



Planning Commission Staff Report

Meeting Date: May 7, 2024

Agenda Item: 9A

DEVELOPMENT CODE AMENDMENT CASE NUMBER:

WDCA24-0002 (Affordable Housing Package 2)

BRIEF SUMMARY OF REQUEST:

Development code amendment to reduce barriers to housing affordability and housing development, specifically multifamily development

STAFF PLANNERS:

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CASE DESCRIPTION

For hearing, discussion and possible action to initiate an amendment and approve a resolution to amend Washoe County Code Chapter 110 (Development Code) by modifying various sections in Division Two- Area Plan Regulations, Division Four- Development Standards, and Division Nine- General Provisions, in order to update regulations related to allowed residential uses in the Spanish Springs planning area, maximum height restrictions in the Sun Valley planning area, multifamily parking minimums, bike parking, turf requirements, common and private open space, and definitions. These updates include deleting a section limiting structures in the Sun Valley planning area to two stories in height and modifying various sections to: remove table C-1 which modifies allowed residential uses in the Spanish Springs planning area; update minimum off-street parking space requirements for multifamily housing; update requirements for bicycle storage by removing requirements for bicycle parking spaces, by adding design standards for short and long-term bicycle storage, by adding design requirements for bicycle racks, and by removing Figure 110.410.15.2 which shows bicycle parking space dimensions; remove the requirement to provide turf areas in multifamily developments of a minimum of fifty (50) percent of the required landscaping area; modify minimum size and dimension requirements for private open space in multifamily developments; add standards for turf areas provided as common open space for multifamily developments; and add definitions for short and long-term bicycle parking; and all matters necessarily connected therewith and pertaining thereto.

If the proposed amendments are initiated, the Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input and discussion at the public hearing, or recommend denial. If approval is recommended, the Planning Commission is asked to authorize the Chair to sign a resolution to that effect.

Development Code: Authorized in Article 818, Amendment of Development Code
Commission District: All Districts

STAFF RECOMMENDATION

**INITIATE AND RECOMMEND
APPROVAL**

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission initiate amendments to the Washoe County Development Code and recommend approval of WDCA24-0002, to amend Washoe County Code Chapter 110 (Development Code) within Articles 216, 218, 410, 412, 432, and 902 as reflected within the proposed ordinance contained in Exhibit A-1. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on the ability to make all of the four findings set forth in Washoe County Code Section 110.818.15(e).

(Motion with Findings on Page 19)

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Development Code Amendments

The Washoe County development code is Chapter 110 of the Washoe County Code (WCC). The development code broadly regulates allowable and permitted land uses, subdivision of land, planning permit requirements and procedures, signage, infrastructure availability, land use development standards, and other related matters. Because the development code covers so many varying aspects of land use and development standards, it is expected that from time to time it may be necessary to change or amend one or more portions of the Development Code to keep it up to date with the most current and desirable trends in planning and development.

The development code amendment process provides a method of review and analysis for such proposed changes. Development code amendments may be proposed by the Washoe County Commission, the Washoe County Planning Commission, or an owner of real property. Development code amendments are initiated by resolution of the Washoe County Commission or the Planning Commission. Real property owners may submit an application to initiate a development code amendment.

After initiation, the Planning Commission considers the proposed amendment in a public hearing. The Planning Commission may recommend approval, approval with modifications or denial of the proposed amendment. The Planning Commission records its recommendation by resolution.

The Washoe County Commission hears all amendments recommended for approval, and amendments recommended for denial upon appeal. The County Commission will hold a first reading and introduction of the ordinance (proposed amendment), followed by a second reading and possible ordinance adoption in a public hearing at a second meeting at least two weeks after the first reading. Unless otherwise specified, ordinances are effective 10 days after adoption.

Background and Proposed Amendments

Housing affordability and attainability are identified in strategic planning and vision documents as one of the most pressing issues in Washoe County. US Census data indicates that between 2010 and 2022 there was a 145% increase in median home value and only a 58% increase in median home income. In addition to existing affordability issues, the 2022 Consensus Forecast anticipates that unincorporated Washoe County will need to absorb up to a 16,824-person population increase between 2022 and 2042. Washoe County will need to increase housing supply by approximately 6,840 dwelling units to support the population increase. These pressures precipitate the need to address housing accessibility and affordability on every front, and one of the opportunities to do that is in removing existing barriers to affordable and multifamily housing development.

On November 14, 2023, the Washoe County Board of County Commissioners (BCC) identified four sets of amendments to Washoe County Code to increase housing affordability and accessibility in Washoe County. The current proposed amendments—known as affordable housing package 2—focus on reducing regulatory barriers to multifamily development and aligning the planning area modifiers with county-wide housing regulations. The proposed amendments are also identified as an action in Chapter Three of Envision Washoe 2040, specifically an ongoing/immediate action item to “update the development code to remove barriers to provision of affordable and workforce housing consistent with ongoing Washoe County strategic planning efforts.”

Affordable housing package 2 spans six articles of the development code and focuses on items that have historically been challenges for housing developers in Washoe County. The proposed amendments relate to development standards concerning parking, landscaping, and both common and private open space requirements for multifamily development. They also make modifications to the Sun Valley and Spanish Springs planning area-specific sections of the

development code to remove barriers to housing development and align accessory dwelling unit regulations to be more uniform throughout the unincorporated county. Each topic and the associated amendments are addressed in turn.

Article 216 Spanish Springs Area

On March 19, 2024, the BCC adopted Affordable Housing Package 1, which focused on lowering barriers to build accessory dwelling units (ADUs). As identified in the original scope of the four affordable housing packages presented to the BCC on November 14, 2023, some of the area plans contain additional restrictions on housing, including ADUs, that would need to be addressed as part of package 2. This is the case for the Spanish Springs area. Article 216 contains Table C-1, which modifies some allowed residential uses in the Spanish Springs area. Generally speaking, Table C-1 precludes the opportunity for residential development in the neighborhood commercial (NC) regulatory zone, limits opportunities to apply for an administrative permit for a duplex in certain regulatory zones and requires a special use permit for detached ADUs. In order to align housing regulations throughout the county and to lower barriers to diverse forms of housing, staff is proposing that this table be eliminated in its entirety. The use table in Article 302 would therefore apply as it does to other areas in the county.

Article 218 Sun Valley Area

Sun Valley is the only planning area in Washoe County that has, through Article 218, established a building story limit in addition to the height limits associated with each regulatory zone. This limit was established in 1993, when the community modifiers were adopted in conjunction with the comprehensive code update completed at that time. The two-story height limit has served as a barrier to the development of diverse housing types and will continue to do so. While the two-story limit is consistent with some aspects of the community vision as described in Envision Washoe 2040—specifically the preservation of open vistas—it is counter to many of the goals for the area. Balancing single-family homes with higher density housing is one of the identified opportunities in Sun Valley, as is increasing a mix of housing supply and preserving open spaces through infill and mixed-use development. If the two-story height limit is removed, the vast majority of Sun Valley would be subject to a 35’ height limit—preserving valued vistas—while allowing for more diverse housing types. It would also remove a barrier to development of the mixed-use corridor along Sun Valley Blvd.

Article 410 Parking and Loading

Washoe County has not updated the parking standards for multi-family developments, or bike storage/parking requirements since 1993. Multi-family development is the only parking standard being updated. The current and proposed calculations are outlined below.

