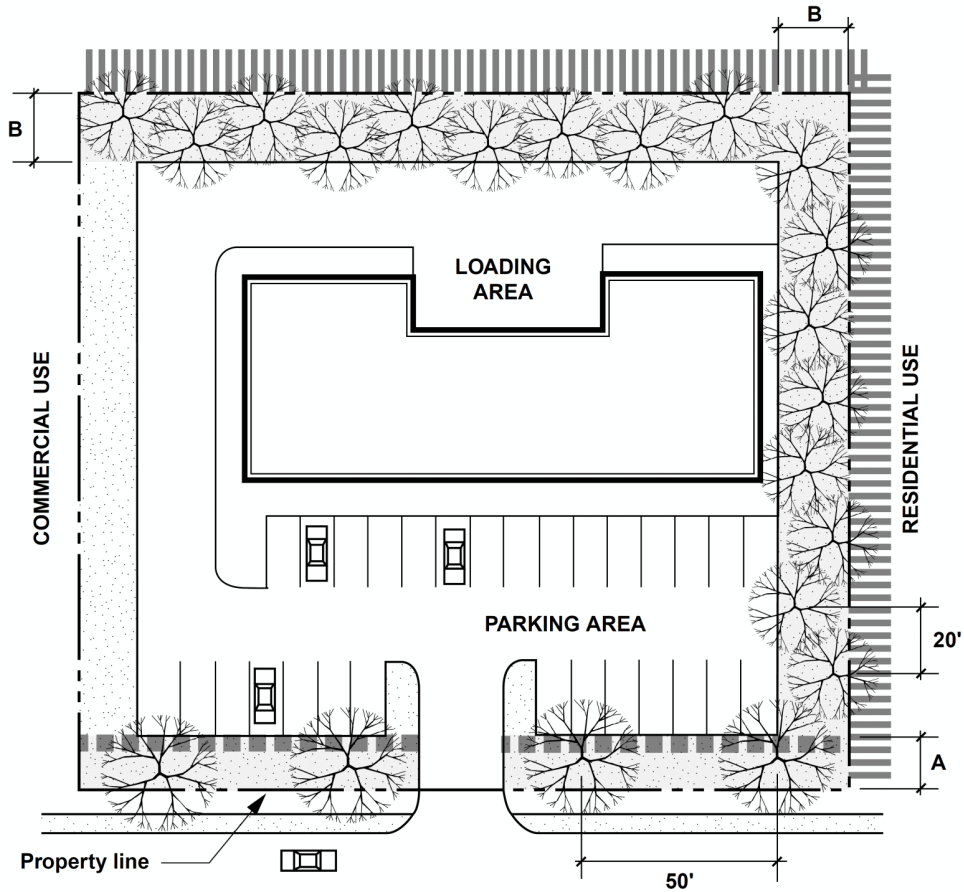
**Figure 6.4  
Required Trees Within Parking and Loading Areas**





- (3) Landscaped Buffers Adjoining Residential Uses: As generally depicted in Figure 6.5, when a parking or loading area adjoins a residential use, a landscaped buffer is required as follows:
  - (a) The buffer shall be the width of the required yard for the entire length of the adjoining common property line; and
  - (b) The buffer shall include at least one (1) tree every twenty (20) linear feet, or fraction thereof, planted in off-set rows.
- (4) Screening Adjoining Residential Uses: As generally depicted in Figure 6.5, when a parking or loading area adjoins a rear or non-street side yard of a residential use, a solid

decorative wall or fence shall be erected along the length of the property line. This wall or fence shall be at least six (6) feet in height.

**Figure 6.5**  
**Landscaping and Screening for Parking and Loading Areas**



- Notes:**
- A = Landscaping in required yard adjoining a street.**
  - B = Landscaped buffer adjoining a residential use.**
  -  = Screening adjoining a residential use.
  -  = Screening of a parking area adjoining a street.

- (5) Existing Parking and Loading Areas: When a parking or loading area existing prior to the effective date of this chapter is enlarged by one or more expansions in area greater than 50 (50) percent, the minimum landscaping requirements of this article shall be met for the total (existing and enlarged) area.
- (6) Standards: The following standards shall apply within parking and loading areas:
  - (a) Planted areas shall be protected by curb, wheel stops or other appropriate means, to prevent injury to plants from pedestrian or vehicle traffic; and
  - (b) Planting areas which abut the side of parking stalls shall include a minimum eighteen (18) inch wide paved strip to allow access to and from vehicles.

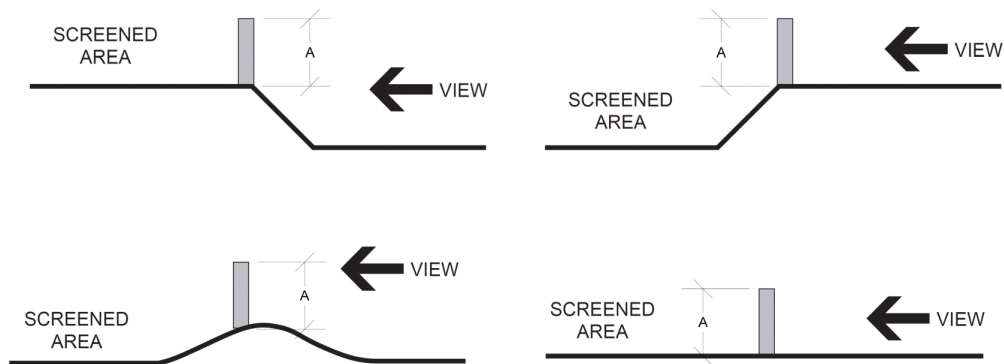
- (7) **Exceptions:** Required landscaping shall not apply where parking and loading areas are:
- (a) Completely screened from surrounding properties by intervening buildings or structures;
  - (b) Located under, on or within buildings; or
  - (c) Devoted to display parking for automobile dealership.

**K. Other Screening Requirements:** In addition to screening requirements established in Sections G through J, screens shall comply with the minimum requirements of this section.

- (1) **Open Storage Areas:** The following screens are required for open storage areas:
- (a) Open storage areas shall be enclosed by a screen at least six (6) feet but not more than seven (7) feet in height;
  - (b) Items stored within one hundred (100) feet of a street or residential use shall not be stacked higher than the required screen;
  - (c) Screens to enclose storage areas between adjoining side or rear yards may be deleted by mutual agreement of the property owners involved;
  - (d) Exterior electrical cage enclosures and storage tanks shall be screened from view from an adjacent street and residential use; and
  - (e) The location of trash enclosures, as specified on the site plan, shall be subject to the approval of TRPA. Such enclosures and gates shall be of solid construction and shall be in accordance with County standards and the Uniform Fire Code.
- (2) **Mobile Home Parks:** A decorative wall or fence shall be erected along the entire length of the property line of a manufactured home park as follows:
- (a) The wall or fence shall be at least six (6) feet but not more than seven (7) feet in height along property lines not adjoining a street.
- (3) **Recreation Vehicle Facilities:** In urban areas, a decorative wall or fence shall be erected along the entire length of the property line of commercial campground facilities and recreational vehicle parks as follows:
- (a) When a recreational vehicle park adjoins a street, the wall or fence shall be four (4) feet or more in height; and
  - (b) The wall or fence shall be at least six (6) feet but not more than seven (7) feet in height along property lines not adjoining a street.
- (4) **Mechanical Equipment:** All mechanical equipment, tanks, ventilating fans or similar equipment, whether located on a roof or on the ground, shall be screened from view from adjoining properties and streets. Screens shall be integrated into the overall architectural style of the associated building and shall be measured from the highest point of the object being screened.
- (5) **Swimming Pools:** Swimming pools shall be enclosed by a minimum five (5) foot high screen.

- (6) **Materials:** Screens shall include the installation and maintenance of at least one (1) or a combination of the following elements:
- (a) Dense plants, such as hedges;
  - (b) Chain link fencing, except along streets, with inserts of wood, metal or other acceptable material;
  - (c) Decorative fences constructed to maintain an opaque condition. Alternating slats are encouraged to accommodate windy extremes; or
  - (d) Decorative walls consisting of either brick, rock or block, and maintaining a width of at least eight (8) inches.
- (7) **Opaqueness:** Plants used for screens shall be:
- (a) Of a type which will provide a year-round barrier at the prescribed height;
  - (b) Planted at a spacing necessary to achieve one hundred (100) percent opacity within five (5) years; and
  - (c) Supplemented or replaced with other dense landscaping or an appropriate fence or wall, if it fails to retain such opaqueness any time after the initial two (2) year period.
- (8) **Height Measurements:** Screening materials shall be located to maximize the benefit of the screen, and prescribed heights shall be measured from finished grade, as illustrated in figure 6.6.

**Figure 6.6**  
**Placement and Measurement Techniques for Screening Materials**



NOTE: A=Screen Height Measured from Finished Grade.

L. **Planting Standards:** All required landscaping, including parking and loading areas, shall comply with the minimum standards established in this section and Section 61.4, Revegetation, of the TRPA Code.

- (1) **Composition:** The use of climatic adaptive planting material on TRPA's Recommended Native and Adapted Plant List is required.

- (2) Compatibility: Development shall relate harmoniously to the surrounding topography and provide for the preservation of natural features such as water courses, wooded areas, and rough terrain.
- (3) Compatible Water Use Zones: Trees and plants having similar climatic, water, soil and maintenance requirements shall be organized in distinct and compatible planting zones as defined below:
  - (a) High water use zones include plants which require moist soils and supplemental water in addition to natural rainfall to survive at maturity;
  - (b) Moderate water use zones include plants which survive on natural rainfall with supplemental water during seasonal dry periods at maturity; and
  - (c) Low water zones include plants which survive on natural rainfall without supplemental water at maturity.
- (4) Nursery Standards: Plants shall meet the standards for sizes and grades of plant materials as listed in the latest edition of the American Standard for Nursery Stock released by the American Association of Nurserymen.
- (5) Non-Interference: The location of trees and vegetation shall not adversely affect utility easements, service lines or solar access or neighboring sites. If necessary, the width of the planting areas shall be increased so that the tree locations do not interfere with utilities or solar access.
- (6) Public Rights-of-Way: Any tree planted within five (5) feet of publicly maintained curbing, pavement or sidewalks shall install a root control barrier as prescribed by the County. Landscaping for a private development may be placed in a public right-of-way subject to the issuance of a valid encroachment permit.
- (7) General: The following general standards shall apply to all new planting areas:
  - (a) Planting areas with trees within parking and loading areas shall be at least eight (8) feet wide at the base of the tree in all directions;
  - (b) Planting areas without trees within parking and loading areas shall be at least five (5) feet wide;
  - (c) Ground cover or mulch shall be used in all planting areas. Turf is not allowed in parking lot tree planters; and
  - (d) Planted areas shall be protected by curb, wheel stops or other appropriate means to prevent injury to plants from pedestrian or vehicle traffic.
- (8) Trees: New trees shall meet the following standards:
  - (a) The composition of trees shall represent a mixture of deciduous and coniferous varieties;
  - (b) At least one-half (1/2) of all evergreen trees shall be at least seven (7) feet in height, and the remainder must be at least five (5) feet in height at the time of planting; and

- (c) The required number of the deciduous trees shall be at least two (2) inch caliper per American Nursery Standards at the time of planting.
- (9) Shrubs and Hedges: New shrubs and hedges shall meet the following standards:
  - (a) Shrubs shall be comprised of a mixture of sizes, but not less than number one (1) size containers.
  - (b) Shrubs shall be a minimum of three (3) gallon pot size where upright shrubs have a minimum height of 18 inches and minimum spread of 18 inches; and, spreading shrubs have a minimum spread of 18-24 inches.
- (10) Ground Cover: New ground cover shall meet the following standards:
  - (a) Living ground cover shall be planted to achieve a minimum planting area coverage of fifty (50) percent within one (1) year of installation and shall achieve one hundred (100) percent coverage within three (3) years of installation;
  - (b) Wood chips, bark, decorative rock or other appropriate inert materials may also be used provided it does not exceed ten (10) percent of the total planting area; and
  - (c) Plastic, steel or other appropriate edging material shall be provided around ground cover areas to retain loose materials.
  - (d) Groundcovers shall be a minimum four (4) inch pot size or one (1) gallon container and shall be a maximum 24 inches on center spacing.
- (11) Turf: Turf, when used appropriately, offers aesthetic appeal, environmental cooling, oxygen production and a safe activity surface for a variety of recreational uses. Areas with turf shall meet the following standards.
  - (a) Irrigation for turf areas shall minimize runoff and inadvertent watering of non-turf areas;
  - (b) Use of turf shall be consolidated to those areas that receive significant pedestrian traffic, provide for recreational uses, assist in soil erosion control such as on slopes or in swales, and other functional use areas;
  - (c) Turf areas shall be dethatched and aerated as needed to promote effective water infiltration into the soil, to minimize water runoff and to promote deep, health roots;
  - (d) In multi-family residential use types, turf areas shall be provided at a minimum of fifty (5) percent of the required landscaping area in a practical configuration for recreational uses and shall be balanced with other landscaping materials;
  - (e) In commercial and industrial use types, turf areas shall be balanced with other landscaping materials;
  - (f) Turf shall be comprised of TRPA recommended, drought-resistant, and hardy varieties which, when properly installed and maintained, are capable of surviving under conditions of restricted water use;

- (g) Any turf area must be capable of being watered with minimum overspray or runoff; and
  - (h) Where turf is used in areas subject to erosion or in swales, it shall be sodded rather than seeded.
- (12) Earth Berms: Earth berms shall comply with the following standards:
- (a) An earth berm may contribute toward the prescribed height of any planting, fencing, or wall;
  - (b) Mounds of earth used for planting shall not exceed horizontal to vertical slopes of two to one (2:1); and
  - (c) Turf planted slopes shall not exceed horizontal to vertical slopes of four to one (4:1).
- (13) Soil Preparation: Soil shall comply with the following standards:
- (a) Required landscaping shall be installed using a planting soil mix comprised of a type appropriate to the individual proposed plants and the native soil found on the site;
  - (b) Where necessary, soil amendments such as manure, straw, peat moss or compost shall be used to improve water drainage, moisture penetration and water holding capacity as recommended in the soil analysis report pursuant to Section C, Required Plans; and
  - (c) Deep ripping and tilling of landscape areas is encouraged to facilitate deep water penetration and oxygenation.
- (14) Mulch: Permanent mulch shall be applied to and maintained in all planting areas to assist soils in retaining moisture, reducing weed growth and minimizing erosion as follows:
- (a) A minimum three (3) inch layer of organic mulch material such as pine needles shall be installed in all planting areas except turf areas and meadow planted areas;
  - (b) Mulch may consist of wood products, stone and other non-toxic recyclable materials;
  - (c) Non-porous materials, such as plastic sheets, shall not be placed under the mulch; and
- (15) Height Measurements: Prescribed heights shall be measured from finished grade at the base of the plant material.
- (16) Plant Species Permitted: Plant species on the TRPA recommended Native and Adapted Plant List shall be used for lawns and landscaping.
- (17) Accent Vegetation: Plant species not found on the TRPA recommended Native and Adapted Plan List may be used for landscaping as accent plantings. Such plants shall



be limited to borders, entryways, flower beds, and other similar locations to provide accents to the overall native or adapted landscape design.

**M. Irrigation Standards:** Required irrigation shall comply with the minimum standards established in this section.

- (1) Separate Water Meter: All irrigation systems required for landscaping of all non-exempt development shall be connected to a water meter installed on the main line of the irrigation system upstream of the control valves to measure water delivery separate from water delivered for other forms of interior or exterior consumptive use.
- (2) Compatible Water Use Zones: Irrigation systems shall be designed to correlate with the composition of trees and plants and their related water use. High water use zones shall be provided with central automatic irrigation systems.
- (3) Coverage Requirements: Coverage requirements apply to all temporary and permanent irrigation systems as follows:
  - (a) Spray irrigation systems shall be designed for head-to-head coverage;
  - (b) Sprinkler heads must have matched precipitation rates within each control valve circuit; and
  - (c) Drip systems shall be designed to be expandable to adequately water the mature plant.
- (4) Control Systems: The following requirements apply to all irrigation control systems;
  - (a) Controlled irrigation systems shall be operated by an irrigation controller capable of irrigating high water demand areas on a different schedule from low water demand areas;
  - (b) Controllers must have multiple cycle start capacity and a flexible calendar program above to be set to comply with local or water management district restrictions; and
  - (c) Moisture sensor and/or rain shut-off equipment is encouraged to avoid irrigation during periods of sufficient rainfall. Such equipment shall have the capability to override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.
- (5) Cross Connection Devices: All non-exempt development shall have either a pressure vacuum breaker or a reduced pressure principle backflow preventer device installed on the main line of the irrigation system upstream of the control valves.
- (6) Size of Irrigation Lines: Irrigation lines shall be classified as follows:
  - (a) Schedule 40 P.V.C. is required for all pressure lines and as sleeving under all paved areas;
  - (b) Lateral line piping shall be installed at least twelve (12) inches underground for non-pressurized irrigation lines;

- (c) Mainline piping shall be installed at least eighteen (18) inches underground for constant pressure irrigation lines; and
- (d) Manual and automatic drains shall be used to prevent freeze damage.
- (7) Water Application Schedules: Irrigation system schedules should include the following standards:
  - (a) Turf shall be irrigated on separate irrigation schedules; and
  - (b) Sprinkler systems with spray heads should not operate during times of high wind or high temperatures.
- (8) Maintenance: Irrigation systems shall be maintained as follows:
  - (a) Irrigation systems shall be maintained regularly to eliminate the waste of water due to loss from damaged, missing or improperly operating portions of the system;
  - (b) Controllers shall be adjusted to allow for the seasonal water requirements of the plants; and
  - (c) Systems shall be winterized to prevent freeze damage, including draining lines and backflow prevention devices as necessary.

**N. General Requirements:** All landscaping and screening shall meet the general requirements of this section.

- (1) Dust Control: The following dust control measures shall be used:
  - (a) For temporary coverage to control dust for less than one (1) year: hydroseed with fast growing temporary grasses; apply mulch or weed prevention netting; apply other slope stabilization materials; and install temporary irrigation system, if required, subject to the approval of the TRPA; and
  - (b) For coverage to control dust for more than one (1) year: land clearing shall be minimized and permanent planting as required by this article shall apply
- (2) Erosion Control: Erosion shall be controlled by slowing stormwater runoff and assisting in groundwater recharge as follows:
  - (a) To minimize erosion during construction, straw or other appropriate material shall be applied to slopes susceptible to water runoff; and
  - (b) Erosion shall be controlled on all graded sites which remain vacant prior to building construction.
- (3) Stormwater Runoff: Stormwater runoff shall be minimized in landscaped areas as follows:
  - (a) Stormwater detention/retention basins not integrated with paved areas shall be landscaped to enhance the natural configuration of the basin and plants located within the lower one-third (1/3) portion of the basin must withstand periodic submersion;

- (b) Where appropriate, grading and landscaping shall incorporate on-site stormwater runoff for supplemental on-site irrigation;
- (c) Where water is dispersed to natural ground or channels, appropriate energy dissipators shall be installed to prevent erosion at the point of discharge;
- (d) Runoff from disturbed areas shall be detained or filtered by earth berms, planting strips, catch basins or other appropriate methods to prevent sedimentation from the disturbed area from obstructing natural or artificial channels or deposition on paved areas; and
- (e) No earth, organic or construction material shall be deposited in or placed where it may be directly carried into a stream, lake or wetlands area.

**O. Maintenance:** All landscaping, irrigation and screening shall be maintained at all times to conform to the regulations established in this article.

- (1) Responsibilities: Landscaping and related equipment including, but not limited to, plants, screens, walkways, benches, fountains and irrigation systems shall be maintained by the applicant or subsequent owner of the property.
- (2) Agreement: Prior to acknowledging the permit, the applicant shall file a Maintenance Agreement or access easement to enter and maintain the property.
- (3) Plants: Required plants shall be maintained in healthy, vigorous, and disease and pest-free conditions so as to present a neat and healthy appearance free of refuse, debris and weeds. Plants shall be fertilized, cultivated and pruned on a regular basis and sound horticultural principles shall be practiced.
- (4) Staking: Plants shall be staked, tied or otherwise supported as necessary. Supports shall be regularly monitored to avoid damage to plants and removed when appropriate.
- (5) Pruning: Pruning shall be accomplished in accordance with accepted arboriculture standards.
- (6) Turf Edge Trimming: Roadways, curbs and sidewalks shall be edged to prevent encroachment from the adjacent turfed areas. Line trimmers shall not be used to trim turf abutting trees or other plants. All turf within a twenty-four (24) inch radius of any tree trunk shall be removed.
- (7) Replacement: Landscaping which is not maintained in a manner consistent with this article shall be replaced as follows:
  - (a) Replacement includes, but is not limited to, replacing plants damaged by insects, disease, vehicular traffic, vandalism, storm damage and natural disaster or occurrence;
  - (b) If the required landscaping is not living within one (1) year of the release of security, it shall be replaced with equivalent vegetation;
  - (c) If the existing landscaping which was preserved is not living within two (2) years of a release of security, it shall be placed with equivalent new landscaping; and

- (d) Replacement landscaping shall be installed within thirty (30) days following notification by Washoe County or TRPA that a violation of this article has occurred.