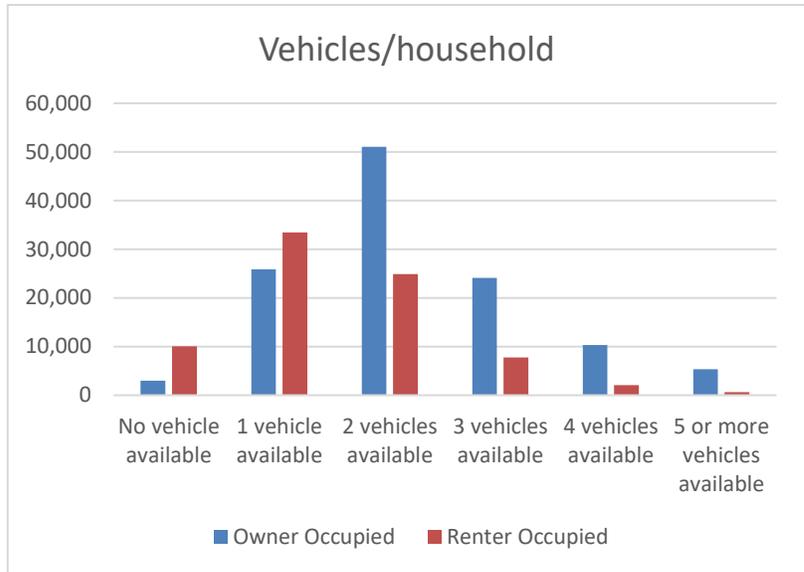
	Current	Proposed
1 Bedroom	1.6 Spaces	N/A
2 Bedrooms or Fewer	2.1 Spaces	1 Space
3 Bedrooms	N/A	2 Spaces
4 or More Bedrooms	N/A	2.5 Spaces
Covered Parking	1 covered parking space is required for every unit	1 covered parking space is required for every 2 units

The proposed parking standards are intended to reduce the number of required parking spaces for multifamily development and create more of a gradient between small and large units. While each parking space appears relatively small on its own (about 150 sf at the smallest), the cost of parking land use, construction, and operation and maintenance is significant and often hidden within the cost of housing. Suburban off-street surface parking has an annualized cost of over

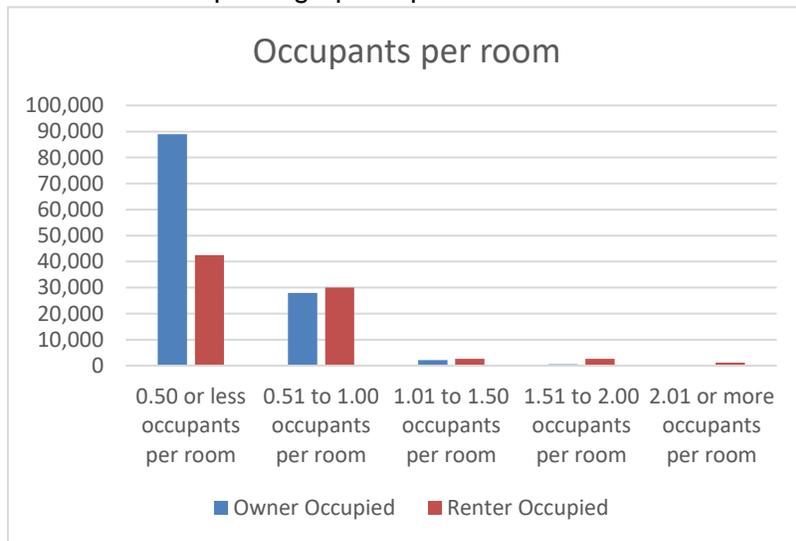
\$1,000, and urban surface parking an annualized cost of over \$2,000.¹ This does not include externalized environmental costs or vehicle travel impacts. Even if renters only pay a fraction of the annualized cost, the impact on rent can be significant. These

data highlight that even modest reductions to parking requirements can have significant impacts on housing costs.

Some existing trends nationally and in Washoe County indicate that the current minimum parking space requirements are higher than what is necessary. First, census data indicates that between 1940 and 2018 average household size has decreased by a full person, from 3.6 to 2.6. This means that the same number of housing units are housing 29% less people. One-third of American households only contain one person.² In Washoe County, the majority of rental households have 1 vehicle available. Most others either have two or none. In general, due to the decrease in household size and low supply of small housing types, most households have less occupants than the size could support. This is shown in data on the number of occupants per room in Washoe County. Most renter-occupied units contain less than 1 person per two rooms. In conjunction, this data suggests that requiring more than one parking space per unit two bedrooms or smaller is not necessary to serve the



smaller household sizes that increasingly occupy those units. It furthermore aligns with a known demand for smaller units. These factors led to Staff's recommendation of requiring one parking space per unit containing two bedrooms or fewer. This parking requirement is appropriate for population trends and creates a gradient in minimum parking between bigger and smaller units that will encourage the development of small units through decreased costs.



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In determining new minimum multifamily parking requirements, staff also conducted a review of local and national jurisdictions. In general, the proposed minimums are high for the region and in the middle of what is required nationally. Many larger municipalities are moving towards eliminating minimum parking requirements entirely. County jurisdictions tend to have higher

¹ Todd Litman, "Comprehensive Parking Supply, Cost and Price Analysis," *Transportation Research Procedia* 00 (2023): 9, www.vtpi.org/WCTR2023_parking.pdf.

² Kati Woock, "5 Practical Zoning Hacks for Missing Middle Housing," *APA Magazine*, March 21, 2022, [5 Practical Zoning Hacks for Missing Middle Housing \(planning.org\)](https://www.apa.org/practice/2022/03/21/5-practical-zoning-hacks-for-missing-middle-housing).

requirements than their urban counterparts, and cities the size of Reno and Sparks have requirements ranging from 1 space per unit to one space per bedroom. Reno and Sparks generally require one space per unit, regardless of size. Staff's proposal is not as minimal as Reno and Sparks' requirements but represents a substantial decrease that supports existing parking needs and a transition to a multi-modal transportation system, as articulated in Envision Washoe 2040. It also will not require excessive parking that has substantial and real impacts on the cost of housing. Staff understands that developers will provide what the market demands, and the proposed code revisions do not prevent more parking being offered. The proposed changes to parking are intended to reduce the cost of development and the amount of land used for parking while still inviting development of additional housing units throughout the County.

Another update pertains to bicycle storage and bicycle rack standards. Washoe County currently has minimal standards related to bicycle storage or bicycle racks. The proposed code standards outline the type of bicycle racks developers should use that provide a benefit to those utilizing bicycles as a mode of transportation. The standards also outline requirements for installation, secure location, and covered areas to ensure that bicycle storage is a primary consideration within the development and not simply an afterthought. The standards also have additional requirements for short-term and long-term bicycle parking. It is important for Washoe County to continue supporting multimodal transportation as affordable housing code updates continue, to support residents who may not have access to a vehicle and provide an overall alternative to driving, which through parking leads to inefficient land use. As such, the changes to multifamily parking minimums and to bicycle storage standards are complementary and represent a wholistic approach to supporting more affordable and attainable housing.

Article 412 Landscaping

The purpose of Article 412, Landscaping includes providing regulations for the development, installation and maintenance of landscaped areas within Washoe County, without inhibiting creative landscape design. In 2020, Washoe County conducted a comprehensive review of Article 412 due to technology and philosophical changes that took place since the early 1990's. One of the major goals achieved in the 2020 update was updating "standards for numbers of required trees, shrubs and ground cover" to provide unambiguous, quantifiable numbers that are not subject to the interpretation of the applicant or County staff.

However, one of the standards regarding turf requirements found in WCC Section 110.412.60 was not updated in the overhaul completed in 2020. The current language requires multi-family developments to have a turf area equivalent to a minimum of 50% of the total landscaped area. Northern Nevada's climate, requirements of permanent irrigation, and continued maintenance of turf areas create an unintended burden on multi-family housing. They also work counter to the goals of Envision Washoe 2040 to support water-wise landscaping. Removal of this requirement will allow for more efficient use of land area. While the proposal does eliminate the minimum requirement of turf, it doesn't prevent future development from creating turf areas for their residents. Language shall remain specifying that any turf areas provided in multi-family developments shall be configured for recreational uses. Staff added specific standards to this effect in Article 432.

Article 432 Open Space Standards

Residential private open space standards outlined in WCC Section 110.432.10 have not been updated since 1996. Washoe County planning staff reviewed various jurisdictions nationally to make the County's balcony and deck standards more consistent with regional and national standards.

A reduction in the minimum size of ground floor rear yards, ground floor patios, and upper-level

decks or balconies has been identified as an item that can lower the cost of construction of certain housing types. The current required dimensions can result in additional engineering requirements and construction requirements to support such large decks and balconies. The reduction will reduce those to costs more in line with what is anticipated nationally for multifamily developments. Additionally, the development code now provides an option to forgo decks, patios, and balconies entirely and instead increase the square footage of required common open space.

Residential common open space standards are outlined in WCC Section 110.432.15 which has also not been updated since 1996. This section identifies the types of common open space that can be used within residential developments. One of the options is large turf areas. To make these turf areas more useable and defined for the residents, turf area standards have been expanded to specify turf area dimensions, square footage, and locations. This will remove any ambiguous interpretations from staff and developers for this type of amenity while also ensuring that any turf areas provided are a usable amenity.

Article 902 Definitions

With the addition of more defined bicycle storage standards and the different bicycle parking requirements, it’s important for bicycle parking types to be identified and defined to ensure proper enforcement and adherence from developers and staff. Definitions for short-term and long-term bicycle parking are therefore proposed to be added.

Proposed Amendments

The proposed text additions are show in **red bold**. All deletions are shown in ~~red strike through~~.

Article 216 Spanish Springs Area

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. **Note: Table C-1 has been intentionally removed.**

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

Residential Use Types (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	S₁	S₁	S₁	--	--	--	--
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); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.~~

Article 218 Sun Valley Area

~~**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.~~

Article 410 Parking and Loading

Table 110.410.10.1

**OFF-STREET PARKING SPACE REQUIREMENTS (Residential Use Types)
(See Section 110.410.10 for explanation)**

Residential Use Types (Section 110.304.15)	Spaces Required
Family Residential	
Attached Accessory Dwelling	1 per attached accessory dwelling unit, in addition to other required spaces
Detached Accessory Dwelling	1 per detached accessory dwelling unit, in addition to other required spaces
Detached Accessory Structure	None
Duplex	2 per dwelling unit, 1 of which must be in an enclosed garage
Fabricated Home	*2 per fabricated home
Multi Family	1.6 for 1-bedroom units, 2.1 for 2-bedroom and larger units; 1 of which must be in an enclosed garage or carport 2 bedrooms or fewer = 1 parking space; 3 bedrooms = 2 parking spaces; 4 or more bedrooms = 2.5 parking spaces 1 covered parking space is required for every 2 units.
Single Family Attached	2 per dwelling unit, 1 of which must be in an enclosed garage
Single Family Detached	2 per dwelling unit, 1 of which must be in an enclosed garage
Manufactured Home Parks	1.5 per manufactured home, plus 1 per 5 units for guest parking
Group Home	.25 per bed, plus 1 per employee during peak employment shift
Short-Term Rental (All Tiers)	As identified in Article 319, <i>Short-Term Rentals (STRs)</i>

Note: * = Article 312, Fabricated Housing, may require 1 parking space to be in an enclosed garage or carport.

Table 110.410.10.3

**OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types)
(See Section 110.410.10 for explanation)**

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Administrative Offices	4	1	
Adult Entertainment	5	1	
Animal Sales and Services			
Commercial Kennels		1	.25 per animal at design capacity
Commercial Stables		1	.25 per horse at design capacity
Grooming and Pet Stores	2.5	1	
Pet Cemeteries		1	

Veterinary Services, Agricultural	2	1	
Veterinary Services, Pets	4	1	
Automotive and Equipment			
Automotive Repair		1	3 per service bay
Automotive Sales and Rentals	.5	1	
Cleaning	2	1	
Commercial Parking		1	
Equipment Repair and Sales	2	1	
Fabricated Housing Sales	.5	1	
Storage of Operable Vehicles		1	
Truck Stops	4	1	
Building Maintenance Services	2		
Continuum of Care Facilities, Seniors		As specified by use permit	As specified by use permit
Commercial Antennas			1 per antenna tower
Commercial Centers (All Types)			Less than 15,000 square feet: 5 spaces per 1,000 square feet; 15,000 to 400,000 square feet: 4 spaces per 1,000 square feet; more than 400,000 square feet: 5 spaces per 1,000 square feet
Commercial Educational Services		1	.5 per student
Commercial Recreation			
Commercial Campground Facilities		1	
Destination Resorts		1	1 per room
Indoor Entertainment		1	1 per 3 seats
Indoor Sports and Recreation	5	1	
Limited Gaming Facilities	4	1	

Table 110.410.10.3 (continued)

OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types)
(See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Marinas		As specified by use permit	
Outdoor Entertainment		As specified by use permit	
Outdoor Sports and Recreation		As specified by use permit	
Outdoor Sports Club		As specified by use permit	
Unlimited Gaming Facilities	8	1	
Construction Sales and Services	2 for retail and 1 for storage area		
Convention and Meeting Facilities		1	1 per seat if not associated with lodging facilities; .5 per seat otherwise
Eating and Drinking Establishments			
Convenience	10	1	
Full Service	10	1	
Financial Services	3	1	
Funeral and Internment Services			
Cemeteries		1	
Undertaking		1	1 per 3 seats
Gasoline Sales and Service Stations		1	3 per service bay (service bay not credited as required space)
Helicopter Services			
Helipport		1	5 per helicopter space
Helistop		1	5 per helicopter space
Liquor Manufacturing*			*Or as specified by use permit
Off-Premise Sales/Consumption	3	1	Minimum of 2 spaces
On-Premise Sales/Consumption	5	1	For any public tasting room, a minimum of 5 permanent spaces
Liquor Sales			
Off-Premises	4	1	
On-Premises	10	1	

Table 110.410.10.3 (continued)

OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types)
(See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Lodging Services			
Bed and Breakfast Inns		1	1 per room
Hostels		1	.25 per bed
Hotels and Motels		1	1 per room
Vacation Time Shares			1.6 for 1-bedroom units, 2.1 for 2 bedroom and larger units; 1 of which must be in an enclosed garage or carport
Marijuana Establishments			
Marijuana Cultivation Facility		1	
Marijuana Product Manufacturing Facility		1	
Marijuana Testing Facility		1	
Retail Marijuana Store/Medical Dispensary	5	1	
Medical Services	5	1	
Nursery Sales			
Retail	3	1	
Wholesale	3	1	
Personal Services	4		
Personal Storage		1	1 loading space per 2,000 square feet of building footprint
Professional Services	4	1	
Recycle Center			
Full Service Recycle Center	3	1	
Remote Collection Facility			3 spaces per collective device
Residential Hazardous Substance Recycle Center	3	1	
Repair Services, Consumer	2.5	1	
Retail Sales			
Comparison Shopping Centers	3	1	
Convenience	5	1	
Specialty Stores	3	1	
Secondhand Sales	2.5	1	
Transportation Services		1	

Table 110.410.10.3 (continued)

OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types)
(See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
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	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Winery	3*	1	*Or as specified by use permit; Minimum Minimum of 2 spaces; For any public tasting room, a minimum of 5 permanent spaces
Winery with Special Events			As specified by Use Permit

Section 110.410.15 Special Parking Provisions.

- (a) Motorcycle ~~and Bicycle~~ Spaces. For every four motorcycle ~~or six bicycle~~ parking spaces provided, a credit of one parking space shall be given toward the requirements of this article, provided, however, that the credit for each shall not exceed 1/40 of the total number of automobile spaces required. If determined necessary by the County Engineer, bollards shall be installed to separate and protect motorcycle ~~and bicycle~~ spaces from automobile circulation. The minimum dimensions for motorcycle ~~and bicycle~~ spaces shall be ~~as set forth in the following subsections:~~
 - ~~(1) Motorcycle spaces shall be a minimum of~~ seven feet in length and three feet four inches in width as illustrated in Figure 110.410.15.1.
 - ~~(2) Bicycle spaces shall be a minimum of six feet in length and two feet six inches in width as illustrated in Figure 110.410.15.2.~~

- (b) Bicycle Storage. In ~~commercial and industrial~~ **development** projects with 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 20 required parking spaces and shall be located so as not to interfere with pedestrian or vehicular traffic.~~
 - ~~(1) Short-term bicycle parking shall be provided at a rate of one (1) space for every ten (10) vehicular spaces or fraction thereof;~~
 - ~~(2) Long-term bicycle parking shall be provided at a rate of one (1) space for every four (4) dwelling units.~~
 - ~~(3) Bicycle parking facilities shall be securely anchored, and shall not interfere with pedestrian or vehicular traffic;~~
 - ~~(4) Short-term bicycle parking facilities shall be constructed to meet the following standards:~~
 - ~~(i) Located within fifty (50) feet from the entrance;~~
 - ~~(ii) Located in a high traffic and well-lit area;~~
 - ~~(iii) Where possible, should be protected by existing structures such as overhangs or awnings.~~
 - ~~(5) Long-term bicycle parking facilities shall be constructed in a secure and dedicated area within the principal building or a nearby building. The bicycle~~

parking facilities shall be within a controlled access area where a key, fob, passcode, or other secure method is needed to gain access.