- P. **Guarantee of Completion:** To ensure proper installation and compliance with approved plans required in Section C, Required Plans, the person responsible for preparation of the required plans, or a qualified designated representative of the individual or firm which prepared the plans, shall conduct a final field inspection prior to release of the security. It shall be unlawful to occupy the premises unless the required landscaping, irrigation and screening is installed in accordance with these regulations, or a faithful performance bond or other satisfactory guarantee of completion insuring the faithful performance of all work, is accepted by Washoe County or TRPA.

## Guidelines

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1. **Establish a Design Concept:** Landscape plans should exhibit a design concept that provides more than a haphazard arrangement of plants. Plant materials should be utilized in a sensitive ordering which defines the site's spatial organization and function, relates to the buildings and structures, and incorporates the various site elements.
2. **Reinforce the Region's Natural Character:** In addition to adding aesthetic charm and interest to developments, the primary goal for landscape improvements within the Tahoe Basin should be to preserve and enhance the landscape character of the project site and vicinity.

Introduced vegetation should be compatible with the existing landscape in scale and should reflect the physical properties such as form, line, color and texture of local plant communities. See also guideline (4) Integration With Setting.

3. **Existing Landscape Elements:** As much as is feasible, significant existing landscape elements should be preserved and incorporated into development and landscape plans. Elements such as mature trees, tree groupings, and rock outcroppings should be considered as design determinants.

Landscape construction plans should show how the design has considered existing vegetation and site features, and what steps would be taken during construction to protect them. Vegetation protection practices during construction may be found in TRPA's Handbook of Best Management Practices.

4. **Integration with Setting:** Landscape designs should attempt to integrate the project into the existing setting.

**Urban Areas:** In urban settings the landscape often functions as architecture or as a means to define spaces for use. The widest range of plant materials is appropriate in urban areas. Please also refer to the Accent Vegetation guideline in this section. Generally, new plantings should be arranged in natural-looking groups. Geometric layouts with evenly spaced rows of trees and other formal landscape patterns should be reserved for institutional and public service sites when a formal landscape is desired.

**Transition Areas:** Development in transition areas often involves residential or small-scale commercial uses located in a relatively natural (although often disturbed) forested landscape. Generally a more limited range of plant materials is appropriate than in urban settings.

**Natural Areas:** In natural settings landscaping often provides the means to successfully place a structure or other development into the natural landscape. Generally the most narrow range of plant materials is appropriate in the natural setting. The arrangement and type of plant materials used in landscape projects in natural settings should be compatible with and reflect elements of the natural landscape surrounding the site. Landscape plans should locate new plantings in such a manner that edges of the existing forest canopy are extended, and sharp distinctions between existing natural vegetation and introduced plantings are not evident.

5. **Quantity of Materials:** Plant materials should be installed in accordance with the size standards listed above. The desired quantity and spacing of plant materials should be sufficient enough so that a complete and somewhat mature appearing landscape will be achieved within two years of planting. The plant size standards listed in Subsection L. are intended to apply to landscaping projects for the type of projects identified therein, and not to erosion control/revegetation projects.

In both cases, it is possible to achieve the same desired density of plant materials using either fewer, larger plant materials, or larger quantities of smaller materials. Several factors will come into play when selecting either approach, including: Availability of stock, landscape budget, specific plant species to be used, opportunities for irrigation and maintenance, and time of planting-recent climatic conditions.

6. **Use of Accent Vegetation:** Accent vegetation is most appropriate in urban areas where the goal is to create dynamic spaces for people to assemble and interact. Accent vegetation is less appropriate in rural transition areas, however it can be very effective as a landmark or identification of lanes, driveways, and project entrances as one approaches the built environment. Accent vegetation is rarely appropriate in natural areas.

When accent vegetation is used, it should be used sparingly, and limited to accent areas such as project entries, and small-scale pedestrian-oriented areas where more visual interest is desired. Accent vegetation should never be used in large quantities where it visually dominates a project. Selective use of a limited palette of accent plant materials is recommended. The use of ornamental turfgrass as an accent planting along major thoroughfares (State Route 28) is not recommended.

7. **Functional Aspects:** Landscape improvements should be utilized to better integrate development with its surroundings by helping to reduce the apparent scale of structures, screening views of unsightly or non-essential elements, visually softening hard edges, and providing a transition between different use areas.
8. **Scale:** The scale and nature of landscape materials should be appropriate to the site and structures. Large-scale buildings should be complemented with large-scale landscape materials (i.e. plants, rocks, timbers, walls, fences, etc.) appropriate to the design character of the building.
9. **Landscaped Setbacks:** All structures should have a landscaped (either existing natural vegetation or introduced plantings) setback from any public roadway. The existing practice of having no landscaping between the facade of a structure and the roadway is unacceptable. The width of this setback should be proportionate to the scale of the development in terms of both the length of the frontage and the height and mass of the structures.

For new commercial developments the landscaped setbacks should not be less than twenty (20) feet deep. For existing development undergoing renovating/upgrading, this minimum may be difficult, if not impossible, to attain. In such cases, the maximum possible landscaped setback should be created, although it should not be less than ten (10) feet deep.

Urban Areas: Landscaped setbacks in urban areas should consider accommodating people as an important function. The entire setback up to the property line and where appropriate, up to the edge of the roadway.

Transition Areas: Landscaped setbacks in transition areas can often be larger than those in urban areas. Primarily native vegetation should be used. Landscaped setbacks in transition areas should reflect the nature of the transition area, between urban and rural areas.

Natural Areas: Landscaped setbacks in natural areas should be as large as possible, incorporating native vegetation and setting the structure as far back into the property as possible in order to minimize the visual impact of the development.

10. **View Protection:** New landscaping shall not be located in such a manner that it would obstruct significant views, either when first installed or upon maturity. Where views exist, a conscious effort should be made to use plant materials to enhance them (e.g. tree clusters to "frame" view corridor; groundcovers or understory planting to improve foreground of significant view, etc.).
11. **Use a Limited Plant Palette:** Regardless of visual environment type, a limited palette of plant species is preferable for most projects.
12. **Recognize Plant Characteristics:** In addition to choosing plant materials that are compatible with the surrounding natural vegetation, the selection of plant materials should be based on their relative hardiness, drought tolerance, year round interest (foliage, color, flowers, fruit, branching pattern, etc.) and function (e.g. screen, accent, shade, etc.). For example, deciduous vegetation would be inappropriate in areas where substantial year round screening is necessary. Plant materials that are well adapted to local conditions, i.e. requiring minimal irrigation and fertilizers, are preferable.
13. **Provide Irrigation:** In order to establish newly installed plant materials and to protect significant investments in landscaping, automatic irrigation systems are strongly recommended for all Commercial/Public Service, Tourist Accommodation and Multi-Family Residential projects containing more than four units. Certain Recreation projects such as parks, and golf courses are also encouraged to provide automatic irrigation systems.
14. **Using Fertilizer:** Fertilizer can provide many benefits to all types of landscape plantings. Because of its contents, however, fertilizer use has become an issue in the Lake Tahoe Region. Current information suggests that fertilizer should be used only in certain places (not in stream environment zones) and for very specific purposes (plant establishment, annual feedings). Above all, fertilizer should be used in a well thought-out and carefully controlled management plan. Generally, slow-release fertilizers are recommended for trees, shrubs, and ground covers other than grasses, while a minimal application of fast-release fertilizer is appropriate for grasses. This subject is discussed in greater detail in TRPA's Handbook of Best Management Practices and in the Guide to Fertilizer Use in the Lake Tahoe Basin.

# CHAPTER 7

## Exterior Lighting

Outside lighting increases the operational efficiency of a site, provides a measure of site security, and can enhance the aesthetics of the site and the architectural qualities of its structure. In determining the lighting for a project, the source, intensity, and type of illumination should be appropriate for the lighting needs.

## Standards

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- A. Exterior lights shall not blink, flash or change intensity. String lights, building or roof line tube lighting, reflective or luminescent wall surfaces are prohibited.
- B. Exterior lighting shall not be attached to trees except for the Christmas season.
- C. Parking lot, walkway, and building lights shall be directed downward.
- D. Fixture mounting height shall be appropriate to the purpose. The height shall not exceed the limitations.
- E. Outdoor lighting shall be used for purposes of illumination only, and shall not be designed for, or used as, an advertising display. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures is authorized provided the illuminated area does not exceed 26 feet above grade on a vertical wall, and the light source is shielded from public view.
- F. The commercial operation of searchlights for advertising or any other purpose is prohibited.
- G. Seasonal lighting displays and lighting for special events which conflict with other provisions of this section may be permitted on a temporary basis pursuant to Chapter 22, *Temporary Uses, Structures, and Activities*, of the TRPA Code.

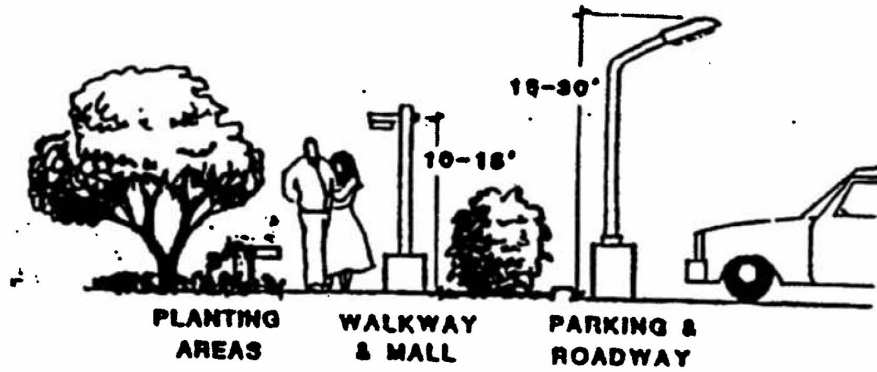
## Guidelines

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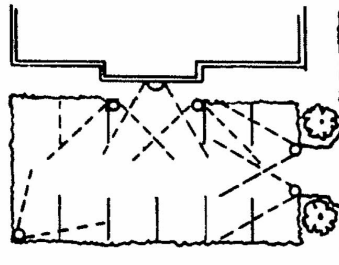
- 1. **Lighting Design:** Exterior lighting should be designed as an integral part of the architecture and landscape and located in a manner that minimizes the impact of lighting upon adjacent structures and properties.
- 2. **Lighting Levels:** Avoid consistent overall lighting and overly bright lighting. The location of lighting should respond to the anticipated use and should not exceed the amount of light actually required by users. Lighting for pedestrian movement should illuminate entrances, changes in grade, path intersections, and other areas along paths which, if left unlit, would cause the user to feel insecure. As a general rule of thumb, one foot candle per square foot over the entire project area is adequate. Several lighting suppliers and manufacturers have lighting

design handbooks which can be consulted to determine fixture types, illumination needs and light standard heights.

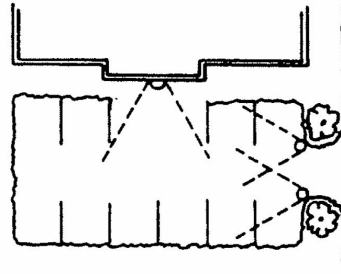




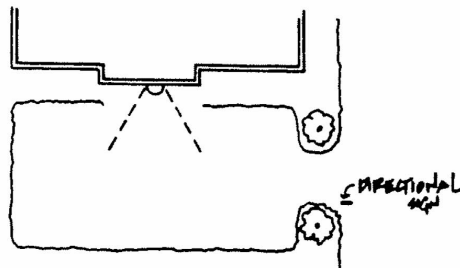
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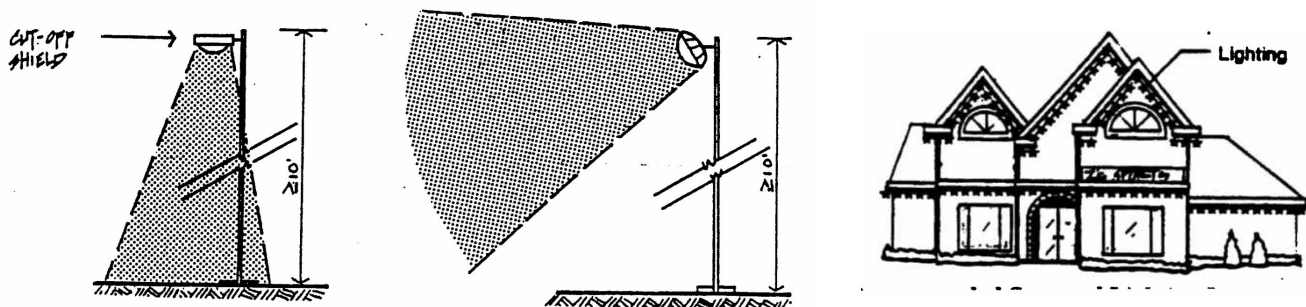


Urban Areas: Generally, urban lighting levels should be the highest of any areas in the Region. Lighting needs are usually greater in urban areas for safety, visibility, convenience and other needs. Walkways and building entrances should be the brightest areas. Overall bright lighting over entire parking areas is inappropriate.

Transition Areas: Moderate levels of lighting are appropriate in transition areas. Street intersections, walkways and building entrances should be lit, however, parking areas may not need to be flooded with light.

Natural Areas: Natural lighting levels should be the lowest of any areas in the Region. Generally, street and driveway intersections are the only areas requiring lighting. Minimal security lighting for structures in rural areas is acceptable.

3. **Fixture Design:** Exterior lighting fixtures should be simple in design and should be well-integrated with other architectural site features.
4. **Structural Lighting:** Night lighting of building exteriors should be done in a selective fashion: highlight special recognizable features; keynote repeated features; or use the play of light and shadow to articulate the facade. The purpose of illuminating the building should be to add visual interest and support building identification. Harsh overall lighting of a facade tends to flatten features and diminish visual interest.
5. **Lighting Height:** As a rule, the light source should be kept as low to the ground as possible while ensuring safe and functional levels of illumination. Area lighting should be directed downward with no splay of lighting directed offsite. The height of light fixtures or standards must meet the height limitations in Chapter 37, *Height Standards*, of the TRPA Code. Direct light downward in order to avoid sky lighting. Any light source over 10 feet high should incorporate a cut-off shield to prevent the light source from being directly visible from areas offsite. The height of luminaires should be in scale with the setting and generally should not exceed 12-14 feet.
6. **Winter Seasonal Lighting Displays:** Winter seasonal lighting displays may be displayed in commercial or tourist plan areas only and should use miniature light strands which are neatly strung and securely attached to buildings, fences, shrubs, or trees. Any color of lights may be used; however, the lights should not be used to create advertising messages or signs (e.g., spelling out the name of a business is not permitted). Seasonal lighting displays should not blink or flash. Winter seasonal lighting displays should only be displayed between Thanksgiving and March 1 of the following year.



# CHAPTER 8

## Signs

The primary purpose of signs should be to identify uses located within a specific site. Signs should not be used as advertisements or to attract attention. The design of a sign should be simple and easy to read with the sign's message limited to the name and logo (if applicable) of the business occupying the site and the street address.

## Standards

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- A. **Applicability:** All signs shall comply with the applicable standards set forth in this Chapter. Unless provided otherwise herein the definitions of Chapter 90, *Definitions*, of the TRPA Code of Ordinances shall apply. Except as exempted in Chapter 2, *Project Review and Exempt Activities*, of the TRPA Code and this section, installation modification or replacement of signs requires review and approval as a project in accordance with this section and other applicable provisions of the TRPA Code. Signs which are replaced or modified to come into compliance with this chapter shall not be considered "projects" for purposes of triggering excess coverage and/or BMP retrofit requirements as set forth in the TRPA Code. In addition, sign projects also may have imposed, as conditions of approval, appropriate provisions of the Guidelines. Article VI of the Tahoe Regional Planning Compact shall govern with respect to external modifications to structures housing gaming and nothing set forth above or herein is intended to, nor shall it, in any manner supersede the Compact. The Compact shall control whenever a conflict exists.
- B. **Sign Package Review:** As an integral part of the review of a proposed new facility or development, or expansion of an existing use, or change in use not exempted under Chapter 2, *Project Review and Exempt Activities*, of the TRPA Code, or any sign project application, all locations and areas currently occupied, or intended to be occupied, by permanent signage on the project area shall be indicated on the submitted plans or drawings, together with the dimensions of each sign. Sign package review requirements shall not apply to sign project applications for a face change only, in existing sign structures approved pursuant to this chapter. In addition to substitute standards adopted for Plan Area 032 or Crystal Bay Tourist Regulatory Zone pursuant to Chapter 38, *Signs*, of the TRPA Code, existing casinos may be governed by individual signage packages approved under the authority of the mixed-use Regulatory Zone and sign package review.
- C. **General Standards:** The following sign standards shall apply to all signs except where specifically provided otherwise:
- (1) **Opaque Background for Internally Illuminated Signs:** The background of all internally illuminated signs shall either be of an opaque material which does not transmit light, or shall be of a dark color. This standard shall not apply to signs constructed entirely of neon tubing. The dark colors which meet this standard are listed in Guideline 3.
  - (2) **Off-Premise Signs:** No sign shall be erected or maintained on a parcel or project area other than the parcel or project area on which the use or activity advertised by the sign is located. However, signage shared by two adjacent property owners at a shared driveway shall not be considered an off-premise sign for either owner.

- (3) Sign Illumination: No sign shall be illuminated by or contain blinking, flashing, intermittent, or moving light or lights, except the time and temperature portion of a sign.
- (4) Diffuse Lighting: All signs which are illuminated shall be illuminated using indirect or diffuse lighting. No sign shall contain copy which consists of illuminated bulbs or individual lights or light sources. This standard shall not apply to signs constructed entirely of neon tubing.
- (5) Roof Signs: No sign shall be mounted on the roof of a building or other structure, except for signs mounted on mansard roofs and which do not extend vertically above the top of the mansard.
- (6) Prohibited Devices: Strings of pennants, banners, ribbons, streamers, balloons, spinners, or other similar moving or fluttering devices, and searchlights shall be prohibited.
- (7) Signs Imitating Official Traffic Signs: No sign shall imitate the color and shape of, or directions given in, an official traffic sign or signal, or use such words as "stop," "caution," "yield," "danger," or "warning".
- (8) Signs Obscuring Vision: No sign shall be placed such that it unsafely obscures the vision of a motorist upon entering or leaving a street.
- (9) Signs on Natural Features and Other Structures: No sign shall be affixed to or painted on trees, rocks, or other natural features, utility poles, street sign poles, traffic signal equipment and poles, garbage receptacles, benches and other types of street furniture, and fences.
- (10) Rotating Signs: No sign shall rotate or have a rotating or moving part, or parts, except barber poles to the extent required by state law, and clocks and thermometers.
- (11) Signs Attached to Motor Vehicles: No sign shall be attached to or located on stationary motor vehicles, equipment, trailers and related devices, when used in a manner to augment approved signage for a business as opposed to normal operation or parking of the vehicle, equipment, trailer and related device. This subsection shall not apply to business, company, or government identification signs, or non-stationary motor vehicles.
- (12) Portable Signs: Except as otherwise provided herein, no sign shall be permitted which is not permanently affixed to the ground or a building.
- (13) State of Repair: All signs and components thereof, including supports, braces, and anchors, shall be kept in a state of good repair.
- (14) Removal of Sign Message: Any sign for which the sign message or face has been removed, leaving only the supporting frame, can, braces, anchors, or similar components, shall, within 30 days of the removal of the message or face, have the message or face replaced with a blank face or new message or face, or shall have the remaining components of the sign removed. This subsection shall not be construed to alter the effect of Subsection 8.E, which prohibits the replacement of a nonconforming sign.