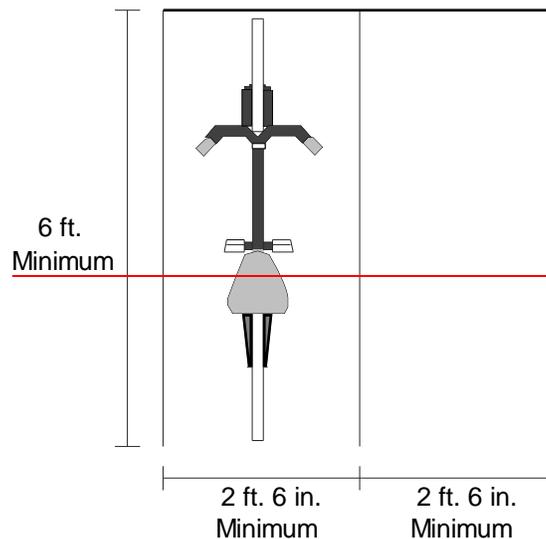
(c) **Bicycle Rack Design:** Inverted U or arc bicycle racks, and D shaped or swerve racks are encouraged. Bicycle racks in Washoe County should meet these minimum requirements:

- (1) Support the bicycle in at least two places.
- (2) Allow bicyclists to lock the frame and one wheel with a U-lock.
- (3) Be securely anchored to the ground
- (4) Resist cutting, rusting, bending, or other deformation.
- (5) Provide enough space between bike positions to accommodate a bicycle locked in every spot.

(e d) **Handicapped Parking.** In any parking facility serving the public, parking for the handicapped shall be provided as set forth in this subsection.

Figure 110.410.15.2

BICYCLE PARKING DIMENSIONS



Source: ~~Sedway Cooke Associates.~~

Article 412 Landscaping

(4) In multi-family residential use types, turf areas shall be provided at a minimum of fifty (50) percent of the required landscaping area in shall be in a practical configuration for recreational uses and shall be balanced with other landscaping materials;

Article 432 Open Space Standards

Requirement. **Developments shall provide private open space or increase common open space as an alternative.**

- (1) The amount of private open space required per dwelling unit shall be as follows:

(4i) Ground floor rear yards shall be at least ~~four~~ **three** hundred ~~(400)~~ **(300)** square feet;

(2ii) Ground floor patios shall be at least ~~one hundred fifty (150)~~ **fifty (50)** square feet; and

(3iii) Upper-level balconies or decks shall be at least ~~seventy (70)~~ **twenty-five (25)** square feet.

(2) If balconies or decks are not proposed for some or all dwelling units in a multifamily complex, the square footage of private open space not provided shall instead be doubled and provided as common open space as outlined in 110.432.15(a) in addition to the common open space required by 110.432.15(b).

(c) Minimum Dimension. The minimum dimension at any point of a private open space shall be as follows:

(1) Ground floor patio or deck shall be at least ~~ten (10)~~ **six (6)** feet wide; and

(2) Above- or below-ground floor balcony or deck shall be at least six (6) feet wide.

Section 110.432.15 Residential Common Open Space. This section sets forth development standards to provide sufficient and quality common open space for residential uses in Washoe County. These standards are intended to provide for the development and maintenance of common open space areas which serve the need for leisure, space and recreation.

(a) Types of Common Open Space. Common open space may be comprised of one (1) or more of the following:

(1) Courtyard;

(2) Large ~~lawn turf~~ area;

(3) Playground;

(4) Tennis court;

(5) Basketball court;

(6) Swimming pool; and

(7) Similar outdoor recreation facilities as approved by the Director of ~~Community Development Planning and Building~~ **Community Development Planning and Building**.

(d) Turf areas. Turf areas serving as common open space shall be designed as follows:

(1) Turf areas shall have a minimum dimension of 30 feet in all directions;

(2) Turf areas shall be a minimum of 1,500 contiguous square feet; and

(3) Turf areas shall not be located within 10 feet of a street or curb.

Article 902 Definitions

Section 110.902.15 General Definitions. Unless otherwise specified, the following definitions shall be applicable throughout the Development Code.

Bicycle parking facility. A secure installation designed for the support and secure attachment and/or storage of bicycles (e.g. bicycle rack, bicycle lockers, etc.).

Bicycle parking, long-term. Secure bicycle parking, typically at one’s place of residence, intended for the long-term storage of bicycles. This type of bicycle parking is located within a building or portion of a building with restricted access.

Bicycle parking, short-term. Secure bicycle parking intended for short-term use, while away from one’s residence where the bicycle is permanently stored (e.g. bicycle racks at a grocery store, place of employment, etc.).

Master Plan Evaluation

The proposed development code amendment aligns with master plan policies as described in Table 1.

Table 1: Master Plan Element Conformance Priority Principles & Policies

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
<p>Population & Housing Principle 2. Coordinate population growth with the availability of water, sanitary sewers, streets and highways, and other public facilities and services.</p>		
<p>PH2.1- Promote development of affordable and workforce housing near public facilities, schools, jobs, and public transportation using mixed-use and higher density development.</p>	<p>Part of the proposed revisions removes additional restrictions to housing development in two planning areas served by public facilities such as sewer and public transit: Sun Valley and Spanish Springs. These changes, in conjunction with general modifications to multifamily housing development standards, will enable and encourage affordable and workforce housing near existing facilities and infrastructure.</p>	
<p>Population & Housing Principle 3. Use a balanced set of tools to increase and maintain the diversity of housing types across all income levels and to facilitate more affordable and workforce housing.</p>		
<p>PH3.1 – Allow for more flexibility in the zoning and land use regulations to enable more housing types to be built throughout the community where adequate infrastructure exists.</p>	<p>These proposed changes will remove regulatory barriers to the development of diverse housing types in areas with adequate infrastructure. Specifically, they remove barriers such as maximum building story requirements and unnecessarily high minimum parking</p>	

<p>PH3.2 – Reduce regulatory barriers to the provision of affordable and workforce housing through methods including, but not limited to streamlining the development process or offering regulatory flexibility and/or financial incentives for affordable and attainable housing.</p>	<p>requirements that make developing multifamily housing in areas where the zoning allows it difficult. The proposed changes also add regulatory flexibility for features such as private open space that will support affordable and workforce housing development.</p>
<p>PH3.4 Support accessory dwelling units as a method of providing affordable and workforce housing.</p>	<p>The proposed amendments generally remove the existing barrier of discretionary review for detached ADU development in Spanish Springs, aligning regulations in that area with those in the rest of the county.</p>
<p>Adaption and Resiliency Principle 3. Mitigate the impacts of climate change on residents.</p>	
<p>AR3.3 – Promote land uses and building techniques which reduce the use of heat absorbing surfaces and the urban heat island effect including limiting impervious surface, reducing parking requirements, promoting water-wise and drought tolerant landscaping, use of green building materials, and site orientation.</p>	<p>The proposed amendments reduce parking requirements for multifamily development and reduces requirements for turf areas, which is not water-wise or drought tolerant landscaping.</p>
<p>Transportation Principle 1. Create an interconnected transportation network.</p>	
<p>TR1.4 – Support mixed-use, transit-oriented development, and community revitalization projects that encourage walking, bicycling, and easy access to existing and planned transit stops.</p>	<p>The proposed amendments remove barriers to mixed-use development and add new standards for bicycle storage and parking. These changes will facilitate more walkable and bikeable environments.</p>

Findings

Washoe County Code Section 110.818.15(e) requires the Planning Commission to make at least one of the following findings of fact. Staff provides the following evaluation for each of the findings of fact and recommends that the Planning Commission make all four findings in support of the proposed Development Code amendment.

1. Consistency with Master Plan. The proposed development code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan.

Staff comment: The proposed amendments to multifamily residential development standards directly address an action identified in Chapter 3 of Envision Washoe 2040. This action pursues Population and Housing Policy PH3.2, which directs the county to reduce regulatory barriers to affordable housing. Additionally, the amendments to Article 216 Spanish Springs Area also support Population and Housing policy PH3.4, which supports ADUs as a method of providing affordable and workforce housing. The proposed

amendments therefore substantially comply with the policies and action programs of Envision Washoe 2040.

2. Promotes the Purpose of the Development Code. The proposed development code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the development code as expressed in Article 918, Adoption of Development Code.

Staff comment: The proposed amendments promote the original purpose of the Development Code as expressed in Article 918, Adoption of Development Code. The amendments will promote public health and safety by reducing regulatory barriers to multifamily housing in general, supporting the diversification and expansion of housing supply in Washoe County. These changes lower barriers to housing development while not adversely affecting public health and safety.

3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones.

Staff comment: As described within this staff report, the proposed amendments respond to an increased demand for more affordable and accessible housing options. The amendments provide for a more desirable utilization of land by allowing for the creation of new housing units without increased sprawl. Improvements to Article 432 specifically also ensure that open space provided in multifamily housing developments function as a true amenity to residents. Changes in standards related to parking and landscaping also respond to increased interest and need to support multimodal transportation, to create desert-friendly and water efficient landscapes, and to minimize sprawling paved parking areas that contribute to urban heat effect in the County's more suburban and urban areas.

4. No Adverse Affects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Staff comment: The proposed amendments will not adversely affect the implementation of Conservation or Population and Housing elements of Envision Washoe 2040. As described under the first finding, the proposed amendments are specifically intended to implement policies contained within the Population Element of the master plan. Furthermore, changes to parking and landscaping standards support the conservation element by supporting multimodal transportation options and reducing requirements for water-intensive turf landscaping.

Community Meetings

Community meetings to discuss these amendments were held on April 1st and 3rd from 5:00-6:00 pm. One meeting was held at the Washoe County complex and the other via Zoom. Approximately 5 members of the public attended the April 1st meeting, and approximately 7 members of the public attended the April 3rd meeting. Generally, questions and comments were related to the removal of the height limit in Sun Valley, whether or not density allowances will change, and changes to balcony and patio sizes. Summaries of both meetings are attached as Exhibit B.

Public Notice

Pursuant to Washoe County Code Section 110.818.20, notice of this public hearing was published in the newspaper at least 10 days prior to this meeting.

Recommendation

It is recommended that the Washoe County Planning Commission recommend approval of WDCA24-0002, to amend Washoe County Code Chapter 110 (Development Code) within Articles 216, 218, 410, 412, 432, and 902. The following motion is provided for your consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA24-0002, to amend Washoe County Chapter 110 (Development Code) within Articles 216, 218, 410, 412, 432, and 902 as reflected within the proposed ordinance contained in Exhibit A-1. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on the ability to make all of the following four findings in accordance with Washoe County Code Section 110.818.15(e):

1. Consistency with Master Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. No Adverse Affects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Appeal Process

An appeal of the Planning Commission's denial of a development code amendment may be made to the Washoe County Board of County Commissioners within 10 calendar days from the date that the Planning Commission's decision is filed with the Secretary to the Planning Commission, pursuant to Washoe County Code Section 110.818.25 and Washoe County Code Section 110.912.20.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

Initiating and recommending approval of an ordinance amending Washoe County Code Chapter 110 (Development Code) by modifying various sections in Division Two- Area Plan Regulations, Division Four- Development Standards, and Division Nine- General Provisions, in order to update regulations related to allowed residential uses in the Spanish Springs planning area, maximum height restrictions in the Sun Valley planning area, multifamily parking minimums, bike parking, turf requirements, common and private open space, and definitions. These updates include deleting a section limiting structures in the Sun Valley planning area to two stories in height and modifying various sections to: remove table C-1 which modifies allowed residential uses in the Spanish Springs planning area; update minimum off-street parking space requirements for multifamily housing; update requirements for bicycle storage by removing requirements for bicycle parking spaces, by adding design standards for short and long-term bicycle storage, by adding design requirements for bicycle racks, and by removing Figure 110.410.15.2 which shows bicycle parking space dimensions; remove the requirement to provide turf areas in multifamily developments of a minimum of fifty (50) percent of the required landscaping area; modify minimum size and dimension requirements for private open space in multifamily developments; add standards for turf areas provided as common open space for multifamily developments; and add definitions for short and long-term bicycle parking; and all matters necessarily connected therewith and pertaining thereto.

Resolution Number 24-10

WHEREAS;

- A. Washoe County Code Section 110.818.05 requires that amendments to Washoe County Code Chapter 110 (Development Code) be initiated by resolution of the Washoe County Board of County Commissioners or the Washoe County Planning Commission; and
- B. The Washoe County Planning Commission conducted a duly noticed public hearing on WDCA24-0002, and initiated amendments to the Washoe County Code at Chapter 110 (Development Code) within Article 216 Spanish Springs Area, Article 218 Sun Valley Area, Article 410 Parking and Loading, Article 412 Landscaping, Article 432 Open Space Standards, and Article 902 Definitions on May 7, 2024, as fully described in Exhibit A-1 to this resolution; and
- D. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Development Code Amendment; and

- E. Whereas, pursuant to Washoe County Code Section 110.818.15(e), the Washoe County Planning Commission made the following findings to support its recommendation for adoption of the proposed Development Code Amendment Case Number WDCA24-0002:
1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
 2. Promotes the Purpose of the Development Code. The proposed development code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
 3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
 4. No Adverse Affects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the Washoe County Planning Commission recommends approval of the ordinance attached hereto as Exhibit A-1.

A report describing this amendment, discussion at this public hearing, this recommendation, and the vote on the recommendation will be forwarded to the Washoe County Board of County Commissioners within 60 days of this resolution's adoption date.

ADOPTED on May 7, 2024.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Rob Pierce, Chair

WORKING COPY
INFORMATION ONLY

REGULAR TEXT: NO CHANGE IN LANGUAGE

~~STRIKEOUT TEXT: DELETE LANGUAGE~~

BOLD TEXT: NEW LANGUAGE

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

Summary: Amends Washoe County Code Chapter 110 (Development Code) to update regulations related to allowed residential uses in Spanish Springs, maximum height restrictions in Sun Valley, multifamily parking minimums, bike parking, turf requirements, common and private open space, and definitions.

BILL NO. _____

ORDINANCE NO. _____

Title:

AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE) BY MODIFYING VARIOUS SECTIONS IN DIVISION TWO—AREA PLAN REGULATIONS, DIVISION FOUR—DEVELOPMENT STANDARDS, AND DIVISION NINE—GENERAL PROVISIONS, IN ORDER TO UPDATE REGULATIONS RELATED TO ALLOWED RESIDENTIAL USES IN THE SPANISH SPRINGS PLANNING AREA, MAXIMUM HEIGHT RESTRICTIONS IN THE SUN VALLEY PLANNING AREA, MULTIFAMILY PARKING MINIMUMS, BIKE PARKING, TURF REQUIREMENTS, COMMON AND PRIVATE OPEN SPACE, AND DEFINITIONS. THESE UPDATES INCLUDE DELETING A SECTION LIMITING STRUCTURES IN THE SUN VALLEY PLANNING AREA TO TWO STORIES IN HEIGHT AND MODIFYING VARIOUS SECTIONS TO: REMOVE TABLE C-1 WHICH MODIFIES ALLOWED RESIDENTIAL USES IN THE SPANISH SPRINGS PLANNING AREA; UPDATE MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS FOR MULTIFAMILY HOUSING; UPDATE REQUIREMENTS FOR BICYCLE STORAGE BY REMOVING REQUIREMENTS FOR BICYCLE PARKING SPACES, BY ADDING DESIGN STANDARDS FOR SHORT AND LONG-TERM BICYCLE STORAGE, BY ADDING DESIGN REQUIREMENTS FOR BICYCLE RACKS, AND BY REMOVING FIGURE 110.410.15.2 WHICH SHOWS BICYCLE PARKING SPACE DIMENSIONS; REMOVE THE REQUIREMENT TO PROVIDE TURF AREAS IN MULTIFAMILY DEVELOPMENTS OF A MINIMUM OF FIFTY (50)