- (15) Non-Commercial Copy: No provision of this or any related chapter shall be construed as regulating or restricting the use of noncommercial copy or message on any sign which is permitted under this chapter. "Noncommercial copy or message" for purposes of this provision means copy or other message that does not advertise a business or similar economic means for the production of income.
- (16) Highway Signs: Highway signs, street signs and other regulatory and directional signs which are located on public rights-of-way shall conform to the applicable sign standards set forth in the Manual On Uniform Traffic Control Devices, 1978 as amended, or other standards which may be contained in a memorandum of understanding between TRPA and a public agency with jurisdiction over the travel way.
- (17) Increases in Maximum Allowed Sign Area: Sign area for building and freestanding signs, which are visible from highways with a posted speed limit of 45 miles per hour or greater, may be allowed up to 20 percent additional sign area over the maximum allowable area for each sign as calculated based on the applicable provisions of this ordinance.
- (18) Window Signs: Any window sign which exceeds five percent of the window area of any window shall be included in the maximum allowable square footage calculations for building signs. Permanent signs printed on windows are considered to be building signs and shall be included in the maximum allowable square footage calculations if the signs exceed five percent of the window area.

**D. Temporary Signs**: Temporary signs shall conform to the following standards:

- (1) Temporary Signs for Temporary Activities: Temporary signs for temporary activities may be allowed, provided they conform to the standards set forth in Subsection 8.C, and to the following standards:
  - (a) Area and Height Limit: Individual temporary signs or a series of temporary signs intended to be read or viewed as one sign, which are part of a temporary activity, shall not exceed 60 square feet in area or heights permitted by these standards. Temporary signs which are placed in a temporary activity sign location designated as part of the adopted mixed-use Regulatory Zone shall not exceed 240 square feet of sign area per temporary activity.
  - (b) Time Limit Generally: Temporary signs which are part of a temporary activity may be installed up to 14 days prior to the activity and shall be removed at the end of the activity.
- (2) Temporary Signs for Temporary Uses: Temporary signs for temporary uses may be allowed as part of a temporary use approval. Standards for temporary signs associated with temporary uses shall be the applicable standards of the plan area in which the temporary use is located as set forth in Subsections 8.G through 8.L, inclusive. Temporary signs which are allowed as part of a temporary use shall be removed when the permit for the temporary use expires.

**E. Existing Signs**: An existing sign is a sign that is legally existing or approved on November 27, 1989 and is subject to the following standards:

- (1) Conforming Sign: A sign that is existing as of the effective date of this section, which complies with the standards set forth in this section and/or Chapter 38, *Signs*, of the TRPA Code, is a conforming sign.

- (2) Nonconforming Sign: A sign that is existing as of the effective date of this section, which does not comply with the applicable standards set forth in this section and/or Chapter 38, *Signs*, of the TRPA Code is a nonconforming sign.
- (3) Removal of Nonconforming Signs: Nonconforming signs shall be conformed, if conformity is possible, or removed as follows:
- (a) If a nonconforming sign is destroyed or damaged to an extent in excess of 50 percent of the sign value.
  - (b) If the sign is relocated.
  - (c) If the sign is altered structurally, or if more than 50 percent of the copy as measured by the sign area is altered, except for changeable copy signs and maintenance. The sign or signs shall be immediately brought into compliance with this chapter with a new permit secured therefor or shall be removed.
  - (d) If the business or use for which the nonconforming sign(s) was installed is expanded or modified, and if the value of the expansion or modification exceeds 50 percent of the value of the existing improvements. The sign or signs shall be immediately brought into compliance with this chapter with a new permit secured therefor or shall be removed. All improvements to a single business or use within any 12-month period shall be treated cumulatively in the administration of this subparagraph.
  - (e) Nonconforming signs which are visible in whole, or in part, from any scenic threshold roadway or shoreline travel route shall be made to conform to the standards set forth in this Chapter or shall be removed.
- (4) Exceptions: Exceptions to Subparagraph 8.E.(3) may be approved for existing signs provided the following findings can be made:
- (a) The exception is in harmony with the purpose and intent of the sign ordinance;
  - (b) There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property that are not contemplated or provided for by this ordinance;
  - (c) The approval of the exception will not be materially detrimental to the public health, safety, and welfare;
  - (d) Alternative signage concepts that comply with the provision to which the exception is requested have been evaluated, and undue hardship would result if the strict adherence to the provision is required;
  - (e) A scenic quality analysis demonstrates that the exception, if approved, will be consistent with the threshold attainment findings listed in the Scenic Resources Management Package Final Environmental Impact Statement, 1989;
  - (f) The exception which is approved shall not increase the number, area, and height of the existing sign or signs for which the exception is requested; and
  - (g) The exception is the minimum departure from the standards.

- (5) Maintenance And Repair of Nonconforming Signs: Nothing in this Chapter shall be construed to relieve the owner or user of a nonconforming sign, or owner of the property on which such nonconforming sign is located, from maintaining the sign in a state of good repair; provided, however, that any repainting, cleaning and other normal maintenance or repair of the sign or sign structure shall not modify the sign structure or copy in any way which makes it more nonconforming.

F. Gasoline Price Signs: Signs for gasoline or other motor fuel price signs shall conform to the following standards:

- (1) Motor Vehicles: A use which includes selling motor vehicle fuel to the public may be allowed one gasoline price sign on each street frontage providing direct vehicular entrance to the use. Such signs may be incorporated into a freestanding sign, however, the gasoline price sign shall not exceed ten feet in height and 15 square feet in area for each side. Gasoline price signs shall have no more than two sides. Portable gasoline price signs are prohibited. Sign area utilized for gasoline price signs shall be included in the total freestanding sign area allowed for each use.
- (2) Marina Gasoline Price Signs: A marina which sells motor fuel to the public may be allowed one gasoline price sign. Such sign may be incorporated into a freestanding sign, however, the gasoline price sign shall not exceed eight feet in height and nine square feet in area for each side. Gasoline price signs shall have no more than two sides. Portable gasoline price signs are not allowed. Sign area utilized for gasoline price signs shall be included in the total freestanding sign area allowed for each marina. Gasoline price signs located on commercial marina piers shall not exceed four feet in height pursuant to Chapter 84, *Development Standards Lakeward of High Water*, of the TRPA Code.

G. Signs in Mixed-Use Areas: The following standards shall apply to signs located in mixed-use Regulatory Zone areas:

- (1) Building Signs: Each primary use may be allowed one square foot of building sign area for each one lineal foot of building frontage up to a maximum of 40 square feet of sign area per building frontage. Maximum height of building signs shall be 15 feet above grade, with a maximum of four building signs permitted per primary use. In instances where the primary use has no building frontage as defined in Chapter 90, *Definitions*, of the TRPA Code, but does have a frontage without a public entrance on what is defined as a street, TRPA may allow building signage to be erected upon that alternate frontage. The sign area shall be calculated based upon that alternate frontage. Up to fifty percent of the maximum allowable sign area for building signs may be used in a projecting sign.
- (2) Freestanding Signs: Freestanding signs shall conform to the following standards:
- (a) One freestanding sign per project area may be allowed if:
- (i) The street frontage of the project area is greater than 100 feet in length; or
- (ii) The sign identifies a building with multiple tenants or a project area with multiple buildings; or
- (iii) The use does not contain a structure in its normal operation on which to place a building sign; or

- (iv) The building is set back at least 50 feet from the edge of the right-of-way; or
  - (v) The freestanding sign is set back beyond the building facade closest to the roadway.
- (b) Multiple Freestanding Signs Allowed: Two freestanding signs per project area may be allowed if:
- (i) The street frontage of the project area is greater than 300 feet in length; and
  - (ii) The project area has more than one major entry point; and
  - (iii) The freestanding signs face different streets or are at least 1,000 feet apart; and
  - (iv) The distance between the freestanding signs is at least 100 feet.
- (c) Freestanding Sign Area: The maximum allowable sign area of freestanding signs is established in Table A.
- (d) Freestanding Sign Height: The maximum allowable height of freestanding signs is established in Table B.
- (e) Freestanding Sign Location: No portion of a freestanding sign shall be closer than five feet to any property line which is adjacent to a public right-of-way.
- (f) Additional Height for Freestanding Signs: Up to two feet of additional height for freestanding signs may be approved when the freestanding sign is incorporated into a landscape planter, monument base or pedestal. The additional height permitted will be the height of the landscape planter, monument base, or pedestal, up to a maximum of two feet. Examples of a landscape planter, monument base, and pedestal are found in the Guidelines.
- (3) Pedestrian-Oriented Signs: Each use may be allowed one pedestrian-oriented sign per public entrance provided that the sign is displayed at or near the entrance, is not internally illuminated, has a maximum sign area of 5 square feet, and has a maximum height of 10 feet above grade.
- (4) Directional Signs: Directional signs which are no greater than four square feet in area, no greater than six feet in height, contain no advertising copy, and are not located within the yard setbacks required by the applicable local jurisdiction, may be allowed, and shall not be included in the total allowable sign area for each use. Directional signs which do not meet these standards may be allowed provided they are counted as part of the total sign area allowed for building signs or freestanding signs, as applicable.

**H. Signs in Tourist Plan Areas**: The following standards shall apply to signs located in Tourist Regulatory Zone areas:

- (1) Building Signs: Each primary use may be allowed one square foot of sign area for each one lineal foot of building frontage up to a maximum of 40 square feet of sign area per building frontage. Maximum height of building signs shall be 15 feet above grade, with



a maximum of four building signs per primary use. In instances where the primary use has no building frontage as defined in Chapter 90, *Definitions*, of the TRPA Code, but does have a frontage without a public entrance on what is defined as a street, TRPA may allow building signage to be erected upon that alternate frontage. The sign area shall be calculated based upon that alternate frontage. Up to fifty percent of the maximum allowable sign area for building signs may be used in a projecting sign. Projecting signs are defined in Chapter 90, *Definitions*, of the TRPA Code

- (2) Freestanding Signs: Freestanding signs shall conform to the standards set forth in Subparagraph 8.G(2).
- (3) Pedestrian-Oriented Signs: Each use may be allowed one pedestrian-oriented sign per public entrance provided that the sign is displayed at or near the entrance, is not internally illuminated, has a maximum area of 5 square feet, and has a maximum height of 10 feet above grade.
- (4) Directional Signs: Directional signs, which are no greater than four square feet in area, no greater than six feet in height, contain no advertising copy, and are not located within the yard setbacks required by the applicable local jurisdiction, may be allowed, and shall not be included in the total allowable sign area for each use. Directional signs which do not meet these standards may be approved provided they are counted as part of the total sign area allowed for building signs or freestanding signs, as applicable.

I. **Signs in the Crystal Bay Tourist Regulatory Zone Area**: The standards for tourist plan areas shall apply to signs located in the Crystal Bay Tourist Regulatory Zone area, except that the following standards shall replace or modify the standards listed in Section 8.C, 8.E, 8.H, and 8.N as appropriate.

- (1) Definitions: Except as provided below, the definitions of Chapter 90 of the TRPA Code shall apply.
  - (a) Building Frontage: The two-dimensional surface area of a building found within the perimeter bounded by the finished grade line, the cornice line, and exterior side walls in one plane not including intermediate walls perpendicular to such surface area which faces a street.
  - (b) Conforming Sign: A sign that is existing or approved, including exceptions, under Chapter 38 of the TRPA Code is a conforming sign.
  - (c) Provisionally Conforming Sign: A sign that complies with the applicable standards set forth in this section is a provisionally conforming sign. A provisionally conforming sign shall become a conforming sign once the scenic and community design improvements which are set forth in Chapter 12 have been implemented, in accordance with the schedule of implementation.
  - (d) Nonconforming Sign: A sign that is existing as of the effective date of this chapter which has not been approved under Chapter 38 of the TRPA Code or which does not comply with the applicable standards set forth in this Section is a nonconforming sign.
- (2) General Standards: Except as provided below, the standards set forth in Section 8.C shall apply.

- (a) Sign Illumination: No sign shall be illuminated by or contain blinking, flashing, intermittent, or moving light or lights except:
  - (i) The time and temperature portion of a sign, and
  - (ii) The message portion of an electronic changeable message sign. The message and sign area illumination must remain constant except for that period of time when the message is being changed, which shall not exceed four (4) message changes per one (1) hour. Bulbs shall be 5 watts or less, fitted with color sleeves, and screened so as not to be visible when not in operation. The brightness of the sign shall be limited to the minimum necessary to accurately read the message.
  
- (3) Building Signs: Except as provided below, the standards set forth in Subsection 8.H(1) shall apply to building signs:
  - (a) Each primary use with a project area greater than 5 acres, a total floor area of 100,000 square feet or greater, and more than 100 linear feet of frontage along a public street may be allowed one square foot of sign area for each one linear foot of building frontage up to a maximum of 200 square feet of sign area per building frontage. Each use shall be allowed a maximum of two building frontages against which to calculate allowable sign area and on which to place the signage. No transfer of allowable building sign area between building frontages shall be permitted. Maximum height of building signs shall be 30 feet above grade.
  
  - (b) Each primary use with a project area greater than 1 acre, a total floor area between 50,000 and 99,999 square feet, and more than 100 linear feet of frontage along a public street may be allowed one square foot of sign area for each one linear foot of building frontage up to a maximum of 150 square feet of sign area per building frontage. Each use shall be allowed a maximum of two building frontages against which to calculate allowable sign area and on which to place the signage. No transfer of allowable building sign area between building frontages shall be permitted. The maximum height of building signs shall be 20 feet above grade.
  
  - (c) Each primary use with a project area greater than 1 acre, a total floor area between 14,000 and 49,999 square feet, and more than 100 linear feet of frontage along a public street may be allowed one square foot of sign area for each one linear foot of building frontage up to a maximum of 80 square feet of sign area per building frontage. Each use shall be allowed a maximum of two building frontages against which to calculate allowable sign area and on which to place the signage. No transfer of allowable building sign area between building frontages shall be permitted. The maximum height of building signs shall be 15 feet above grade.
  
  - (d) All other primary uses which do not meet the minimum project area size, minimum total floor area and the minimum linear street frontage as set forth in subparagraphs (a), (b), or (c) of this subsection shall comply with the provisions shown in subsection 8.H(1) for building signs.
  
- (4) Freestanding Signs: Except as provided below, the standards set forth in subsection 8.H(2) shall apply to freestanding signs.

- (a) Each project area which is greater than 5 acres, has a primary use with a total floor area of greater than 100,000 square feet and has more than 100 linear feet of frontage along a public street may be permitted one freestanding sign. The maximum sign area for a freestanding sign which may be permitted shall be no greater than 500 square feet and have a maximum height no greater than 40 feet. Washoe County and TRPA may approve more than one freestanding sign per project area provided that the criteria for permitting multiple freestanding signs found in subsection 8.G(2) are met and provided that the total sign area for the signs does not exceed 500 square feet.
- (b) Each project area which is greater than 1 acre, has a primary use with a total floor area between 50,000 square feet and 99,999 square feet and has more than 100 linear feet of frontage along a public street may be permitted one freestanding sign. The maximum sign area for a freestanding sign which may be permitted shall be no greater than 330 square feet and have a maximum height no greater than 30 feet. Washoe County and TRPA may approve more than one freestanding sign per project area provided that the criteria for permitting multiple freestanding signs found in subsection 8.G(2) are met and provided that the total sign area for the signs does not exceed 330 square feet.
- (c) Each project area which is greater than 1 acre, has a primary use with a total floor area between 14,000 square feet and 49,999 square feet and has more than 100 linear feet of frontage along a public street may be permitted one freestanding sign. The maximum sign area for a freestanding sign which may be permitted shall be no greater than 100 square feet and have a maximum height no greater than 20 feet. TRPA may approve more than one freestanding sign per project area provided that the criteria for permitting multiple freestanding signs found in subsection 8.G(2) are met and provided that the total sign area for the signs does not exceed 100 square feet.
- (d) Project areas which do not meet the minimum project area size, minimum total floor area, and the minimum linear street frontage as set forth in either subparagraphs (a), (b), or (c) of this subsection shall comply with the provisions shown in subsection 8.G(2) for freestanding signs.
- (e) The minimum setback from the property line for freestanding signs which may be permitted in either subparagraphs (a), (b), or (c) of this subsection shall be 10 feet. In instances where a 10 foot setback does not exist, TRPA may approve a minimum setback from the property line of five feet for a freestanding sign provided the area and height of the sign is reduced by a minimum of 10 percent of what would otherwise be approved.
- (f) All freestanding signs which may be permitted by either subparagraphs (a), (b), or (c) of this subsection shall be incorporated into a landscape planter.
- (5) Pedestrian-Oriented Signs: Each primary use may be allowed one pedestrian-oriented sign per public entrance provided that the sign is displayed at or near the entrance, is not internally illuminated, has a maximum sign area of 5 square feet, and has a maximum height of 10 feet above grade.
- (6) Directional Signs: The following standards shall apply to directional signs.
  - (a) Directional signs which are no greater than four square feet in area, no greater than 6 feet in height, contain no advertising copy, and are not located within

the yard setbacks required by the applicable local jurisdiction, may be allowed, and shall not be included in the total allowable sign area for each use. Directional signs which do not meet these standards may be allowed provided they are counted as part of the total sign area allowed for building signs or freestanding signs, as applicable.

- (b) For project areas which meet the minimum area size, minimum total floor area and minimum street frontage criteria established in either subparagraphs 4(a), (b), or (c), the maximum area of directional signs may be increased up to 24 square feet provided all such signs are designed and installed using a consistent set of colors, materials, and mounting devices, without being counted in the total allowable sign area which is otherwise permitted.
  - (c) For project areas which meet the minimum area size, the maximum height of directional signs on buildings, parking garages and porte cochere entrances/exits may exceed 6 feet, but shall be the minimum necessary to identify the entrance/exit. The sign shall not project outside or above any building wall or surface to which it is attached or appears to be attached.
- (7) Regulation of Existing Signs in the Crystal Bay Tourist Regulatory Zone: Existing signs for purposes of this subsection are signs which are located within the Crystal Bay Tourist Regulatory Zone areas which are legally existing or approved on the effective date of this chapter. Existing signs may include conforming, provisionally conforming, and nonconforming signs as defined in subsection 8.1(1). Existing signs shall be regulated as follows:
- (a) Conforming Signs: Conforming signs may remain.
  - (b) Provisionally Conforming Signs: Provisionally conforming signs may remain provided the scenic and community design improvements which are set forth in Chapter 12 are being implemented in accordance with the implementation schedule set forth therein.
  - (c) Replacement of Provisionally Conforming and Nonconforming Signs:
    - (i) Nonconforming signs may be replaced with conforming or provisionally conforming signs.
    - (ii) The replacement or modification of existing signs with conforming or provisionally conforming signs shall be permitted without requiring the entire project area or building frontage or other signs to come into immediate conformance provided that the project area is proceeding in accordance with the scenic and community design improvements implementation schedule set forth in Chapter 12.
    - (iii) The replacement or relocation on the same building or street frontage of conforming or provisionally conforming signs is permitted so long as the height or the sign area is not increased or the setback is not decreased.
  - (d) Removal of Nonconforming Signs: Nonconforming signs shall be brought into conformance or provisional conformance with the standards in this section, or removed in accordance with the following schedule:

- (i) Where the cost of conforming the sign is less than \$100 or where the sign is valued at less than \$100, within one year after the effective date of this chapter.
  - (ii) If a nonconforming sign is destroyed or damaged to an extent in excess of 50 percent of the sign value, immediately.
  - (iii) If the sign is relocated, immediately.
  - (iv) If the sign is altered structurally, or if the sign face is altered, except for changeable copy signs and maintenance, immediately.
- (e) Conversion of Provisionally Conforming Signs to Conforming Signs: Provisionally conforming signs shall become conforming signs following the implementation of the scenic and community design improvements set forth in Chapter 12.
- (f) Exceptions: Exceptions to subparagraphs (a) through (e) of this subsection may be approved for existing signs provided the following findings can be made for a sign package for the entire project area. Exceptions approved under these provisions shall be considered as conforming signs.
- (i) The exception is in harmony with the purpose and intent of the sign ordinance;
  - (ii) There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property that are not contemplated or provided for by this ordinance;
  - (iii) The approval of the exception will not be materially detrimental to the public health, safety, and welfare;
  - (iv) Alternative signage concepts that comply with the provision to which the exception is requested have been evaluated, and undue hardship would result if the strict adherence to the provision is required;
  - (v) A scenic quality analysis demonstrates that the exception, if approved, will be consistent with the threshold attainment findings listed in the Scenic Resources Management Package Final Environmental Impact Statement, 1989;
  - (vi) The exception which is approved shall not increase the number, area, and height of the existing sign or signs for which the exception is requested;
  - (vii) The exceptions which is approved for a primary use or project area, whichever is applicable, shall not exceed the total permissible sign area for all signs;
  - (viii) The exception is the minimum departure from the standards.
- (5) Qualified Exempt Activities: In addition to the provisions of Section 8.K, the following activities are considered qualified exempt.