PERCENT OF THE REQUIRED LANDSCAPING AREA; MODIFY MINIMUM SIZE AND DIMENSION REQUIREMENTS FOR PRIVATE OPEN SPACE IN MULTIFAMILY DEVELOPMENTS; ADD STANDARDS FOR TURF AREAS PROVIDED AS COMMON OPEN SPACE FOR MULTIFAMILY DEVELOPMENTS; AND ADD DEFINITIONS FOR SHORT AND LONG-TERM BICYCLE PARKING; AND ALL MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

WHEREAS:

- A. This Commission desires to amend the Washoe County Code Chapter 110 (Development Code) at Article 216 Spanish Springs Area, Article 218 Sun Valley Area, Article 410 Parking and Loading, Article 412 Landscaping, Article 432 Open Space Standards, and Article 902 Definitions, in order to update regulations related to allowed residential uses in the Spanish Springs planning area, maximum height restrictions in the Sun Valley planning area, multifamily parking minimums, bike parking, turf requirements, common and private open space, and definitions; and
- B. The Washoe County Planning Commission held a duly noticed public hearing for DCA24-0002 and initiated the proposed amendments to Washoe County Code Chapter 110, Articles 216, 218, 410, 412, 432, and 902 by Resolution Number 24-XX on May 7, 2024; and
- C. The amendments and this ordinance were drafted in concert with the District Attorney's Office; and
- D. Following a first reading and publication as required by NRS 244.100(1), and after a duly noticed public hearing, this Commission desires to adopt this Ordinance; and
- E. This Commission has determined that this ordinance is being adopted pursuant to requirements set forth in NRS Chapter 278,; therefore it is not a "rule" as defined in NRS 237.060 requiring a business impact statement.

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

SECTION 1. Section 110.218.20 of Chapter 110 of the Washoe County Code is hereby deleted in its entirety.

SECTION 2. Section 110.216.80 of Chapter 110 of the Washoe County Code is hereby amended to read as follows:

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. **Note: Table C-1 has been intentionally removed.**

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

Residential Use Types (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 ₁	S ₁	S ₁	--	--	--	--
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); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.

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

Civic Use Types (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 ₁	S ₁	S ₁	S ₂	A	A	--
Group Care	S ₁	S ₁	S ₁	P	P	--	--
Hospital Services	--	--	--	S ₁	--	--	--
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 ₁	--	--	A	A	--	--
Public Parking Services	--	--	--	--	A	--	--
Religious Assembly	S ₁	S ₁	--	A	A	P	--
Safety Services	S ₁	S ₁	S ₁	S ₂	A	S ₁	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.

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

Commercial Use Types (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 ₁	--	--
Commercial Stables	--	--	--	--	--	--	--
Grooming and Pet Stores	--	--	--	A	A	--	--
Pet Cemeteries	--	--	--	--	A	--	--
Veterinary Services, Agricultural	--	--	--	S ₁	S ₁	--	--
Veterinary Services, Pets	--	--	--	A	A	--	--
Automobile and Equipment							
Automobile Repair	--	--	--	A	A	--	--
Automotive Sales and Rentals	--	--	--	--	S ₁	--	--
Cleaning	--	--	--	A	A	--	--
Commercial Parking	--	--	--	--	S ₁	--	--
Equipment Repair and Sales	--	--	--	--	A	--	--
Storage of Operable Vehicles	--	--	--	--	A	--	--
Truck Stops	--	--	--	--	--	--	--
Building Maintenance Services	--	--	--	--	A	--	--
Commercial Antennas	--	--	--	--	--	--	--
Commercial Centers							
Community Centers	--	--	--	S ₁	--	--	--
Neighborhood Centers	S ₁	S ₁	--	S ₁	--	--	--
Regional Centers	--	--	--	--	--	--	--
Commercial Educational Services	--	--	--	A	A	A	--
Commercial Recreation							
Commercial Campground 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, Seniors	S ₂	--	--	S ₂	--	--	--
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 (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 Substance Recycle Center	--	--	--	--	S ₁	--	--
Repair Services, Consumer	--	--	--	--	A	--	--
Retail Sales							
Comparison Shopping Centers	--	--	--	--	--	--	--
Convenience	S ₁	--	--	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); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.

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

Industrial Use Types (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 Distribution							
Heavy	--	--	--	--	P	--	--
Light	--	--	--	--	A	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.

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

Agricultural Use Types	Residential	Non-Residential
------------------------	-------------	-----------------

(Section 110.304.15)							
	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 ₁
Game Farms	--	--	--	--	--	--	S ₁
Produce Sales	--	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.

SECTION 3. Section 110.410.10 of Chapter 110 of the Washoe County Code is hereby amended to read as follows:

Section 110.410.10 Required Parking Spaces. Off-street parking spaces shall be provided in the quantities set forth in Table 110.410.10.1 through Table 110.410.10.5.

- (a) Description of Use Types. The use types referred to in Table 110.410.10.1 through Table 110.410.10.5 are defined in Article 304, Use Classification System.
- (b) Requirements Cumulative. Where Table 110.410.10.1 through Table 110.410.10.5 set forth more than one (1) requirement for a given use type, those requirements shall be cumulative.
- (c) Spaces Based on Square Footage. The square footage requirements used in Table 110.410.10.1 through Table 110.410.10.5 to calculate parking spaces refer to the total enclosed areas of all buildings on the lot, but excludes the area of spaces having a height of less than seven (7) feet and the area used exclusively for parking and loading.
- (d) Spaces Based on Employees. The employee requirements used in Table 110.410.10.1 through Table 110.410.10.5 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.
- (e) Rounding Off Numbers. Whenever the computation of the number of off-street parking spaces required by Table 110.410.10.1 through Table 110.410.10.5 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-half (1/2) shall not be counted.

Table 110.410.10.1

OFF-STREET PARKING SPACE REQUIREMENTS (Residential Use Types)
(See Section 110.410.10 for explanation)

Residential Use Types (Section 110.304.15)	Spaces Required
---	-----------------

Family Residential	
Attached Accessory Dwelling	1 per attached accessory dwelling unit, in addition to other required spaces
Detached Accessory Dwelling	1 per detached accessory dwelling unit, in addition to other required spaces
Detached Accessory Structure	None
Duplex	2 per dwelling unit, 1 of which must be in an enclosed garage
Fabricated Home	*2 per fabricated home
Multi Family	1.6 for 1 bedroom units, 2.1 for 2 bedroom and larger units; 1 of which must be in an enclosed garage or carport 2 bedrooms or fewer = 1 parking space; 3 bedrooms = 2 parking spaces; 4 or more bedrooms = 2.5 parking spaces 1 covered parking space is required for every 2 units.
Single Family Attached	2 per dwelling unit, 1 of which must be in an enclosed garage
Single Family Detached	2 per dwelling unit, 1 of which must be in an enclosed garage
Manufactured Home Parks	1.5 per manufactured home, plus 1 per 5 units for guest parking
Group Home	.25 per bed, plus 1 per employee during peak employment shift
Short-Term Rental (All Tiers)	As identified in Article 319, <i>Short-Term Rentals (STRs)</i>

Note: * = Article 312, Fabricated Housing, may require 1 parking space to be in an enclosed garage or carport.