- (a) The replacement of a corporate logo, provided the dimension, configuration and location of the sign are the same.
- (b) Any sign which is located within a building complex or under a porte cochere and which is clearly intended to be visible primarily to people located within the building area.

J. **List of Exempt Activities:** The following sign activities are not subject to review and approval by TRPA and Washoe County provided they do not result in the creation of additional land coverage or relocation of land coverage, and they comply with all restrictions set forth below:

- (1) The changing of the advertising copy of a message on a lawfully erected changeable copy sign;
- (2) Maintenance or cleaning of a sign. This exception shall not include any structural, electrical, copy or color changes of a sign;
- (3) For each street frontage of the primary use, one sign not over one square foot in area advertising that credit is available;
- (4) For each parcel, one identification sign containing no advertising matter, nonelectrical, nonilluminated, two square feet or less in area, which is permanently affixed in a plane parallel to a wall located entirely on private property;
- (5) For each parcel, one temporary sign per street frontage which is not greater than 12 square feet in area, is not internally illuminated, and is not displayed for more than 30 days in a calendar year, except that for 60 days preceding a general or special election more than one such sign may be placed on each parcel, provided they are removed immediately after the election;
- (6) Construction site identification signs, which may identify the project, the owner or developer, architect or other designer, engineer, contractor and subcontractors, funding sources, and other related information. Not more than one such sign shall be erected per site, and it shall not exceed 32 square feet in area or eight feet in height. Such signs shall not be erected prior to the issuance of a building permit and shall be removed within ten days of site or building occupancy;
- (7) Signs or tablets with names of buildings and dates of erection, when cut into masonry surface or when constructed of bronze or other metal;
- (8) Signs of public service entities indicating danger and/or service and safety information.
- (9) In residential areas, signs not exceeding four square feet in area such as (i) signs giving property identification names or numbers or names of occupants, (ii) signs on mailboxes or newspaper tubes, (iii) signs posted on private property relating to private parking or warning the public against trespassing or danger from animals;
- (10) Any sign not visible from a street, public recreation area, bicycle trail, or from Lake Tahoe;
- (11) Any sign which is located within a building and which is clearly intended to be visible primarily to people located within the building.

- (12) Signs located within structures, including inside window signs intended to be seen from outside of the building when such signs are limited to five percent (5%) of the area of each window. See also TRPA Code Subsection 38.4.19.;
- (13) Signs on private property 12" x 18" or smaller which limit access, provide direction, parking admittance or pertain to security provisions; signs 18" x 18" or smaller defining entrance or exit; and octagonal stop signs 24" or smaller;
- (14) Signs which are reviewed and approved consistent with this Code [Except for Subparagraph 38.12.3.D] by the U.S. Forest Service, a state agency, or a local government pursuant to a memorandum of understanding with TRPA;
- (15) Signs which are reviewed and approved by a local government provided the standards used in the review and approved are adopted as substitute standards by TRPA pursuant to Subsection 38.2.3;
- (16) Replacement of street signs and other regulatory or directional signs when the area or height of the replacement sign does not exceed the area or height of the sign to be replaced, and when the sign conforms to the applicable standards of the Manual On Uniform Traffic Control Devices, 1978 as amended. Installation of new street signs and other regulatory or directional signs or replacement of such signs where the area or height of the replacement sign is greater than the area or height of the sign to be replaced shall be reviewed as a project unless specifically exempted by means of a memorandum of understanding or other agreement.

**K. List of Qualified Exempt Activities:** The following sign activities are not subject to review and approval by TRPA or Washoe County provided the applicant certifies on a TRPA Qualified Exempt form that the activity fits within one or more of the following categories, and the activity does not result in the creation of additional land coverage or relocation of existing land coverage and complies with all restrictions set forth below. The statement shall be filed with TRPA at least one working day before the activity commences and shall be made under penalty of perjury.

- (1) Installation or replacement of subdivision identification names or letters, provided the name or lettering is installed on an existing wall or similar structure, is not over 12 inches high, and is not internally illuminated; and
- (2) Replacement of sign faces on signs approved by TRPA pursuant to this chapter provided the new sign face remains in compliance with this chapter.

Table A  
Maximum Allowable Sign Area for Freestanding Signs in Mixed Use and Tourist  
Regulatory Zones

| Distance of Sign from Property Line | Maximum Sign Area |
|-------------------------------------|-------------------|
| 5 ft.                               | 25 sq. ft.        |
| 6 ft.                               | 26 sq. ft.        |
| 7 ft.                               | 27 sq. ft.        |
| 8 ft.                               | 28 sq. ft.        |
| 9 ft.                               | 29 sq. ft.        |
| 10 ft.                              | 30 sq. ft.        |

|                   |            |
|-------------------|------------|
| 11 ft.            | 31 sq. ft. |
| 12 ft.            | 32 sq. ft. |
| 13 ft.            | 33 sq. ft. |
| 14 ft.            | 34 sq. ft. |
| 15 ft.            | 35 sq. ft. |
| 16 ft.            | 36 sq. ft. |
| 17 ft.            | 37 sq. ft. |
| 18 ft.            | 38 sq. ft. |
| 19 ft.            | 39 sq. ft. |
| 20 ft. or greater | 40 sq. ft. |

Table B  
Maximum Allowable Height for Freestanding Signs in Mixed Use and Tourist  
Regulatory Zones

| Distance of Sign from Property Line | Maximum Sign Height |
|-------------------------------------|---------------------|
| 5'-0" - 10'-0"                      | 6 ft.               |
| 10'-1" - 15'-0"                     | 10 ft.              |
| 15'-1" or greater                   | 12 ft.              |

## Guidelines

1. **Sign Design:** Sign design should conform to the architectural character of the building in terms of historic time period, style, location, size, configuration, materials and color. Signage attached to a building should be designed to be integral with the building and not obscure or conceal architectural elements. Standardized or corporate signing which does not relate to the building architecture is discouraged.
2. **Sign Area:** To reduce the visual competition between signs, sign area should be limited to the minimum amount necessary to identify the use. Total sign area permitted for each building can be divided for use in more than one sign. The use of a number of smaller signs rather than one larger sign is encouraged when such use would not contribute to visual clutter and would more clearly identify the business.
3. **Internally Illuminated Signs:** Internally illuminated signs are discouraged, as is the use of plastic as the principal sign material. Internally illuminated signs should only be used when just the individual letters and/or symbols are illuminated (i.e. the background is of a dark color, not translucent or illuminated) and illumination is of low intensity. However, the use of this type of signage is not encouraged for the Lake Tahoe Basin. Can type or cabinet signs with translucent backlit panels will be approved only if the panel is a dark color. Acceptable dark colors are listed in Appendix E of the TRPA Design Guidelines, and generally include dark shades of red, green, blue, brown, gray, orange, violet, and black.
4. **Freestanding Signs:** Where permitted, freestanding signs should be low-profile monument signs. (The optimum sign height for viewing by motorists is approximately four (4) feet).



Signage should be integrated with the landscaping and architecturally related to and compatible with the main structure. Additional sign height is provided for in Chapter 38 when a freestanding sign is incorporated into a landscape planter, pedestal or monument design.

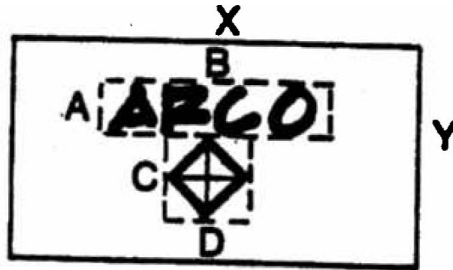
5. **Color:** Bright colors are generally discouraged on signs except when used as accent colors. Sign colors on permit applications should be specified using the Pantone Matching System (PMS) standard color charts.
6. **Sign Location:** Architectural details of a building often suggest a location, size, or shape for a sign. Signage should complement the architectural features of a building.
7. **Develop a Coordinated Sign Plan for Multiple-Tenant Complexes:** Multiple-tenant buildings and complexes should develop a sign program that minimizes the potential visual conflicts and competition among tenant signs, yet insures adequate identification for each tenant.

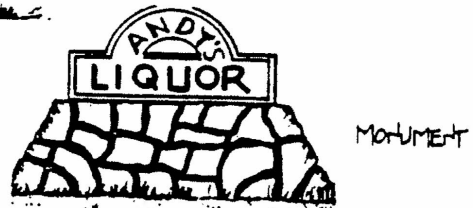
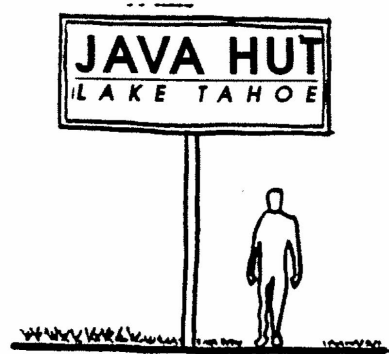
Freestanding signs used to identify such complexes should include the name and address of the complex and not include the name of every tenant. Tenant identification should be provided by wall or projecting signs within the complex.

8. **Sign Lighting:** It is preferable that signs be externally illuminated. Both direct and indirect lighting methods are acceptable provided that the illumination is not harsh or unnecessarily bright. The light source for externally illuminated signs should be positioned so that light does not shine directly on adjoining properties, cause glare, or shine in the eyes of motorists or pedestrians.
9. **Projecting Signs:** Projecting signs other than pedestrian- oriented signs are not generally encouraged for the Tahoe Basin except in urban areas where the mixed-use Regulatory Zone calls for a smaller scale, pedestrian-oriented community character or within a multiple tenant complex. It is intended that projecting signs be small in size and preferably use a graphic depiction (rather than verbal) of the business or service offered. See Chapter 38 for specific regulations addressing pedestrian-oriented signs.
10. **Signs in Transition and Natural Scenic Highway Corridors:** The back of any one-sided regulatory, directional, or informational sign located in a Transition or Natural Scenic Highway Corridor should be painted or otherwise colored to closely match the color of the adjacent natural landscape.
11. **Maximum Area of sign in Copy:** Sign should have no more than 60% of the sign area in copy. Sign Copy includes all letters, numbers, characters, symbols and other graphic which are part of the sign. This guideline does not apply to signs which consist of individual letters, characters, or other symbols and which have no perimeter or border.



**Sign Area =  $X \cdot Y$**   
**Sign Copy =  $(A \cdot B) + (C \cdot D)$**   
**Sign Copy <  $.60(X \cdot Y)$**







## CHAPTER 9

### Water Conservation

Water conservation is accepted as a practical and economical water management technique. Water Conservation measures increases supplies, saves energy, and saves money. Water use includes water used indoors and outdoors. The largest share of that typically used for landscape irrigation. Bathroom fixtures typically account for the largest share of indoor water use. Water-using fixtures and appliances have, in the past, been designed with little or no regard for water efficiency. Today's appliances, however, are designed with a greater sensitivity towards efficiency and are recommended. The guidelines in this section suggest ways to reduce water consumption without significantly altering lifestyles.

## Standards

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- A. **Water Conservation Standards:** The following appliances and fixtures shall be installed in new facilities or when replaced in existing facilities: low flow flush toilets; low flow showerheads (2.5 gpm rated maximum flow); faucet aerators; and water-efficient appliance (e.g., washing machines and dishwashers).

## Guidelines

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1. **Water Conserving Fixtures:** The following water conservation fixtures shall be considered appropriate to meeting Section A, Water Conservation Standards:
- Toilets - maximum 1.6 gallons per flush
  - Showerheads - maximum flow: 2.5 gallons per minute
  - Faucets - must contain either a pressure compensating aerator or a non-pressure compensating aerator with low flow setting
  - Appliances - shall be water-efficient
  - Irrigation systems - shall be equipped with a moisture sensing device or automatic timer.

Note: The list of low-flow plumbing fixtures may also be found in TRPA's application packets.

2. **Irrigation System Design:** The following guidelines are recommended when designing an irrigation system.

- (a) Incorporate low flow sprinkler heads.
- (b) Incorporate soil moisture sensing device or automatic timer in all irrigation systems.
- (c) Incorporate drip emitter heads for shrubs and trees.
- (d) Select low water usage plant materials, including drought tolerant turf grasses.
- (e) Develop and follow an irrigation schedule.
- (f) Water at night or early in the morning.
- (g) Optimize use of irrigated turf grass.
- (h) Minimize the area of turf grass area.

# CHAPTER 10

## Scenic Highway Corridor

The Lake Tahoe Region offers many outstanding opportunities to view and photograph scenic resources. Many of these opportunities are available while driving around the Lake on the main highways (U.S. Highway 50, State Routes 28, 89, 207, 267 and 431, and Pioneer Trail). The highways listed are also travel routes used in TRPA's scenic quality thresholds. Maintaining and in some cases upgrading the scenic quality of the view from the road is the primary goal behind both scenic highway corridors and scenic quality thresholds.

## Standards

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- A. **Scenic Highway Corridor Design Standards:** All projects which are within the scenic highway corridors shall meet the requirements in Section 66.2, *Design Standards*, of the TRPA Code in addition to applicable design standards.

## Guidelines

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1. **Minimize Visual Impact of Utility Lines and Poles:** Site utility lines and poles out of the viewshed of the highway using one or more of the following methods:
  - (a) Use landform and vegetation to provide screening and visually absorb utility lines.
  - (b) Use dark colors with flat finishes which blend with the forest landscape on utility poles and all hardware or appurtenances. Utility lines should also be of a dark color.
  - (c) Run the lines and poles along a secondary street using the screening opportunities of existing structures and vegetation.
  - (d) Hang all utility lines vertically on one pole, thereby minimizing the visual mass associated with the horizontal crossbar. NV Energy specifies this pole design on many of its jobs.
2. **Use Non-Specular Lines:** Whenever possible use electrical or other utility lines (conductors) which have a non-specular (non-reflective) finish. Where non-specular lines are not available for a particular application, use a wire or cable which is coated with a black covering or other dark color.
3. **Install and Maintain Plumb Poles:** This is an often-overlooked solution to remedy a visual eyesore. Make sure utility poles are installed and maintained plumb. Recognize common construction practices, poles at angle points should be "raked into the angle" in order to maintain a plumb pole.

4. **Design of Highway Fixtures:** Consider the following design solutions when designing projects including highway fixtures. See also Retaining Wall guidelines listed in Section 1, Site Design.
- (a) Use dark colors with flat finishes.
  - (b) Articulate plane surfaces to create shadow lines.
  - (c) Wherever possible, use materials, rough textures or surfaces to create heavy shadow patterns.
  - (d) Minimize reflective surfaces on all fixtures except directional and regulatory sign faces. Limit reflective surfaces to lettering and other graphics wherever possible (not including sign background).
  - (e) Treat metal beam guard rails with a mild acid bath (vinegar) or equal process to dull the silver metallic finish.
5. **Siting of Development to be Visually Subordinate to the Natural Landscape (Natural Corridors only):** All new development when viewed at a distance including those things specifically excepted in Subsection 66.3.5 of the design standards chapter should meet the visual magnitude/color contrast rating for Rural Scenic Highway Corridors found in TRPA Design Guidelines, Appendix D, Rural Visual Magnitude/Color Contrast Rating System, of this manual.
- (a) Use landform and topography as a screen. This is especially effective in siting buildings and other structures. In mountainous landscapes numerous opportunities exist to hide structures behind small changes in landforms or topography.
  - (b) Use vegetation as a screen. This is particularly important in screening as much of the perimeter of the structure as possible. Straight lines of buildings and other structures are often what makes them stand out in an otherwise natural landscape.
  - (c) Blend the structure into the landscape by using appropriate colors. In most cases appropriate colors are dark shades of earthtone colors. Flat finishes also help blend structures into the surrounding landscape.
  - (d) In some cases, road cuts for which retaining walls or other remedial erosion control measures are designed, consist of light-colored soils. In these situations, light shades of earthtone colors may be more appropriate in order to blend the wall or other solution into the landscape.



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# CHAPTER 11

## Shorezone

The shorezone of Lake Tahoe is a resource of regional significance. Site planning in the shorezone requires added levels of sensitivity on the part of the designer for many reasons, including visual interest in the land/water edge, sensitive ecological processes at work, and the visual vulnerability of shorelines. These guidelines focus on considering the design of man-made development as seen from the Lake.

## Guidelines

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1. **Site Structures Away from Open Prospects:** Use vegetation and landform to conceal structures from view of the Lake. There are many historical precedents for this at Lake Tahoe such as the Whittel Estate and the Glenbrook Hotel. Siting structures at the ecotone (forest/shoreline edge) or further into the forest landscape can help minimize visibility and soften the structure's appearance. View corridors to the Lake can still be incorporated into the building and site design by careful siting of and by selective tree pruning or thinning. This can produce more dramatic framed views.
2. **Use Colors which Blend or Recede:** Use dark colors and flat finishes which blend rather than contrast with surrounding landscape to help minimize the apparent visibility structure.
3. **Use Vegetation to Screen Structures:** Using existing or planted vegetation to screen and soften the structure's appearance from the Lake will help "fit" the structure into the landscape.
4. **Compatible Scale:** The scale of new development should be proportional with the scale of the surrounding vegetation and the screening ability of the vegetation.
5. **Minimize Reflectivity** of All Structures and Surfaces Visible from the Lake or Adjacent Scenic Highway Corridors:
  - (a) Use flat or matte finishes on all visible surfaces including walls and roofs.
  - (b) Articulate large glass surfaces, avoid large flat surfaces which face the Lake.
  - (c) Use non-glare glass.
6. **Protect Shorezone Vegetation:** Protect existing shorezone (backshore and foreshore) vegetation against disturbance or mechanical injury during construction activities by using temporary fencing or other barriers. See also the Handbook of Best Management Practices for additional measures.

7. **Minimize Pier Cross Section When Viewed from Lake:** The pier design should be a sleek, streamlined structure with minimal apparent mass or bulk. This includes boatlifts, pilings, handrails, signs, lighting, catwalks below piers, and other appurtenances. Boats should not be stored out of the water on boatlifts. Consider using floating piers as a method to reduce the apparent mass. Dimensions and material sizes should be limited to the minimum necessary to insure function and safety.
8. **Minimize Pier Profile When Viewed from Shoreline:** Consider the visual impact of the pier when viewed from along the adjacent shoreline. The pier design should effect a incorporate sleek or streamlined structure which does not appear bulky or massive.
9. **Develop Multiple Use Piers:** Whenever possible, develop multiple use piers between adjacent parcels. This minimizes the overall number of shoreline structures, and helps maintain the natural character of the shoreline. The Code provides the ability to vary from certain design and construction standards in exchange for developing multiple use facilities, including piers.
10. **Minimize Use of Reflective Colors and Materials on All Structures Visible from the Lake or Adjacent Scenic Highway Corridors:** Use dark colors or colors which blend with the immediate background and flat finishes.
11. **Use Single Pile Construction Technique:** Consider using single pile pier design and construction techniques rather than the traditional double pile construction. This can minimize the apparent mass of the pier. All residential piers should, whenever possible, use the single pile design, and should avoid pier widths which are unable to be supported by the single pile design.
12. **Pier Lighting:** Lighting the pier may be done to increase safety and visibility. Lighting should be done only to the minimum extent necessary. Lighting heights must comply with height standards established in Subparagraph 84.4.3.A, Development Standards Lakeward of Highwater, of the TRPA Code. Lighting should generally be directed downward and incorporate cutoff shields where necessary.
13. **Minimize Boat Ramp Cross Section When Viewed from Lake and Shoreline:** Design the boat ramp using materials which do not appear bulky or use streamlined materials of minimum dimensions to insure function and safety. This includes boatlifts, handrails, signs, lighting, ramps and other appurtenances.
14. **Minimize Use of Reflective Colors and Materials on All Structures Visible from the Lake Or Adjacent Scenic Highway Corridor:** Use dark colors or colors which blend with the immediate background, and flat finishes.
15. **Minimize Mass:** Design the floating dock or platform using streamlined materials which do not appear bulky or massive. Use minimum dimensions and material sizes to insure function and safety. Also see Pier Guideline (7) in this section for additional recommendations regarding minimizing cross section.
16. **Minimize Use of Reflective Colors and Materials on All Structures Visible from the Lake or Adjacent Scenic Highway Corridors:** Use dark colors or colors which blend with the immediate background, and flat finishes.
17. **Lighting:** Lighting the floating deck may be done to increase safety and visibility. Lighting should be done only to the minimum extent necessary. Lighting heights must comply with height standards established in Subparagraph 84.4.3.A, Development Standards Lakeward of Highwater (listed above), of the TRPA Code. Lighting should generally be directed downward and incorporate cutoff shields where necessary.

18. **Use Natural Materials:** Whenever possible, use rocks instead of sheet piling. Gabion baskets are not recommended unless used underwater only and then overlaid with rocks. Refer also to the Handbook of Best Management Practices.
19. **Keep Fences Above the High Water Line Whenever Possible:** Fences ending or running into the water are unsightly and seldom necessary. Appropriate signage can be used to discourage trespassing. A linear element in the landscape such as a fence should be resolved and ended on land and not in the water.
20. **Decks on Top of Jetties or Breakwaters:** Decks constructed on top of jetties or breakwaters should be made of natural materials (typically wood). Avoid using bright-colored or untreated metal. Avoid bright-colored deck coverings
21. **Keep the Height of Jetties and Breakwaters Above Water to an Absolute Minimum Height Necessary to be Effective:** Large masses of jetties and breakwaters above water are seldom necessary and are visual impacts.
22. **Auxiliary Structures Should be of a Consistent Style and Design:** This includes the color of boat lift equipment and storage facilities.
23. **Screen Boat Service and Storage Areas from View from the Lake and Any Adjacent Scenic Highway Corridors:** This can be accomplished by site planning and screening. See the screening guidelines in Section 1. Site Design.
24. **Parking Areas:** Locate parking areas away from shoreline and screen them by landform vegetation, low walls so that they are not readily visible from the Lake and any adjacent Scenic Highway Corridors.
25. **Signs at Marinas:** Please refer to the guidelines in Section 8, Signs.
26. **Preserve Existing Vegetation:** Preserve existing mature vegetation when modifying existing marinas or constructing new marinas. The vegetation can often be used as a screen for undesirable views of parking, service and storage areas.
27. **Use Non-Reflective Glass on Windows Which Face the Lake:** This will minimize the reflectivity of man-made structures seen from the Lake and present a more natural appearing shoreline.
28. **Minimize the Use of Reflective Colors and Materials on All Structures and Surfaces Visible from the Lake or Adjacent Scenic Highway Corridors:** Use dark colors or colors which blend with the immediate background, and flat finishes
29. **Use Sloping Rock Revetments Whenever Possible:** Refer to the Handbook of Best Management Practices for construction and installation specifications. The use of bulkheads as shoreline protective structures is generally not recommended, except in specific situations (e.g. marinas, areas with little or no slope). Rock revetments can take on the appearance of a natural shoreline while walls, bulkheads, and other structural solutions contrast with the natural character of the shoreline.
30. **Create Slopes Which are Similar to Adjacent and Nearby Natural Slopes:** When using rock revetments, create slopes which mimic the form of nearby stable natural slopes (those which are not being undermined or undercut) in order to create a more natural appearing shoreline.

31. **Use Vegetation to Soften the Visual Impact of a Rock Revetment:** Where possible, add landscape or revegetation plantings along the top and the sides of a shoreline protective structure to soften the visual impact and help blend it into the surrounding landscape.
32. **Use Colors Which Blend With the Surrounding Natural Backshore Landscape:** This is particularly important when designing structural (man-made) protective structures. When used, walls and other structures should be constructed of natural materials whenever possible, or should be colored (tinted concrete, masonry) to closely match the surrounding natural landscape.
33. **Design Shoreline Protective Structures to Have the Least Possible Impact on Surrounding Shoreline Properties:** When designing your shoreline protective structure you should take into account its effects on surrounding shorezone lands. Do not create structures which will cause significant erosion or modification to the foreshore. The overall goal should be to protect your shoreline property while not destroying or substantially impacting your neighbor's

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# CHAPTER 12

## *Crystal Bay Tourist Design Guidelines and Standards*

### *Intent of this Chapter*

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The standards and guidelines standards contained in this chapter are intended to streamline the development and approval of good project design, for the benefit of the patron, the businessperson, and the community at large. The Crystal Bay Tourist design standards and guidelines are not intended to inhibit innovative design.

The Crystal Bay Tourist area lies within the jurisdiction of Washoe County and TRPA. The TRPA Code of Ordinances and the Washoe County Development Code, as superseded by the Tahoe Area Plan Design Standards and Guidelines, provide the parameters which are used in developing projects. The standards found in the codes and the applicable Standards and Guidelines will continue to apply in the Crystal Bay Tourist Regulatory Zone except where superseded by the specific standards listed in this chapter.

#### Organization of this Chapter

This chapter is laid out to identify what is required (the Standard) and, if appropriate, provide recommended design solutions (the Guidelines) to meet the Standard.

Design Standards are ordinance requirements, usually fixed amounts or percentages for certain aspects of a project design. They are intended to ensure a minimum level of design quality.

Design Guidelines are recommended design approaches to certain design problems. They are meant to provide direction, not to dictate the actual design requirements of a project.

#### How this Chapter Will Be Used

Project review will follow the steps listed below:

1. Review all TRPA and Washoe County Codes applicable to your property including those found in this chapter. If there are questions, you should contact Washoe County Planning or TRPA.
2. Once all the code parameters are known, review the applicable Standards and Guidelines for Signage, Parking, and Design.
3. When the General Standards and Guidelines are known, review this chapter. Should a conflict occur within the General Standards and Guidelines, the Community Plan Standards and Guidelines would take precedence.

# Approval Process

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## Applicability

See the Washoe County Development Code. Projects in the Washoe County portions of the plan area must come into conformance with County standards when expanding an existing use and/or structure greater than twenty percent beyond its existing capacity or size. Conformance with County Standards is also required when discretionary review (i.e., administrative permit, special use permit) is required.

For the Crystal Bay Tourist Regulatory Zone, the standards and guidelines presented in this chapter replace certain sections of the Washoe County Tahoe Area Plan Design Standards and Guidelines. If there is a conflict with other adopted standards of TRPA, or Article VI of the Compact, such as those regarding land coverage, height, project definition, etc., the standards of those ordinances shall apply. In general, the standards rather than guidelines in this document govern new construction activities subject to ordinance standards rather than retroactive changes to existing structures. New construction includes, but is not limited to, construction of new buildings, remodeling and improvements to exterior spaces such as sidewalks and surface parking which require permits. Unless specified in each section, all activities shall comply with the following design standards except:

1. Projects, for which the cost of the required improvement exceed 10% of the project cost, may submit schedules for compliance
2. Projects which are in assessment districts (wherein the assessments have been levied or are contained in approved funded public works projects) which are committed to implement the improvements.
3. Projects for which TRPA has found the standard not to be applicable due to unique circumstances arising from or regarding the project, and all required findings have been made, including the finding that the waiver of standards will result in equal or superior result.
4. Activities whose primary purpose is to come into compliance with these standards and guidelines shall only be required to conform in areas directly altered by construction.

In no case will any project modification or expansion be approved that preempts future compliance with applicable standards. For structures housing gaming under Article VI of the Compact, all activities except external modifications requiring local government permit are subject only to Washoe County review.



## Conditions of Approval

All projects approved under design review are subject to standard conditions of approval. TRPA, and Washoe County may impose additional conditions of approval for a project as needed. For minor projects, such as remodeling or signs, TRPA and Washoe County may ask for minor improvements in order to gradually upgrade the appearance of existing buildings or properties. In such cases, each project will be considered individually, and the staffs will work with the applicant to arrive at a plan that will make the property more attractive and still be economically feasible for the owner or tenant.

## Decision Authority

Design Review is conducted by Washoe County and TRPA staff. For TRPA, action on projects is taken by TRPA staff or by the TRPA Governing Board pursuant to Chapter 2 of the TRPA Code.

## Permit Coordination

In order to streamline the project review process, a project which requires both Washoe County and TRPA action, joint design review may occur or TRPA may delegate design review authority to Washoe County or vice versa through a Memorandum of Understanding.

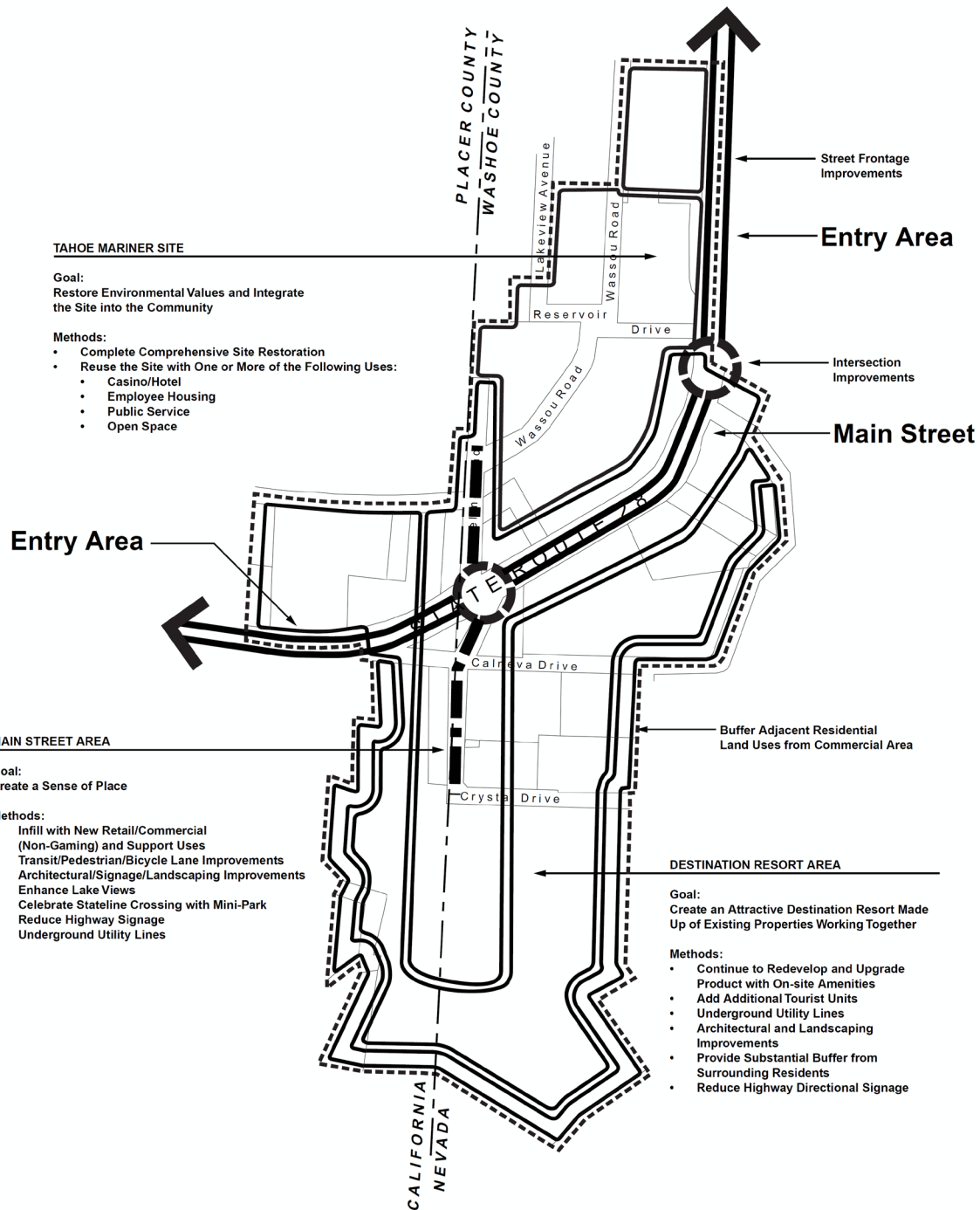
## *Vision*

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The vision for the Crystal Bay Tourist Regulatory Zone is creating a family-oriented destination resort. More emphasis should be placed on the outdoor and on human-scaled design. More priority should be given to pedestrians. This can be achieved through increasing the amount of green space, placing sidewalks and benches throughout the plan area, and reducing emphasis on the auto. A pedestrian-oriented main street connecting the casinos will also help create a pedestrian friendly environment and increase opportunities to be outdoors. Providing a range of entertainment and recreational activities for families, as well as needed support services such as childcare, will improve the area's competitive advantage in the resort market. Improvements proposed by the plan will help create a sense of place, one which is unique to the Crystal Bay Tourist Regulatory Zone and which promotes a resort setting. This will be achieved primarily through architecture and site planning. Architecture and design should identify the Crystal Bay Tourist Regulatory Zone; signs should become secondary. The design standards and guidelines establish direction for development within the Crystal Bay Tourist Regulatory Zone. The intent of these guidelines is to ensure high quality development sensitive to the unique setting of Lake Tahoe and responsive to the efforts of creating a special sense of place unique to Crystal Bay. These standards and guidelines are also intended to provide a framework within which architects, builders and developers can work creatively.

The design theme for the plan area is to reinforce the land use concept of a destination resort area. Implementing the theme will have positive economic benefits over time as resort and gaming properties are upgraded.

There are two primary components for the Crystal Bay Tourist community design theme: Alpine Elegance and Harmony. First, architecture in Crystal Bay should reflect that of old Tahoe with a feeling of alpine elegance. Traditional alpine architecture is encouraged. For example, structures should be made of wood, stone, timber and glass, a reflection of the original buildings at Tahoe. Second, the built and natural environments should complement one another. Manmade structures, should harmonize with the natural environment of forest and mountain and with other buildings in the Regulatory Zone. At the same time, individuality is an important aspect in order to maintain interest and variety.



The plan calls for the community design to help create a sense of place. Strong architectural character is one of the most effective ways to achieve a sense of place and reinforce the design theme. Buildings should look like they belong in a mountain landscape and not in a lowland or coastal city.

Since most of the area is already developed, major tear-down/reconstruction of existing structures is unlikely. Redevelopment is the key to gradually bring existing properties into compliance with the design theme and design plan. Do not repeat designs which don't meet the spirit and intent of these guidelines. Plan for gradual change through remodeling. The restaurant remodel at the Tahoe Biltmore is a good example of gradually improving the character of an existing building.

The land use concept plan for the Crystal Bay Tourist Regulatory Zone is included in the Land Use chapter of the Washoe County Tahoe Area Plan.

## *Standards*

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- A. **Setbacks of Structures**: Exceptions to the general setback requirement found in the Setback chapter may be permitted if:
- (1) The structure is existing within the setback limits;
  - (2) Setbacks on State Route 28 may be reduced to ten feet upon the completion of main street improvements;
  - (3) Pedestrian shelters, transit stops, and other elements of primary casino pedestrian entrances and the planned plazas may be allowed to extend to within ten feet of the property line in order to establish a more attractive, comfortable and animated pedestrian environment; or
  - (4) Entry structures shall be permitted to extend to within ten feet of property lines at the two entry areas of the casino core in order to help define and announce the boundary of the casino core; and
  - (5) The exception findings of TRPA Code Chapter 36, Design Standards, are made for setbacks adjacent to State Route 28 which are less than twenty feet.
- B. **Frontage Improvements**: Projects subject to the requirements of this section shall be conditioned to meet the following standards where applicable within a three to ten year schedule. The schedule shall consider the relative cost of project to the cost of the frontage improvements. For purposes of this section, the frontage is the area between the curblin and the required setback. Consistent with the standards and guidelines of this section, specifications for the improvements shall be established by Washoe County or in approved areawide improvement plans.

- (1) Main Street (State Route 28): Projects fronting State Route 28 in the Main Street Area shall provide the following improvements or commit to a schedule to implement the improvements along the frontage:
  - (a) Ten feet minimum wide sidewalks measured from the curbline or as specified in approved improvement plan.
  - (b) Six inch vertical concrete curbs or as specified by NDOT or Caltrans.
  - (c) Street trees planted every 50 feet, pockets of shrubs planted every 25 feet, a combination of both, or as specified in an approved improvement plan. (minimum area of shrub pocket to be defined)
  - (d) Pedestrian street lights 12 feet high, 50 feet on center, or low level lights 25 feet on center, or as specified in an approved improvement plan.
  - (e) Building setbacks a minimum of 20 from the property line or as set forth in Subsection 12.A.
  
- (2) Entry Areas (State Route 28): Projects fronting State Route 28 in the Entry Area shall provide the following improvements or commit to a schedule to implement the improvements along the frontage.
  - (a) Five to eight foot wide sidewalks. A three foot minimum landscaped separation is required from the edge of State Route 28 pavement.
  - (b) Six inch vertical concrete curbs or as specified by NDOT or Caltrans.
  - (c) Street trees planted irregularly (maximum 50 foot separation) or pockets of shrubs (maximum 25 foot separation) or a combination. (minimum area of shrub pockets to be defined)
  - (d) Pedestrian street lighting (maximum 12 feet height) as needed.
  - (e) Building setbacks a minimum of 20 feet from the property line.
  - (f) Vehicle barrier as needed. (preferred style to be identified)
  
- (3) Other Streets: Projects with frontage along other streets shall provide the following improvements on the frontage:
  - (a) Six feet wide minimum concrete sidewalks measured from the curbline.
  - (b) Pedestrian street lights 12 feet high 50 feet on center or low level lights 25 feet on center.

- (c) Building setbacks a minimum ten feet from the property line.
- (d) Six inch vertical concrete curbs or as specified by Washoe County.
- (e) Street trees planted 50 feet on center or pockets of shrubs planted 25 feet on center or a combination, both subject to an approved landscape plan. (minimum area of shrub pockets to be defined)

## Guidelines

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The following architectural design principles and guidelines should be followed by all projects involving a building or structure, including additions to existing buildings or structures.

1. **Building Form:** The building's uses (e.g., retail, hotel) should influence its form; it is recognized that the site itself and other regulatory controls (e.g., height, land coverage, and setback standards) will affect the building's form. The community plan offers development incentives in the form of additional land coverage and additional building height for certain buildings.

- (a) Simple design which is not overly complex; articulate facades with entries and shelter (see (b) below); avoid long blank walls and fences; relatively tall buildings with gables and steeply pitched roofs; larger public buildings such as casinos, hotels and government buildings should achieve a sense of monumentality; minimize bulk particularly when a lake or landscape view may be blocked; dormers are appropriate, particularly gable dormers; parking underneath the building is acceptable particularly when the parking area can be concealed from public view.

Examples: Century 21 Building; Incline Village/Crystal Bay Visitors Center; Hyatt's Lone Eagle Grille.

- (b) Use covered walkways, roof overhangs and similar architectural features along street frontages to create sheltered spaces for pedestrians; shelter does not have to extend across the entire width of the walkway but should provide users with a choice. Covered front porches extending the length of the facade are appropriate. Combine with large windows to create visual interest for passersby.

- (c) Relate the building to the adjacent public street frontage when there is a frontage(s); connect the building with its setting both visually and physically; retail, gaming and resort uses should be close to the street with minimal setbacks; provide clear clues regarding access. Large windows are a key element for retail uses to draw the attention of passersby; Buildings with tourist accommodation uses can be further away from the public street for privacy and refuge. These buildings are often smaller with one or several units per building and may be located within the interior of a site. Smaller buildings should incorporate the applicable architectural principles provided herein.
- (d) Human-scaled buildings create a comfortable and friendly atmosphere. The design of buildings should enhance the pedestrian atmosphere of the Crystal Bay main street. Doors, windows, roof shapes, siding, lighting, and signs can contribute towards creating a human-scaled, pedestrian-oriented atmosphere.

2. **Building Materials:** A building's materials provide strong reinforcement of the design concept. The Crystal Bay Regulatory Zone has many examples of architecture which is reminiscent of the "Old Tahoe" design style. Building materials which are natural appearing and provide a sense of strength and permanence through their dimensions and mass are recommended.

- (a) **Roofs:** Metal in earth tone color is acceptable (see color discussion below); Cor-ten type metal product which appears to be a cedar shake is recommended; composition shingles not recommended unless they are very dark and heavily textured; tile of any type is not recommended. Roof design should reflect traditional alpine architecture. Flat roofs are permitted, but are strongly encouraged to be concealed from predominant views (flat at top and with visual appearance as sloping). Dormer windows and other special roof features (e.g., chimneys) are encouraged within the sloping roof area to create interest and variety.
- (b) **Siding:** Predominantly wood is recommended; concrete and concrete block (e.g., concrete masonry units) is only acceptable when it is faced with a medium to dark colored, heavily textured stone or stone product; wainscots are recommended where possible, particularly below first floor windows; glass which is not lined with mylar or similar reflective material is acceptable and should be used generously in retail buildings;

3. **Building Colors:** Building color is generally be a function of the building materials used. Because recommended building materials are natural in character, building material colors will generally be natural in color. Metal roofs are an exception to this.