Table 110.410.10.2

OFF-STREET PARKING SPACE REQUIREMENTS (Civic Use Types)
(See Section 110.410.10 for explanation)

Civic Use Types (Section 110.304.20)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Administrative Services	4		
Child Care			
Child Daycare	1 if assembly hall included	1	1 off-street loading space for every 8 students
Family Daycare			1 in addition to any other required spaces
Large-Family Daycare		1	1 off-street loading space for every 8 students
Community Center	5	1	
Convalescent Services		1	.25 per bed
Cultural and Library Services	3	1	
Education			
College/University		1	.5 per student of driving age
Elementary/Secondary		1	.25 per student of driving age
Group Care		1	.25 per bed
Hospital Services		1	.5 per bed

Major Services and Utilities			
Major Public Facilities		As specified by use permit	
Utility Services		As specified by use permit	
Nature Center		As specified by use permit	
Parks and Recreation			
Active Recreation		1	
Passive Recreation		1	
Postal Services	2	1	
Public Parking Services		1	
Religious Assembly			1 per 3 seats or 72 lineal inches of pew space plus 1 per 300 square feet of additional public space
Safety Services		1	

Table 110.410.10.3

OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types)
 (See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Administrative Offices	4	1	
Adult Entertainment	5	1	
Animal Sales and Services			
Commercial Kennels		1	.25 per animal at design capacity
Commercial Stables		1	.25 per horse at design capacity
Grooming and Pet Stores	2.5	1	
Pet Cemeteries		1	
Veterinary Services, Agricultural	2	1	
Veterinary Services, Pets	4	1	
Automotive and Equipment			
Automotive Repair		1	3 per service bay
Automotive Sales and Rentals	.5	1	
Cleaning	2	1	
Commercial Parking		1	
Equipment Repair and Sales	2	1	
Fabricated Housing Sales	.5	1	
Storage of Operable Vehicles		1	
Truck Stops	4	1	
Building Maintenance Services	2		
Continuum of Care Facilities, Seniors		As specified by use permit	As specified by use permit
Commercial Antennas			1 per antenna tower
Commercial Centers (All Types)			Less than 15,000 square feet: 5 spaces per 1,000 square feet; 15,000 to 400,000 square feet: 4 spaces per 1,000 square feet; more than 400,000 square feet: 5 spaces per 1,000 square feet
Commercial Educational Services		1	.5 per student
Commercial Recreation			
Commercial Campground Facilities		1	
Destination Resorts		1	1 per room
Indoor Entertainment		1	1 per 3 seats
Indoor Sports and Recreation	5	1	
Limited Gaming Facilities	4	1	

Table 110.410.10.3 (continued)

OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types)
(See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Marinas		As specified by use permit	
Outdoor Entertainment		As specified by use permit	
Outdoor Sports and Recreation		As specified by use permit	
Outdoor Sports Club		As specified by use permit	
Unlimited Gaming Facilities	8	1	
Construction Sales and Services	2 for retail and 1 for storage area		
Convention and Meeting Facilities		1	1 per seat if not associated with lodging facilities; .5 per seat otherwise
Eating and Drinking Establishments			
Convenience	10	1	
Full Service	10	1	
Financial Services	3	1	
Funeral and Internment Services			
Cemeteries		1	
Undertaking		1	1 per 3 seats
Gasoline Sales and Service Stations		1	3 per service bay (service bay not credited as required space)
Helicopter Services			
Heliport		1	5 per helicopter space
Helistop		1	5 per helicopter space
Liquor Manufacturing*			*Or as specified by use permit
Off-Premise Sales/Consumption	3	1	Minimum of 2 spaces
On-Premise Sales/Consumption	5	1	For any public tasting room, a minimum of 5 permanent spaces
Liquor Sales			
Off-Premises	4	1	
On-Premises	10	1	

Table 110.410.10.3 (continued)

OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types)
(See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Lodging Services			
Bed and Breakfast Inns		1	1 per room
Hostels		1	.25 per bed
Hotels and Motels		1	1 per room
Vacation Time Shares			1.6 for 1 bedroom units, 2.1 for 2 bedroom and larger units; 1 of which must be in an enclosed garage or carport
Marijuana Establishments			
Marijuana Cultivation Facility		1	
Marijuana Product Manufacturing Facility		1	
Marijuana Testing Facility		1	
Retail Marijuana Store/Medical Dispensary	5	1	
Medical Services	5	1	
Nursery Sales			
Retail	3	1	
Wholesale	3	1	
Personal Services	4		
Personal Storage		1	1 loading space per 2,000 square feet of building footprint
Professional Services	4	1	
Recycle Center			
Full Service Recycle Center	3	1	
Remote Collection Facility			3 spaces per collective device
Residential Hazardous Substance Recycle Center	3	1	
Repair Services, Consumer	2.5	1	
Retail Sales			
Comparison Shopping Centers	3	1	
Convenience	5	1	
Specialty Stores	3	1	
Secondhand Sales	2.5	1	
Transportation Services		1	

Table 110.410.10.3 (continued)

OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types)
 (See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Winery	3*	1	*Or as specified by use permit; Minimum Minimum of 2 spaces; For any public tasting room, a minimum of 5 permanent spaces
Winery with Special Events			As specified by Use Permit

Table 110.410.10.4

OFF-STREET PARKING SPACE REQUIREMENTS (Industrial Use Types)
 (See Section 110.410.10 for explanation)

Industrial Use Types (Section 110.304.30)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Custom Manufacturing		1	2 per 1,000 square feet of showroom space
Energy Production		1	
General Industrial			
Heavy		1	
Intermediate		1	
Limited		1	
High Technology Industry		1	
Inoperable Vehicle Storage		1	2 per 1 acre of storage area
Laundry Services	2	1	
Mining Operations		1	
Petroleum Gas Extraction		1	
Salvage Yards		1	2 per 1 acre of storage area
Wholesaling, Storage and Distribution			
Heavy		1	.5 per 1,000 square feet of area open to the public
Light		1	.5 per 1,000 square feet of area open to the public

Table 110.410.10.5

OFF-STREET PARKING SPACE REQUIREMENTS (Agricultural Use Types)
 (See Section 110.410.10 for explanation)

Agricultural Use Types (Section 110.304.35)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Agricultural Processing		1	
Agricultural Sales	3	1	
Animal Production		1	
Animal Slaughtering		1	
Animal Slaughtering, Mobile		1	Off-street parking for the mobile facility
Crop Production		No requirement	
Forest Products		1	
Game Farm		1	
Produce Sales		1	3 spaces per produce stand

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

SECTION 4. Section 110.410.15 of Chapter 110 of the Washoe County Code is hereby amended to read as follows:

Section 110.410.15 Special Parking Provisions.

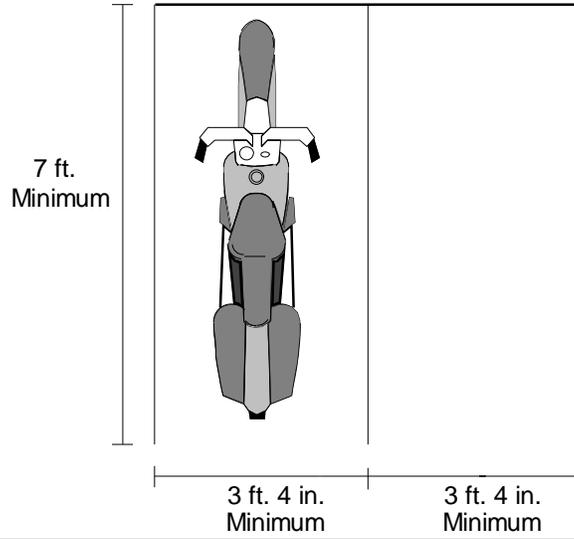
- (a) ~~Motorcycle and Bicycle Spaces.~~ For every four motorcycle ~~or six bicycle~~ parking spaces provided, a credit of one parking space shall be given toward the requirements of this article, provided, however, that the credit for each shall not exceed 1/40 of the total number of automobile spaces required. If determined necessary by the County Engineer, bollards shall be installed to separate and protect motorcycle ~~and bicycle~~ spaces from automobile circulation. The minimum dimensions for motorcycle ~~and bicycle~~ spaces shall be ~~as set forth in the following subsections:~~
 - (1) ~~Motorcycle spaces shall be a minimum of seven feet in length and three feet four inches in width as illustrated in Figure 110.410.15.1.~~
 - (2) ~~Bicycle spaces shall be a minimum of six feet in length and two feet six inches in width as illustrated in Figure 110.410.15.2.~~
- (b) Bicycle Storage. In commercial and industrial **development** projects with 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 20 required parking spaces and shall be located so as not to interfere with pedestrian or vehicular traffic.~~
 - (1) **Short-term bicycle parking shall be provided at a rate of one (1) space for every ten (10) vehicular spaces or fraction thereof;**