- (a) **Roofs:** Appropriate metal roof colors include: medium to dark shades of brown, dark green, dark gray. Avoid reflective surfaces.

- (b) Siding: When wood siding is used, appropriate siding colors should be in the in the medium to dark brown range. When stone is used it should be darker in color (brown or gray) and not light gray or white (i.e., reflective).
- (c) Trim: Building trim may be a complimentary accent color to the primary building color(s). Primary colors are not appropriate for any surface.

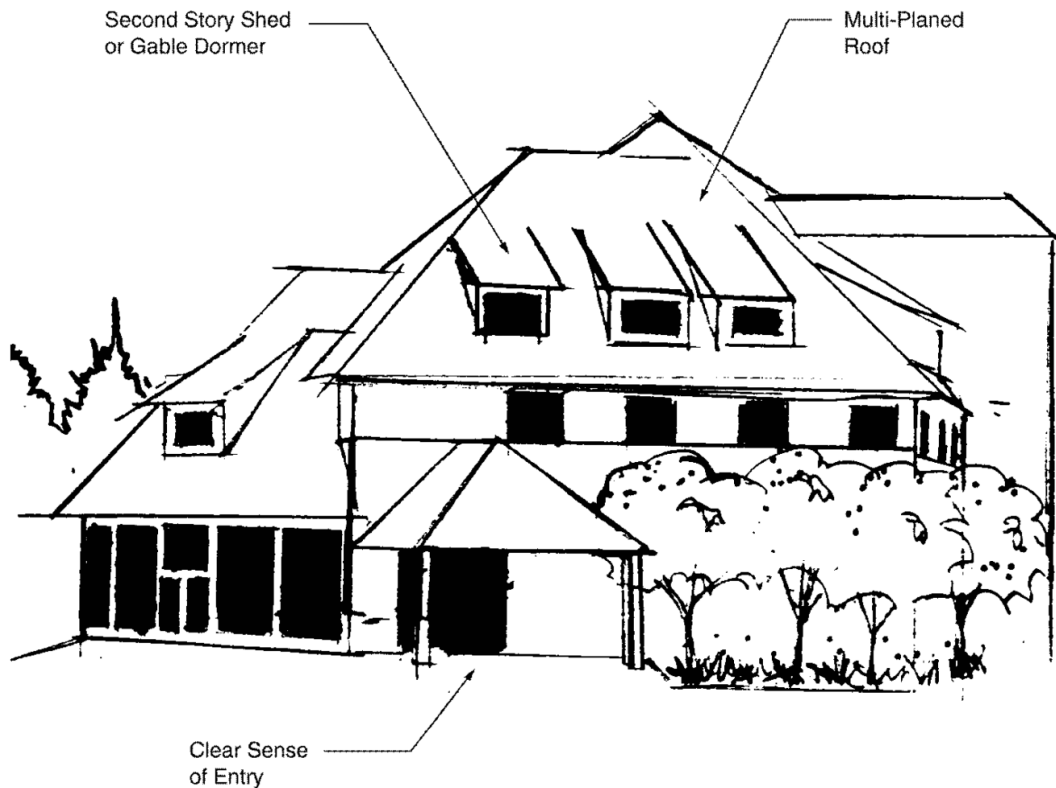
#### 4. **Architectural Details:**

- (a) Entrances: Pedestrian entrances should be clearly identifiable. Metal framed doors are acceptable; wood doors are recommended; recessed entries with a covered shelter are appropriate; flush entries which have a vestibule or mud room are recommended. Always plan for roof areas where snow will shed. Do not locate pedestrian entrances in these areas. A simple gable entry will allow snow to shed from the roof and not interfere with access.
- (b) Windows and Dormers: Windows should be full dimension and should have real mullions and sashes; do not use reflective materials on windows as they cause unnecessary glare to pedestrians on the street; dormers with windows are recommended for second and third stories;
- (c) Lighting: Illuminating building entrances is generally the only type of building lighting which is acceptable. Covered walkways and shelters may also be illuminated to assist users. Light sources should be shielded from view and well-integrated into the building's design. This should generally be done with downlighting rather than up-lighting or wall fixtures. Keep the area of illumination to a minimum to provide for safety of users. Interior illumination visible through windows will provide additional lighting. General lighting of building facades, building perimeters, roofs or roof lines is not appropriate and is generally prohibited by the Code of Ordinances.
- (d) Signs: Signs on buildings should be integrated into the overall building design. Architectural designs should anticipate the location and size of building signs. This may require changes or modifications to a sign design to achieve a sense of fit between sign and building. Building signs should be at an appropriate height and size to be read by pedestrians. This generally means sign mounting heights of less than 10 feet and sign area of 10-20 square feet. Building signs should not be oriented toward automobiles. This is the function of freestanding signs.



5. **Historical Theme Architectural Guidelines:** A consistent architectural theme is a powerful means to create and convey a sense of place. This does not mean that all buildings will or should look alike. It is the use of variation on a theme which can be an asset to the community. The historical theme being sought is "Alpine Elegance" or "Old Tahoe". The historical architectural design theme which uses modern building technology is the preferred theme for both new and redeveloping buildings. The following architectural elements should be used to convey the historic theme.

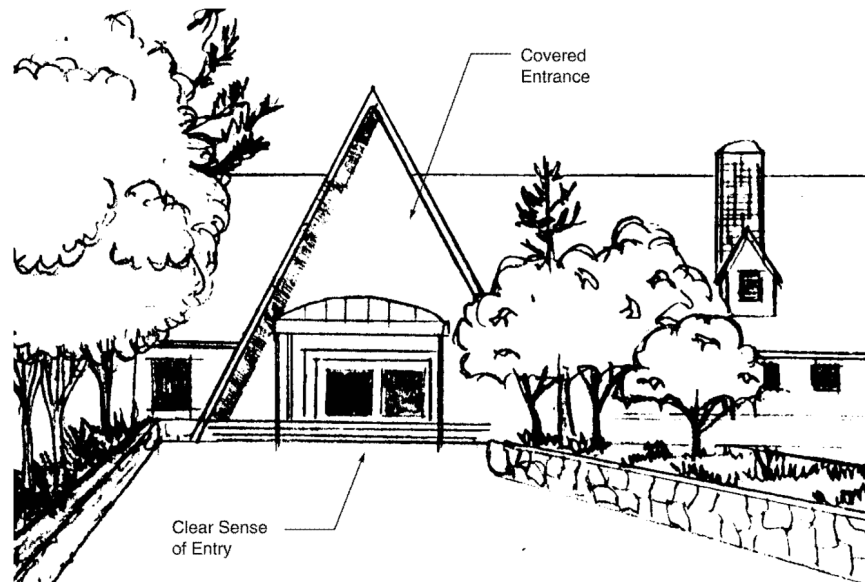
- (a) **Building Form:** Building should generally use steeply sloping gable end or gambrel roofs to break up the roof facade. Buildings with hip roofs are also appropriate. Second story dormers or shed dormers are generally consistent with the historic theme and may be used. Commercial uses such as casinos should have a monumental scale to reflect its use.



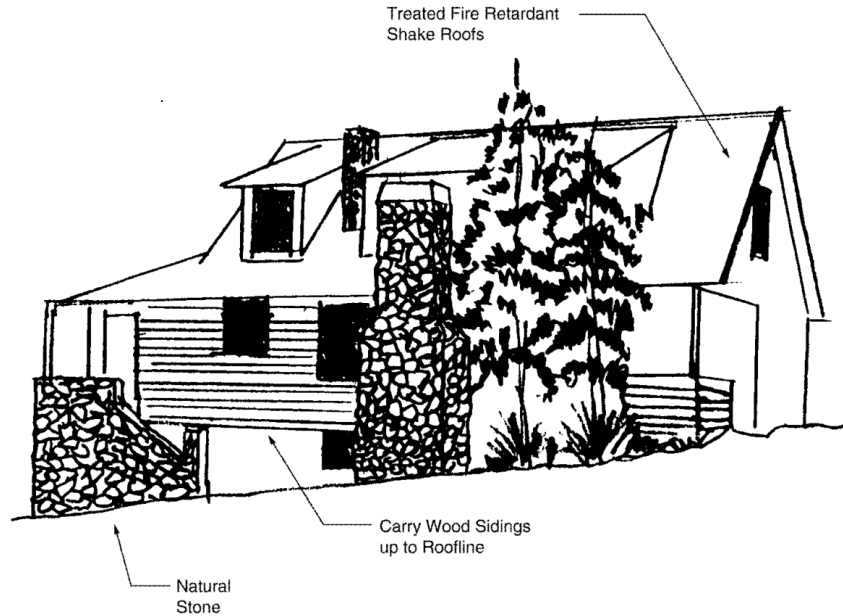
- (b) Porches: Covered front porches which run the entire length of the building façade or wrap around the whole building are a simple design element which helps to communicate the historic theme. The porch should be big enough for people to encourage use. Porches may be raised, recessed in the form of a vestibule or may extend outside of the building envelope covered by a separate shed roof.



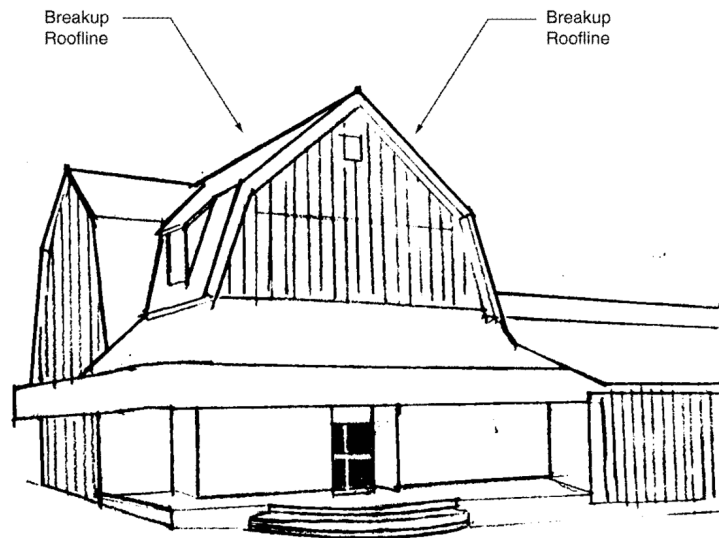
- (c) Entries: Entries should be clearly identified and act as a visual clue to passersby. They should be made of stone or native materials and be covered.



- (d) **Building Materials:** Building materials should consist of wood and/or natural stone sidings. Dimensional concrete products which look like wood may be used. Vertical and horizontal wood battens good materials but should be carried to the roofline. Plywood sidings (except for board and batten) and stucco are not appropriate. Treated fire retardant shake roofs are preferred.



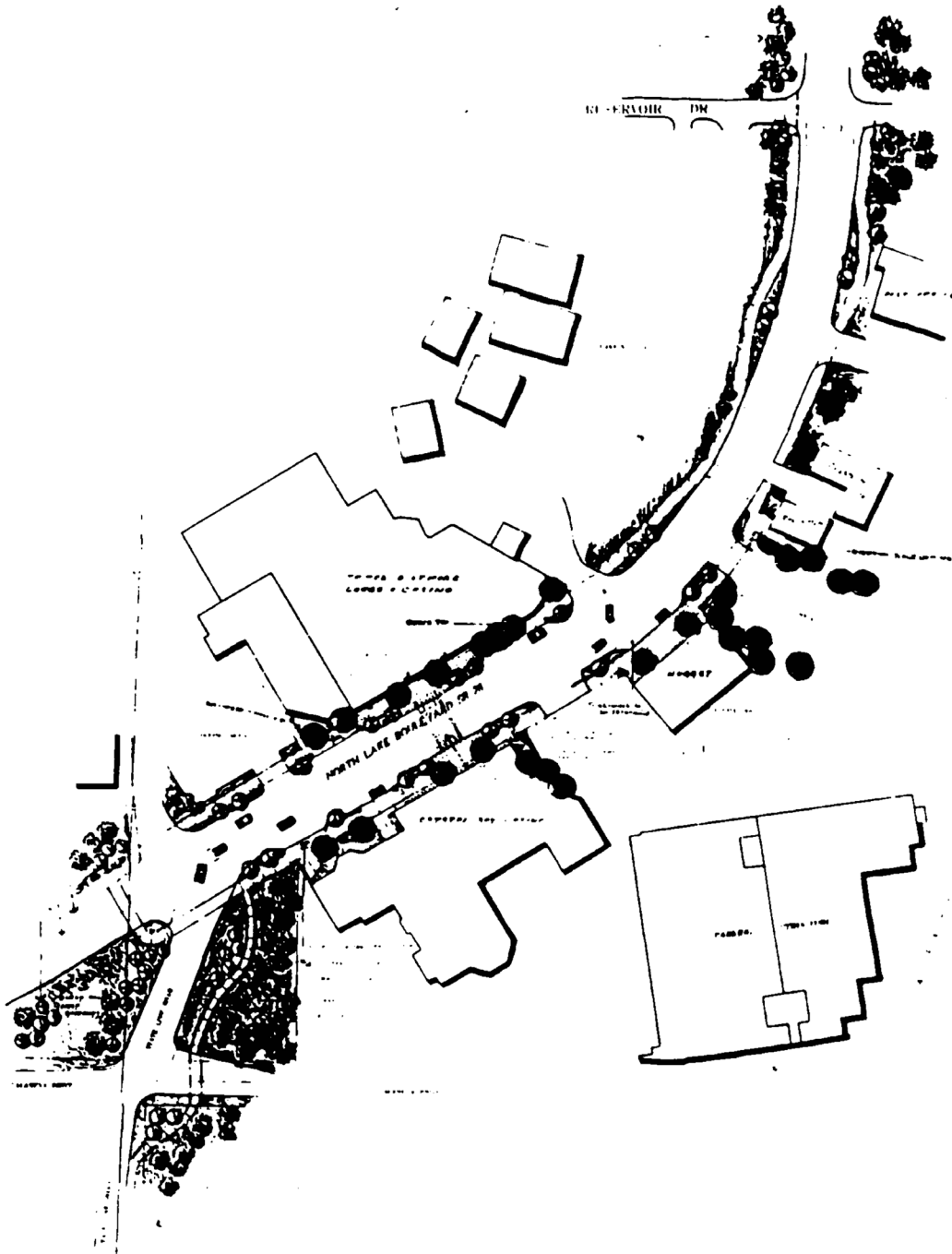
- (e) **Roofs:** Roof design and their decorative features are important in defining the overall historical character. Appropriate roofs include the gambrel, hipped and gabled roof. The roofline should be broken by the use of second story and shed dormers. Breaking up the roofline will breakup the large roof plane and add visual interest to the building



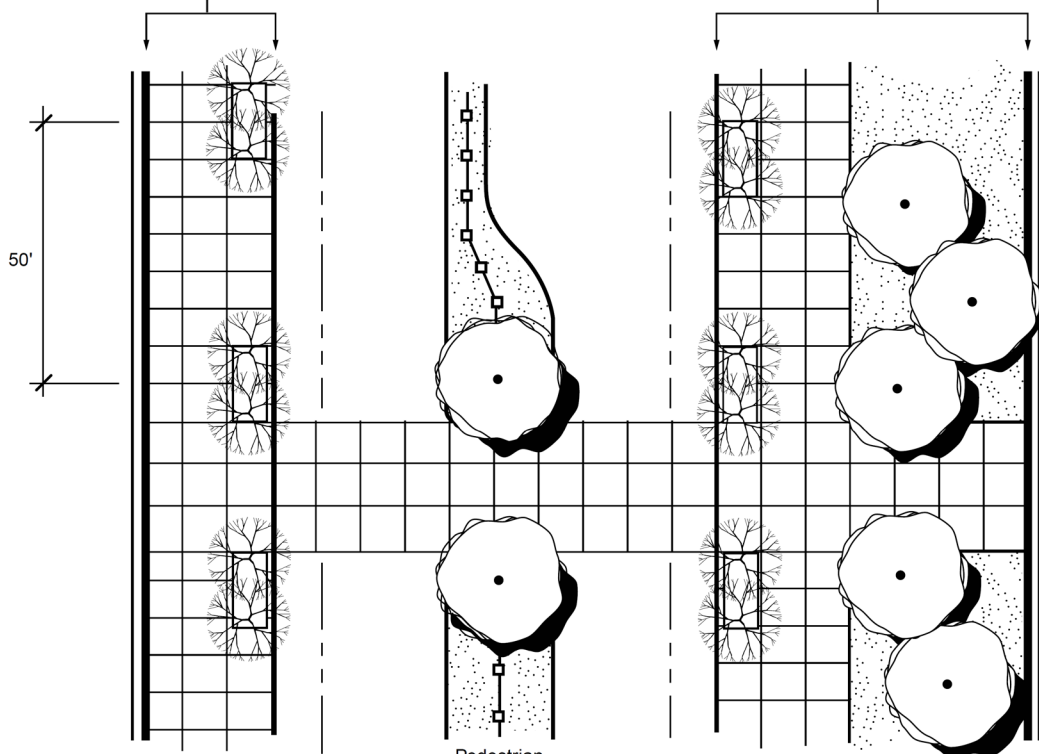
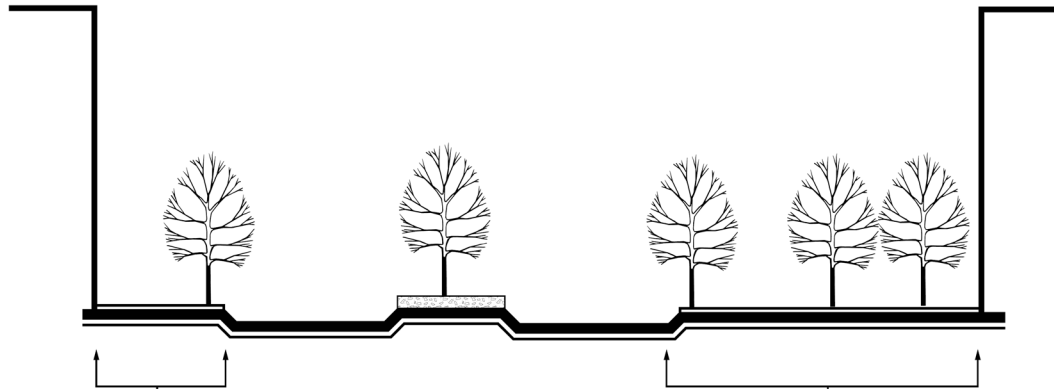
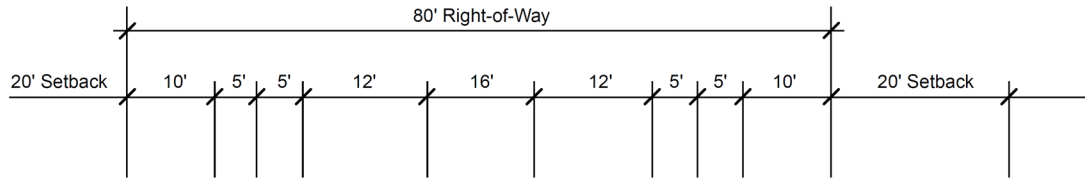
6. **Streetscapes**: A main street will run through Crystal Bay, connecting the casinos and shops. Buildings should face towards the street, similar to a small town, with a concentration of shops along the main street where people are encouraged to walk, window shop and browse. The guidelines for the different streetscapes are as follow:

State Route 28 Scenic Byway Plan: The following plan provides guidelines for future State Route 28 improvement plans.

- (a) **Streetscape Plan**:



- (b) Main Street State Route 28: The Main Street improvements should have two travel lanes, 80-foot wide right-of-way, bike lanes, 10 foot setback, 15 foot minimum sidewalks with a 5 foot furniture zone. Option I improvements are for areas of limited setback, if there is room, Option II is available.



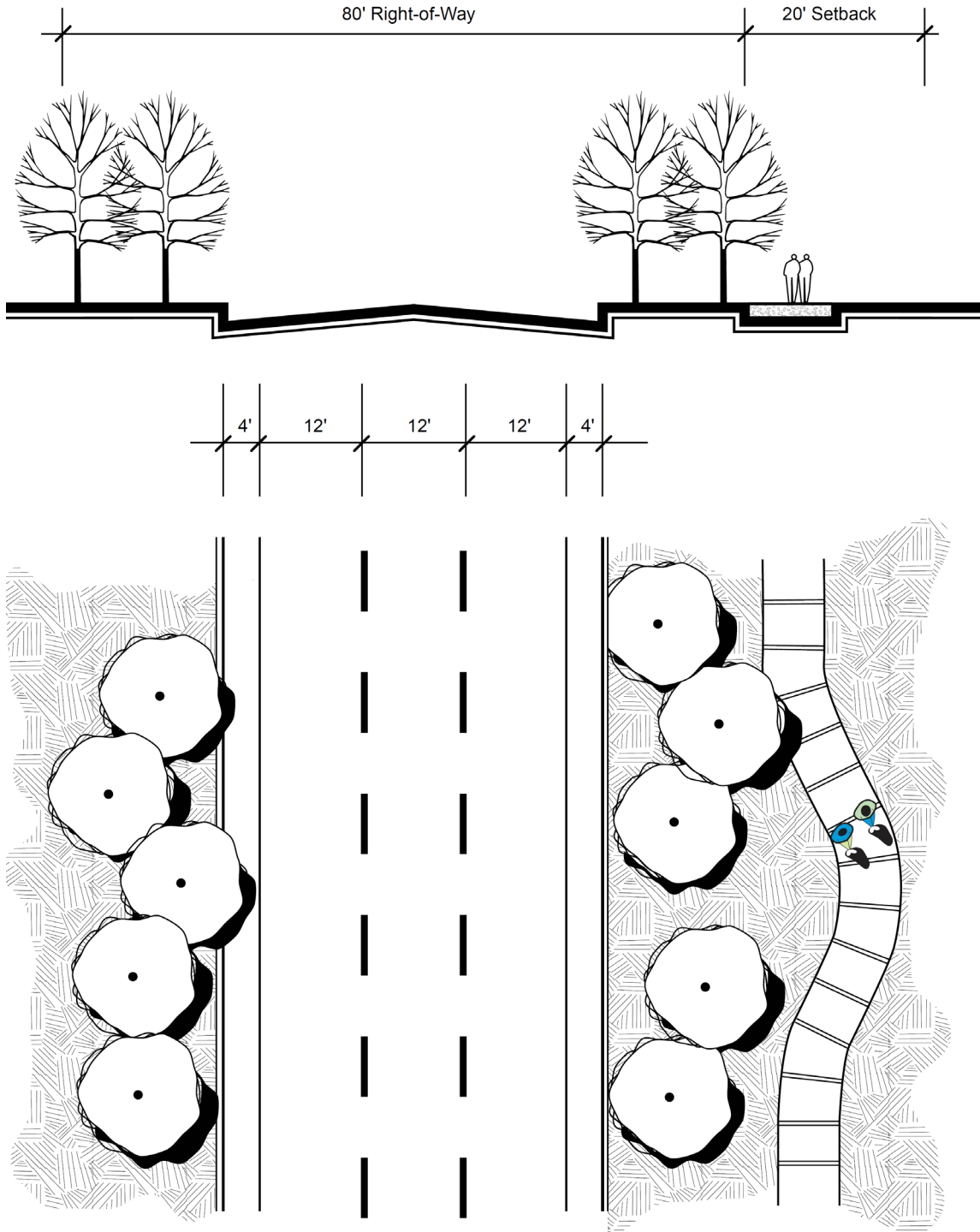
WITH LIMITED SETBACK  
(LESS THAN 20 FEET)

OPTION I

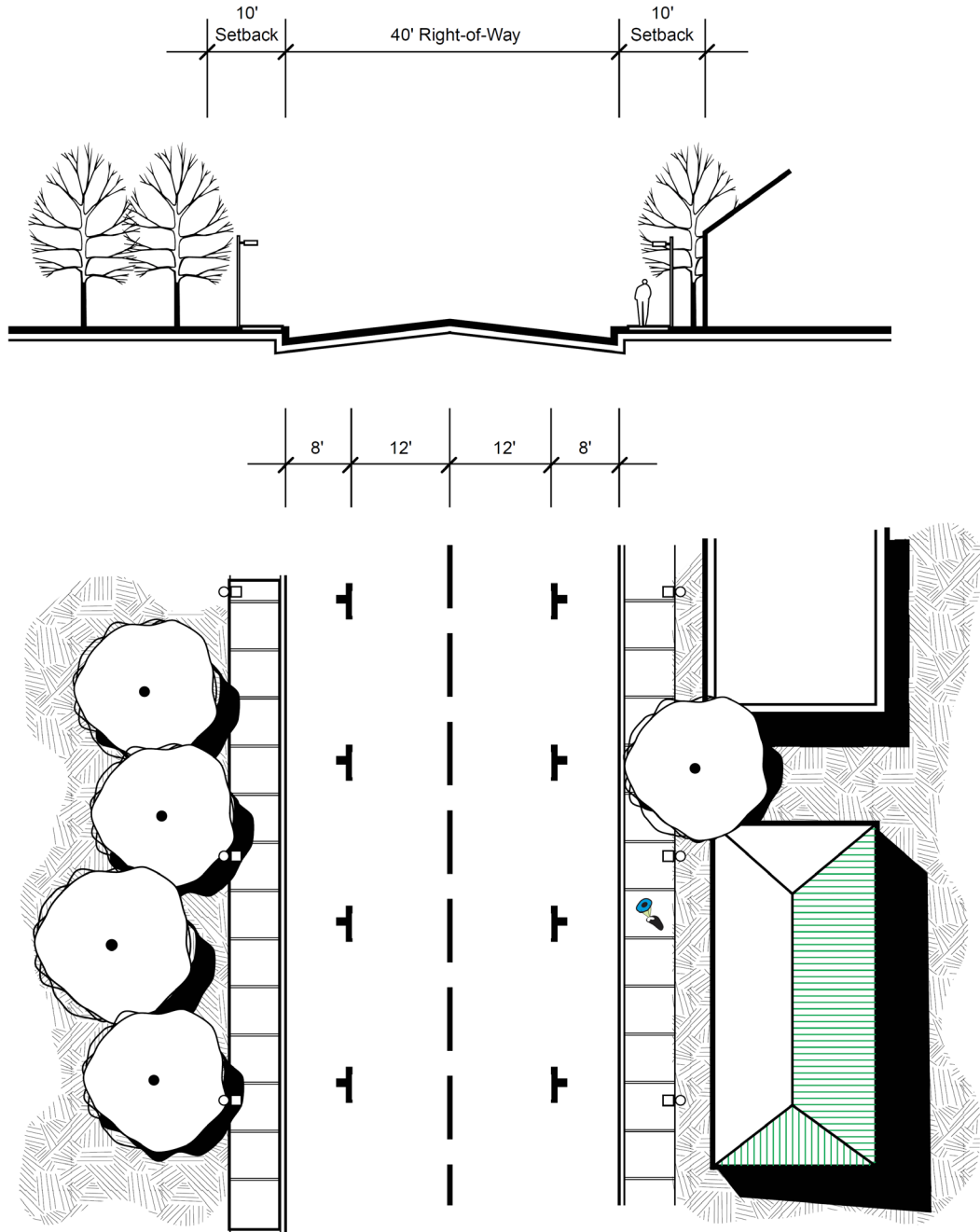
WITH 20 FEET  
SETBACK

OPTION II

- (c) Entry Area State Route 28: Projects in/or fronting on State Route 28 in the entry areas should include these basic elements: three travel lanes, 80' right-of-way, no parking in right-of-way, 20 foot building and parking setbacks, 5-8 foot recreational trail on the uphill side away from the lake, barriers, lighting and landscaping.



- (d) Other Streets Typical Cross Section: Projects in/or fronting local public rights-of-way should consider these basic elements: two travel lanes, 10' building setback from the property line, 6' sidewalks, parallel parking, lighting and landscaping.





7. **Parking Areas:** In the design of large parking areas, the expanses of parking pavement should be separated with landscaping. When parking lots occur on sloping terrain, the parking lots should be stepped to follow the terrain. Combined parking areas for adjoining businesses or uses are encouraged. Parking area design should provide for efficient snow storage and removal, without impeding overall vehicular and pedestrian circulation and access or reducing parking spaces. The landscaping should be designed to provide snow storage areas. Snow storage areas should not inadvertently create an opportunity for drainage across driving and walking surfaces that could freeze.
8. **Parking Structures:** Parking structures should be designed to be integral with the architectural/design of the neighborhood and the development it is serving. They should be attractive and their visual impact as a parking structure be minimized through design.
9. **Public Lighting:** The intent of public lighting should be to give character and scale to the street. Lighting should focus on enhancement of the landscape, architecture and main street, and reinforce one's perception of the streetscape as a continuum of related elements building a total image. The lighting system should relate to traffic signals, signing and street furniture, in terms of common or complimentary materials, systems and scale.
  - (a) Emphasize the street as a corridor by focusing the lighting totally on the street and pedestrian ways. Minimize spill-over light into adjacent properties, except at driveways.
  - (b) Light fixtures should be at a comfortable height to the pedestrian, approximately ten to fifteen feet high.
  - (c) Light posts should be the same material as sign posts, preferably wood or metal, stained or painted a dark or neutral color.
10. **Street Furniture:** Appropriate street furniture should be used to make the main street environment more legible, expressive, pleasant and engaging, as well as establish a "sense of place".
11. **Sidewalks:** Sidewalks should be wide enough to accommodate strolling areas and street furniture. (Relate to minimum width standards in preceding pages)

12. **Street Furniture**: Street furniture should be compatible and consistent with the surrounding streetscape and the overall Crystal Bay environment. Miscellaneous structures and street furniture located on private property, public ways and other public property should be designed to be an integral part of the overall concept of the design and landscape. Materials should be compatible with buildings. Scale should be appropriate. Colors should be in harmony with buildings and surroundings, and should use earth-tones with non-reflective materials. Advertising is not permitted on street furniture. Proportions should be to scale. The street furniture elements addresses are bus shelters, information kiosks, benches, fountains and trash receptacles.
- (a) **Bus Shelters**: Bus shelters should be of the same scale, material and color. They should be of sufficient size to provide adequate protection from the weather. Seating should be provided. The material and color should be consistent with that of the Crystal Bay buildings and design guidelines. It should exude the sense of "shelter".
  - (b) **Benches**: Benches should be incorporated along the pedestrian and bicycle paths proposed throughout Crystal Bay as well as along the main street. They should serve as rest stops for bicyclists and pedestrians. Materials should be of wood or metal, in dark or neutral colors. Benches should have backs. In plaza or outdoor seating areas, a general rule of thumb is to provide one linear foot of seating for every 30 square feet of plaza area. Seating height is generally recommended to be approximately 30 inches.
  - (c) **Trash Receptacles**: Trash receptacles should be incorporated as part of the overall streetscape elements. Their size should not dominate the streetscape elements. They should be made of iron/metal/wood. Their color should blend with existing street elements.
  - (d) **Kiosk**: Kiosks should be centrally located within the plan area for information posting.
13. **Outdoor Plazas and Spaces**: The downtown area should have outdoor pedestrian spaces located within the area.
14. **Street Name Signs**: A distinctive, well designed system of street name signing would contribute towards creating the special identity for Crystal Bay. The mounting and upright post should be compatible with that used for other public signing. The letter type should be picked for legibility and clarity. Value contrast as opposed to color should be emphasized to facilitate readability. A graphic symbol that is representative of Crystal Bay should be incorporated into all street name signs and used consistently. Coordination between local and state agencies with jurisdiction over public rights-of-way will be necessary.

15. **Side and Rear Frontage**: Side and rear frontages should provide for attractive facades. Recommendations are shown on the graphic below.
16. **Deciduous Trees**: Deciduous trees when planted, should be 6 to 12 feet tall and suitable for the urban streetscape. Tree wells can be covered with cast-iron grates or planted with annual flowers for color. A consistent grate design is recommended. Trees should be varied in type and spacing to enhance and complement the facade, awnings and shape of building, and also complement each other in color and shape. Spacing should be 50 feet on center starting at the east corner on east/west streets and starting at the north corner on the north/south streets. The recommended trees are those listed below or similar trees found on TRPA's List of Native and Adapted Species.
- (a) **European Mountain Ash**: Fast growing up to 20-25 feet then slower growth to forty feet. Drought tolerant, columnar bright yellow fall foliage. Best for 2-story buildings and can be planted close to street.
  - (b) **Scarlet (Red) Maple**: Choose smaller species. Wide spreading shade trees, need some water to get established. Fairly fast growing to 20-30 feet. Foliage red in fall. Good for wider sidewalk and plaza areas.
  - (c) **Flowering Crabapple**: Fast-growing to 20 feet. Forms a dense, rounded crown. Spread roughly equal to height of tree. Purplish leaves and bark on twigs. "Aldenhamensis" variety recommended.
  - (d) **Hawthorn**: Moderate growth to 20-30 feet. White to pink flowers in the spring, small red berries in the summer, red and yellow fall foliage. Spreading crown, very drought tolerant, soft texture, good against wood or brick or to soften stucco and concrete. Hawthorne trees should only be used in entry areas and are not considered effective as screening trees. Washington thorn variety has the least fireblight problems.
  - (e) **Ginkgo**: This tall, deciduous, sparsely branched, long-lived tree is valuable as an ornamental and shade tree, particularly as a park and street tree. It is highly resistant to air pollution. The male species is recommended.
17. **Evergreen Trees**: Evergreen trees may be used in the entry areas and key landscape locations where overhead utility lines are not a problem. Evergreen conifers provide greenery and screening year-round. They should be 8 to 10 feet tall and planted in larger open tree wells/planters. Evergreen trees should be used in State Route 28 frontage areas where none currently exist. Planting pockets should consist of two to three trees at spacing intervals between planting pockets of 150 to 200 feet on average.

- (a) Jeffery Pine: Moderate growth to 60-120 feet, native to Tahoe, has symmetrical shape, straight trunk, upper branches ascending form an open pyramid shape, drought resistant, silver-gray bark with bluish foliage.
- (b) Ponderosa Pine: Moderate growth to 50-60 feet, straight trunked, well branched, very hardy, attractive tree at all ages, yellow/green to dark green needles.
- (c) Incense Cedar: Slow growth to 75-90 feet, native to mountains of California, symmetrical, dense pyramidal crown, reddish brown bark, green foliage.
- (d) White Fir: Slow growing out of natural environment, native to the mountains of California, a popular Christmas tree, symmetrical, bluish-green needles.

# Appendix A

## Parking Demand Table

The following represents a minimum parking demand or requirements for projects. The maximum limit is established by multiplying the minimum number of requirements by 1.1.

Parking requirements may be reduced on a case-by-case basis where supported by a parking study, joint parking agreements, or other alternative mechanisms, as appropriate.

### I. RESIDENTIAL

#### Employee Housing

Use Multiple family Dwelling Rate

#### Mobile Home

2 spaces / unit; and

1 space / 6 units (guest parking)

#### Multiple Family Dwelling

1 space / 2 beds; and

1/2 space per bedroom

#### Multi-Person Dwelling

1 space / 2 beds; and

1 space / live-in employee; and

1 space / 10 beds (guest parking)

#### Nursing and Personal Care

1 space / 3 beds; and

1 space / employee

#### Residential Care

1 space / 4 beds; and

1 space / live-in employee; and

1 space / 2 other employee; and

1 space / 5 beds (guest parking)

#### Single Family Dwelling

Single family house - 2

Vacation rental – as required by Article 319, *Short-Term Rentals*, of the Washoe County Development Code

Secondary residence – As required by Section 110.220.85 of the Washoe County Development Code

Other, e.g., condos, , guest houses, , etc. - (Use Multiple Family Dwelling rate)

Summer Home  
Use Single Family House Rate

**II. TOURIST ACCOMMODATION**

Bed and Breakfast Facilities  
Use Hotel / Motel Rate

Hotel, Motel, and other Transient Dwelling Units  
1 space / full-time administrative employee; and  
1 space / 2 other full-time employees; and  
1 space / 3 part-time employees; and  
1 space / guest room or unit; and  
1 space / 250 s.f. meeting/display area; and  
1 space / 400 s.f. commercial-retail area

Time Sharing (Hotel / Motel Design)  
Use Hotel / Motel Rate

Time Sharing (Residential Design)  
Use Hotel / Motel Rate

**III. COMMERCIAL**

**A. Retail**

Auto, Mobile Home and Vehicle Dealers  
1 space / employee; and  
1 space / 500 s.f. gross sales area

Building Materials and Hardware  
1 space / 300 s.f. GFA; and  
1 space / 200 s.f. gross site area

Eating and Drinking Places  
1 space / 100 s.f. GFA; or  
1 space / 4 customers or seats

Food and Beverage Retail Sales  
1 space / 150 s.f. GFA

Furniture, Home Furnishings and Equipment  
Furniture 1 space / 500 s.f. non-storage area and  
1 space / 1,000 s.f. storage area  
Other 1 space / 300 s.f. GFA

General Merchandise Stores  
Convenience Store 1 space / 150 s.f. GFA  
Other 1 space / 300 s.f. GFA

Mail Order and Vending  
1 space / 500 s.f. non-storage area; and  
1 space / 1,000 s.f. storage area

Nursery  
1 space / full-time employee; and  
1 space / 300 s.f. GFA

Outdoor Retail Sales  
1 space / employee; and  
1 space / 500 s.f. gross sales area

Service Station  
1 space / 300 s.f. retail / office area; and  
3 spaces / service bay

**B. Entertainment**

Amusements and Recreation Services  
Arcade 1 space / 150 s.f. GFA  
Bowling 5 space / lane  
Health Spa/ Gym 1 space / 300 s.f. GFA  
Ice/ Roller Rink 1 space / full-time employee; and  
1 space / 200 s.f. GFA  
Tennis (indoor)  
Racquetball, etc. 1 space / employee; and  
3 spaces/ court  
Theater 1 space / employee; and  
1 space / 3 seats  
Other 1 space / 35 s.f. GFA]

Gaming-Nonrestricted Only  
1 space / 1.5 full-time employees; nad  
1 space / 3 part-time employees; and  
1 space / 250 s.f. casino floor area

Privately Owned Assembly and Entertainment  
Auditorium 1 space / full-time employee; and  
1 space / 150 s.f. GFA; or  
1 space / 3 seats  
Cabaret 1 space / 2 employees; and  
1 space / 4 seats

Convention 1 space / full-time employee; and  
1 space / 400 s.f. GFA

Outdoor Amusements

Miniature Golf 3 spaces / hole; and  
1 space / 250 s.f. commercial area

Other Case-by-case

**C. Services**

Animal Husbandry Services

1 space / 250 s.f. GFA outside of kennel

Auto Repair and Service

1 space / 300 s.f. retail / office area; and  
3 spaces / service bay

Broadcasting Studios

1 space / 300 s.f. GFA

Business Support Services

1 space / 300 s.f. GFA

Contract Construction Services

1 space / 1,500 s.f. GFA storage; and  
1 space / 300 s.f. GFA office

Financial Services

1 space / 200 s.f. GFA

Health Care Services

1 space / 150 s.f. GFA; and  
1 space / 2 employee

Laundries and Dry Cleaning Plant

1 space / 500 s.f. non-storage area; and  
1 space / 1,000 s.f. storage area

Personal Services

Laundromat 1 space / 150 s.f. GFA

Other 1 space / 250 s.f. GFA

Professional Offices

1 space / 250 s.f. GFA



Repair Services

1 space / 500 s.f. non-storage area; and  
1 space / 1,000 s.f. storage area

Sales Lots

1 space / employee; and  
1 space / 500 s.f. gross sale area

Schools - Business and Vocations

1 space / 75 s.f. GFA; and  
1 space / employee

Schools - Preschool

1 space / employee; and  
1 space / 5 students

Secondary Storage

1 space / 1,000 s.f. storage area

**D. Light Industrial**

Batch Plants

1 space / 500 s.f. non-storage area; and  
1 space / 1,000 s.f. storage area

Food and Kindred Products

1 space / 500 s.f. non-storage; and  
1 space / 1,000 s.f. storage area

Fuel and Ice Dealers

1 space / 500 s.f. non-storage area; and  
1 space / 1,000 s.f. storage area

Industrial Services

1 space / 350 s.f. GFA

Printing and Publishing

1 space / 500 s.f. non-storage area; and  
1 space / 1,000 s.f. storage area

Recycling and Scrap

1 space / 500 s.f. non-storage area; and  
1 space / 1,000 s.f. storage area

Small Scale Manufacturing

1 space / 400 s.f. GFA

E. Wholesale / Storage

Storage Yards

1 space / 500 s.f. non-storage area; and  
1 space / 1,000 s.f. storage area

Vehicle and Freight Terminals

1 space / employee; and  
1 space / bay

Vehicle Storage and Parking

1 space / 500 s.f. non-storage area; and  
1 space / 1,000 s.f. storage area

Warehousing

Mini-warehouse 1 space / 5 rental units; and  
1 space / employee  
Other 1 space / 1,000 s.f. GFA

**IV. PUBLIC SERVICE**

**A. General**

Churches

1 space / 3 seats

Collection Stations

1 space / 500 s.f. non-storage area; and  
1 space / 1,000 s.f. storage area

Cultural Facilities

1 space / full-time employee; and  
1 space / 250 s.f. GFA

Day Care Centers

1 space / employee; and  
1 space / 5 students

Government Offices

1 space / 250 s.f. GFA

Hospitals

1 space / 2 employees; and  
1 space / 2 beds; and  
1 space / 300 s.f. emergency room area

Local Assembly and Entertainment  
(Use Privately Owned Assembly and Entertainment Rate)

Local Public Health and Safety Facilities  
1 space / employee; and  
1 space / 1,000 s.f.

Power Generating  
1 space / full-time employee

Publicly Owned Assembly and Entertainment  
(Use Privately Owned Assembly and Entertainment Rate)

Public Utility Center  
3 spaces / 2,500 s.f. of facility area

Regional Public Health and Safety Facilities  
1 space / employee; and  
1 space / 1,000 s.f.

School - Colleges  
1 space / employee; and  
1 space / 2 full-time students; and  
1 space / 4 seats in auditorium, stadium, or gymnasium; and  
1 space / 100 s.f. non-classroom meeting area

Schools - Kindergarten through Secondary

|             |  |
|-------------|--|
| Elementary  | 1 space / employee; and<br>1 space / 50 s.f. non-classroom area  |
| High School | 1 space / employee; and<br>1 space / 3 students; and<br>1 space / 4 seats auditorium, etc.; and<br>1 space / 100 s.f. non-classroom meeting area |

## **V. RECREATION**

### **A. Urban Recreation**

Recreation Centers  
1 space / full-time employee; and  
1 space / 500 s.f. GFA

#### Participating Sports Facilities

|          |   |
|----------|---|
| Swimming | 1 space / full-time employee; and<br>1 space / 3 part-time employee; and<br>1 space / 75 s.f. pool area |
| Tennis   | 1 space / 3 courts  |

Other Case-by-case

Sports Assembly  
1 space / 3 seats

**B. Developed Outdoor Recreation**

Developed Campgrounds  
1 space / full-time employee; and  
1 space / 3 part-time employees; and  
1 space / campsite or cabin; and  
1 space / 10 campsites or cabins (guest parking)

Golf Course

|                   |   |
|-------------------|---|
| Driving Range     | 1 space / full-time employee; and<br>1 space / tee  |
| Executive (par 3) | 1 space / full-time employee; and<br>40 spaces / 9 holes                                      |
| Other             | 1 space / full-time employee; and<br>1 space / 3 part-time employees; and<br>10 spaces / hole |

Group Facilities

1 space / 1,000 s.f. park area

Marinas

1 space / full-time employee; and  
1 space / 3 moorings or slips

Recreational Vehicle Park

1 space / full-time employee; and  
1 space / 3 part-time employees; and  
1 space / RV site; and  
1 space / 10 RV sites (guest parking)

**VI. ALL OTHER USES**

All Other Uses Case-by-case

Notes:

1. Where used above, "Employee" refers to the number of employees for the largest shift.
2. GFA - Gross Floor Area

*(Article 220.1 Added by Ord. 1662, eff. 4/15/2021)*

# Article 222

## TRUCKEE CANYON AREA

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### Sections:

|            |                                   |
|------------|-----------------------------------|
| 110.222.00 | Purpose                           |
| 110.222.05 | Buffers                           |
| 110.222.10 | Truckee River Corridor Standards  |
| 110.222.15 | Wadsworth Community Area Modifier |

**Section 110.222.00 Purpose.** The purpose of this article, Article 222, Truckee Canyon Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the Truckee Canyon Area Plan contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

*[Amended by Ord. 1447, provisions eff. 9/9/10.]*

**Section 110.222.05 Buffers.** A minimum twenty-five (25) foot open space/scenic buffer shall be provided on parcels along all arterial rights-of-way, and the I-80 right-of-way, measured in from the street edge property line. No fences, walls or structures shall be permitted in the buffer areas. Such buffer areas shall be included in the calculation of allowable density.

*[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 1005, provisions eff. 2/1/98]*

**Section 110.222.10 Truckee River Corridor Standards.** The purpose of this section, Truckee River Corridor Standards, is to establish regulations to develop, preserve, protect and improve the inherent water quality of the river.

- (a) **Applicability.** The Truckee River corridor extends from the U.S. Geological Survey - Vista gauge to the jurisdictional line of the Pyramid Lake Paiute Reservation.
- (1) All new residential developments which result in over eighty (80) peak hour trips on the local and regional streets and highways system; new civic, commercial and industrial use types; and agricultural processing and commercial animal slaughtering uses established within one (1) mile of the center of the Truckee River shall comply with this section. No variance to this boundary, pursuant to Article 804, Variances, shall be processed or approved.
- (2) The following use types are exempt from the provisions of this section:
- (i) All new residential developments which create less than eighty (80) peak hour trips on the local and regional streets and highways system, and construction, enlargement and use of any single family, detached, residence, and all related accessory uses (e.g. garages, barns, corrals, storage sheds) on a parcel entitled to one (1) dwelling unit created prior to January 1, 1998.

- (ii) All projects with an approved special use permit, design standards handbook and/or development agreement, currently active (not expired) and having obtained approval prior to January 1, 1998.
  - (iii) Agricultural use types, excluding agricultural processing and commercial animal slaughtering uses are exempt from the provisions of this section.
  - (iv) Any expansion of an existing use or structure that will not increase the gross floor area of the building structure by twenty-five (25) percent, or expand the use of the parcel by twenty-five (25) percent.
- (b) Grading. A special use permit, as enumerated in Article 810, Special Use Permits, approved by the Washoe County Board of Adjustment, shall be required for all grading and earthmoving activities within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater.
- (c) Structural Setback. No permanent building structures shall be erected within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater.
- (d) Water Quality Report. All projects subject to the applicability of this section shall provide a water quality report describing the mitigation measures that will be constructed or provided to produce no measurable increase over the river's reach of regulated water quality parameters (total dissolved solids, nitrogen, phosphorous, ambient temperature, etc.) as established by the Nevada Division of Environmental Protection. This report shall be submitted with any application for approval by the County, including new business license applications and new construction building permits.
- (e) Development Agreement. A development agreement, as enumerated in Article 814, Development Agreements, shall be required for all of the following circumstances:
  - (1) Developments which are projects of regional significance, as enumerated in Article 812, Projects of Regional Significance.
  - (2) Projects which result in over eighty (80) peak hour trips on the local and regional streets and highways system.
  - (3) Developments which require connection to either a community water system or a community wastewater treatment plant.

*[Added by Ord. 1005, provisions eff. 2/1/98, amended by Ord. 1378, provisions eff. 8/1/08.]*

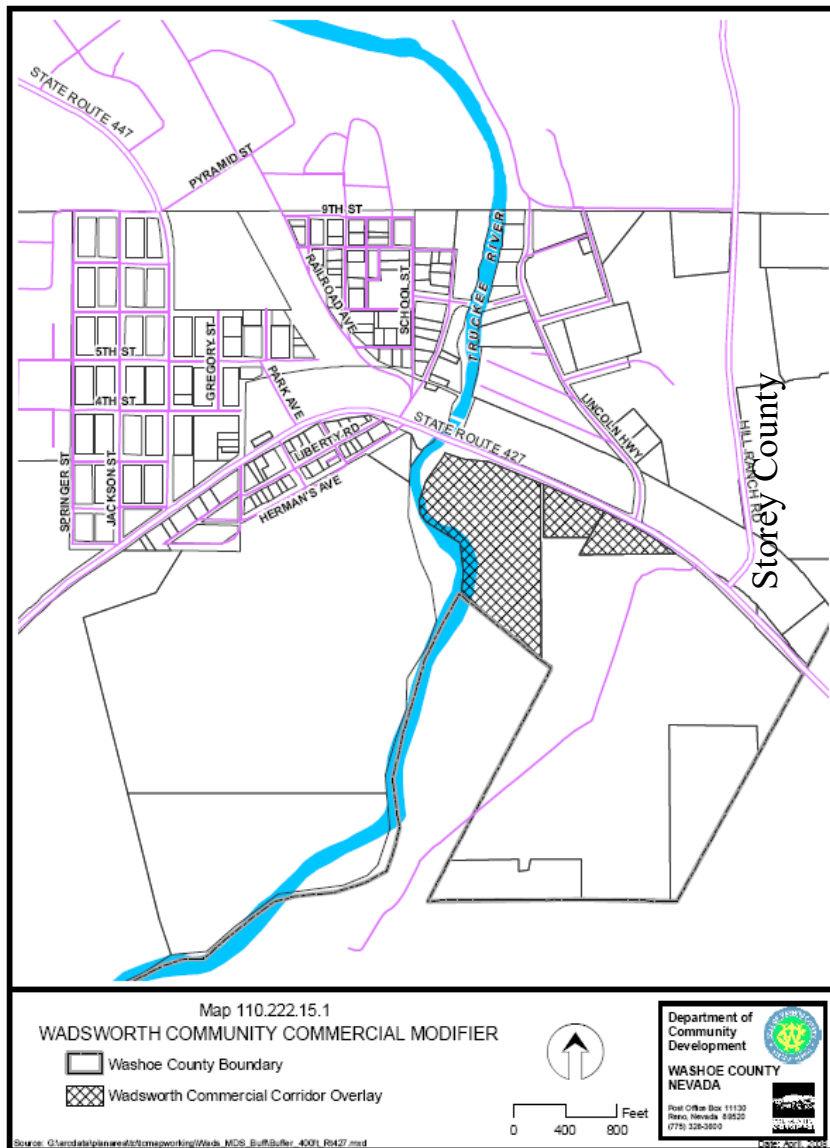
*[Previous Section 110.222.10 entitled "Interstate 80" renamed to "Interstate 80 Corridor"; amended by Ord. 875, provisions eff. 8/3/93; and repealed by Ord. 949, provisions eff. 5/1/96.]*

**110.222.15 Wadsworth Community Area Modifier.** The purpose of this section is to establish regulations to support limited commercial development within a specific area of the Wadsworth community.

- (a) **Applicability.** Limited commercial development shall be restricted to parcels located within the Wadsworth Commercial Corridor Overlay as outlined in Map 110.222.15.1 designated with a Medium Density Suburban (MDS) regulatory zone with an approved special use permit by the Washoe County Board of Adjustment pursuant to Article 810.

Map 110.222.15.1

**WADSWORTH COMMUNITY AREA MODIFIER LOCATION MAP**



Source: Washoe County Department of Community Development.

(1) Allowed Uses. The Table of Uses as set forth in Section 110.302.05 is modified in the following manner:

(i) Commercial Use Type. The following commercial use type as listed in Table 110.302.05.3, Table of Uses (Commercial Use Types), shall be allowed with a Special Use Permit approved by the Board of Adjustment:

(1) Equipment Repair and Sales.

*[Added by Ord. 1379, provisions eff. 8/1/08.]*



# Article 224

## VERDI AREA

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### Sections:

|            |                                    |
|------------|------------------------------------|
| 110.224.00 | Purpose                            |
| 110.224.10 | Low Density Suburban Area Modifier |
| 110.224.15 | Water Resource Requirements        |
| 110.224.20 | Agricultural Uses                  |
| 110.224.25 | Air Pollution                      |

**Section 110.224.00 Purpose.** The purpose of this article, Article 224, Verdi Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the Verdi Area Plan contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

*[Amended by Ord. 1447, provisions eff. 9/9/10.]*

**Section 110.224.10 Low Density Suburban Area Modifier.** In addition to the regulations of the regulatory zones described in Article 106, Regulatory Zones, in any area designated Low Density Suburban in the Verdi planning area, the following regulations shall apply:

- (a) Community Water System. With the exception of parcel maps, subdivisions with lots averaging one and seventy-five hundredths (1.75) acre, and with a minimum lot size of one (1) acre, are not required to have a community water system serve the subdivision. Subdivisions not meeting this standard shall connect to a community water system.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.224.15 Water Resource Requirements.** In addition to provisions of Article 422, Water and Sewer Resource Requirements, when submitting applications for subdivisions, parcel maps and other projects in the Verdi planning area, the applicant must identify the following:

- (a) The source of the water supply;
- (b) The quality of the water supply;
- (c) The quantity of the water supply; and
- (d) The basis of water rights and/or the name of the water service provider.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.224.20 Agricultural Uses.** Agricultural uses as defined in Article 304, Use Classification System, shall be considered compatible with all allowed uses within the Verdi planning area.

**Section 110.224.25 Air Pollution.** All new development shall comply with all applicable Washoe County District Health Department regulations regarding air pollution and woodburning devices.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

*[Section 110.224.05 entitled "Interstate 80 Corridor" amended by Ord. 875, provisions eff. 8/3/93; and repealed by Ord. 949, provisions eff. 5/1/96.]*

# Article 226

## WARM SPRINGS AREA

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### Sections:

|            |  |
|------------|--|
| 110.226.00 | Purpose                                  |
| 110.226.05 | Pyramid Lake Highway                     |
| 110.226.10 | Water Resources                          |
| 110.226.15 | General Rural Agricultural Area Modifier |
| 110.226.18 | Equestrian Uses                          |
| 110.226.20 | Industrial Development                   |
| 110.226.25 | Road Access Permits                      |
| 110.226.30 | Ornamental Water Features                |
| 110.226.35 | Disposal of Sludge                       |
| 110.226.40 | Export of Native Water Resources         |
| 110.226.45 | Palomino Valley Community Modifiers      |

**Section 110.226.00 Purpose.** The purpose of this article, Article 226, Warm Springs Area, is to set forth special regulations to supplement the general regulations 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.

*[Amended by Ord. 1447, provisions eff. 9/9/10; Ord. 1475, provisions eff. 1/12/12.]*

**Section 110.226.05 Pyramid Lake Highway.** Development along Pyramid Lake Highway shall comply with the following:

- (a) **Access.** Direct egress or ingress onto new individual parcels in addition to that existing on May 26, 1993 is prohibited, unless no other alternative egress or ingress can be shown.

*[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 949, provisions eff. 5/1/96; Ord. 1017, provisions eff. 6/1/98.]*

**Section 110.226.10 Water Resources.** The applicant shall demonstrate, at the time of application for amendment to the Master Plan, projects of regional significance, tentative subdivision maps, parcel maps, and division of land maps, that the following water resources criteria can be met:

- (a) Existing certificated and permitted agricultural and stockwater groundwater rights, issued as of July 31, 1990, are utilized in a proportional amount to serve proposed residential development. In order to balance the existing, issued groundwater rights with the planning perennial yield of the basin, two-and-one-half (2-1/2) acre feet of groundwater rights per dwelling unit will be dedicated to Washoe County. A maximum of three thousand ninety-seven (3,097) residential dwelling units on individual wells may be developed in the Warm Springs Valley Hydrographic Basin based on the planning perennial yield of groundwater. Additional water rights will be dedicated to Washoe County for such purposes as

common landscaped areas, community swimming pools, and pastures within residential developments.

- (b) Parcels created by applications submitted through September 4, 1990 may develop for residential uses without the requirement for dedication of water rights. When existing parcels are subdivided, new parcels will require the dedication of water rights; however, one (1) parcel will be designated as existing and will not have to dedicate water rights. The Department of Community Development will track the date of parcel subdivisions.
- (c) Commercial and industrial development, to include uses such as public facilities and golf courses, will be required to document project water demand and supply sufficient groundwater rights for the project. If existing certificated and/or permitted irrigation or stock-watering groundwater rights, issued as of July 31, 1990, are used to serve the proposed project, water rights will be dedicated to Washoe County at a ratio of forty-three (43) percent of existing groundwater rights to one (1) acre foot of demand. This ratio is necessary to balance the existing, issued groundwater rights with the planning perennial yield of the basin.
- (d) Water rights for all development in the Warm Springs planning area will be dedicated to Washoe County at the time of parcel map filing or project recordation. These water rights will be irrevocably tied to the Warm Springs Valley Hydrographic Basin.
- (e) The creation of parcels and lots in the Warm Springs Valley Hydrographic Basin shall require dedication of water rights to Washoe County in quantities that are consistent with Article 422, Water and Sewer Resource Requirements of this Development Code and the policies adopted in the Warm Springs Area Plan.
- (f) Residential, commercial and industrial development shall be based upon perennial yield groundwater resources without reliance upon groundwater mining or recharge from agricultural uses. The Washoe County Board of County Commissioners shall not approve these types of development if the demands upon the proposed permanent source of water supply exceed the perennial yield of the hydrographic basin or exceed artificial recharge as authorized by the State Engineer under a recharge/recovery permit.

*[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 1447, provisions eff. 9/9/10.]*

**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 (1) 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.

*[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 1076, provisions eff. 10/1/99; Ord. 1447, provisions eff. 9/9/10; Ord. 1475, provisions eff. 1/12/12.]*

**Section 110.226.18 Equestrian Uses.** The keeping or raising of horses, mules, donkeys or ponies as a private, non-commercial use is regulated within Article 330, Domestic Pets and Livestock. Otherwise, in addition to the regulations of the regulatory zones described in Article 106, Regulatory Zones, and Article 302, Allowed Uses, on all legally-established parcels greater

than thirty-five (35) acres in area and zoned General Rural (GR) or General Rural Agricultural (GRA) in the Warm Springs planning area, the following regulations shall apply:

(a) Allowed Uses.

(1) Boarding Stables. The boarding, keeping or raising of up to three (3) horses, mules, donkeys, or ponies per acre as an accessory use to an established residential or agricultural use on the property (excluding horses used primarily for agricultural operations which are classified under animal production). Typical associated uses and activities could include, but are not limited to: riding instruction, roping practice, barrel racing practice, dressage practice and jumping practice for the boarders of said horses.

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

(1) Commercial Stables. The commercial boarding, keeping or raising of more than three (3) horses, mules donkeys, or ponies per acre (excluding horses used primarily for agricultural operations which are classified under animal production). Typical uses and activities could include, but are not limited to, commercial riding stables open to the public, riding clubs, and riding instruction facilities.

(2) Equestrian Facilities. Commercial (public or private) horse, mule, donkey, or pony facilities, to include at a minimum or any part thereof: riding schools/academies, exhibition facilities (for shows or other competitive events including, but not limited to, riding, roping, barrel racing, jumping events, dressage, bull riding), boarding facilities, and all other ancillary or accessory structures and uses typical and/or incidental to such facilities.

*[Added by Ord. 1513, provisions eff. 7/12/13.]*

**Section 110.226.20 Industrial Development.** Within the Warm Springs planning area, new industrial development shall be limited to light industrial use types and shall be located only within areas designated with the Industrial Regulatory Zone as of May 1, 1991.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.226.25 Road Access Permits.** Prior to final approval of any development proposed within the boundaries of the Palomino Valley General Improvement District, the applicant shall obtain any needed road access permit from the appropriate entity.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**Section 110.226.30 Ornamental Water Features.** The use of groundwater for new ornamental surface water features such as ponds and fountains is prohibited.

**Section 110.226.35 Disposal of Sludge.** The disposal of sludge shall be restricted to land application for agricultural purposes only. Sludge shall not be disposed of as landfill material.

**Section 110.226.40 Export of Native Water Resources.** Water resources native to the Warm Springs Hydrographic Basin shall not be exported from the basin without prior approval of the Board of County Commissioners.

*[Added by Ord. 1709, provisions eff. 12/22/23.]*

**Section 110.226.45 Palomino Valley Community Modifiers.** Within the boundaries of the Palomino Valley Community as depicted in Map 110.226.40.1 Warm Springs Planning Area Communities- Palomino Valley Community, the development standards set forth in the Warm Springs Specific Plan Development Standards Handbook will be applied to all applicable development. The handbook is hereby incorporated by reference into this section and available on the Washoe County Planning Program's website. Any amendments to the Warm Springs Specific Plan Development Standards Handbook shall require a Development Code Amendment in accordance with Article 818. When necessary, Washoe County may place conditions of approval on proposed development to ensure compliance with these standards. References to the "Warm Springs Community" and the "Specific Plan Area (SPA)" refer to the Palomino Valley Community.

*[Added by Ord. 1709, provisions eff. 12/22/23.]*