- (2) Long-term bicycle parking shall be provided at a rate of one (1) space for every four (4) dwelling units.
 - (3) Bicycle parking facilities shall be securely anchored, and shall not interfere with pedestrian or vehicular traffic;
 - (4) Short-term bicycle parking facilities shall be constructed to meet the following standards:
 - (i) Located within fifty (50) feet from the entrance;
 - (ii) Located in a high traffic and well-lit area;
 - (iii) Where possible, should be protected by existing structures such as overhangs or awnings.
 - (5) Long-term bicycle parking facilities shall be constructed in a secure and dedicated area within the principal building or a nearby building. The bicycle parking facilities shall be within a controlled access area where a key, fob, passcode, or other secure method is needed to gain access.
- (c) **Bicycle Rack Design:** Inverted U or arc bicycle racks, and D shaped or swerve racks are encouraged. Bicycle racks in Washoe County should meet these minimum requirements:
- (1) Support the bicycle in at least two places.
 - (2) Allow bicyclists to lock the frame and one wheel with a U-lock.
 - (3) Be securely anchored to the ground
 - (4) Resist cutting, rusting, bending, or other deformation.
 - (5) Provide enough space between bike positions to accommodate a bicycle locked in every spot.
- (e d) **Handicapped Parking.** In any parking facility serving the public, parking for the handicapped shall be provided as set forth in this subsection.
- (1) Handicapped parking spaces shall be provided in accordance with Table 110.410.15.1. One of every six required handicapped spaces shall be a van accessible space (a minimum of one van accessible space per parking area).
 - (2) Handicapped parking spaces shall be a minimum of eight feet in width and a minimum of 18 feet in length, as illustrated in Figure 110.410.15.3.
 - (3) Handicapped spaces shall be provided with an adjacent access aisle, as illustrated in Figure 110.410.15.3. Access aisles shall be a minimum of five feet in width. Van access aisles shall be a minimum of eight 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 designated spaces.
 - (4) Handicapped parking spaces and access aisles shall be level.

- (5) 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.
- (6) Each reserved handicapped parking space shall be designated with a stall sign displaying the International Symbol of Accessibility, as illustrated in Figure 110.410.15.4. Each stall sign shall be at least 70 square inches in size. Spaces that are van accessible shall be designated as "Van Accessible."
- (7) Each reserved handicapped parking space shall meet one 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 foot square International Symbol of Accessibility painted in a contrasting color.
- (8) 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 17 inches by 22 inches and shall be labeled with lettering of at least one inch in height.
- (9) A minimum of 98 vertical inches of clearance shall be provided for van accessible spaces and the entire route from parking area ingress/egress points to the parking space.
- (10) As illustrated in Figure 110.410.15.5, a minimum vehicle overhang allowance of 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 36 inches of throughway.

Figure 110.410.15.1

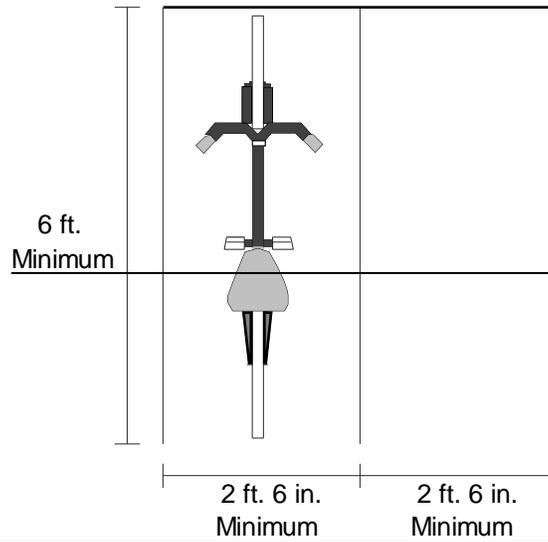
MOTORCYCLE PARKING DIMENSIONS



Source: Sedway Cooke Associates.

Figure 110.410.15.2

BICYCLE PARKING DIMENSIONS



Source: Sedway Cooke Associates.

Table 110.410.15.1

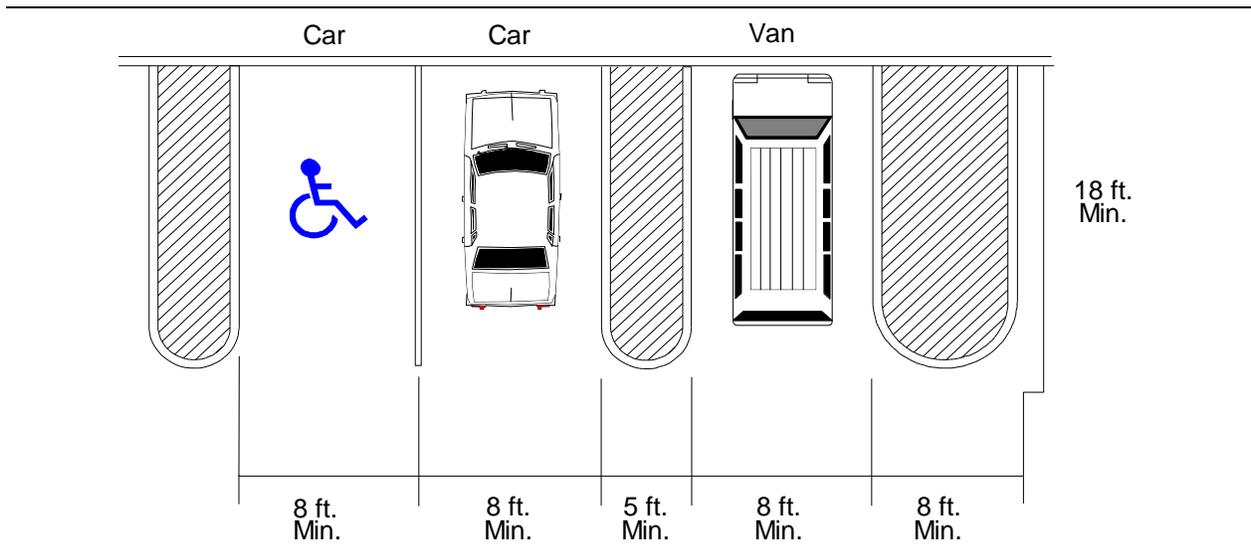
HANDICAPPED ACCESSIBLE SPACES

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 Community Development.

Figure 110.410.15.3

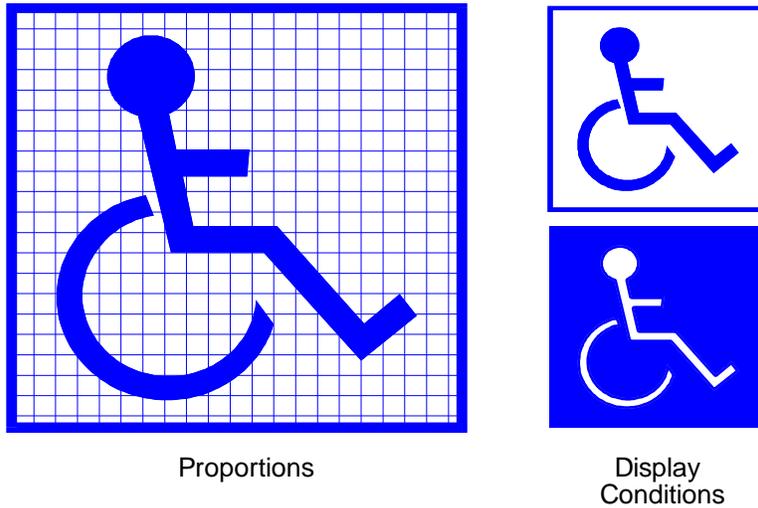
HANDICAPPED PARKING DIMENSIONS



Source: Sedway Cooke Associates.

Figure 110.410.15.4

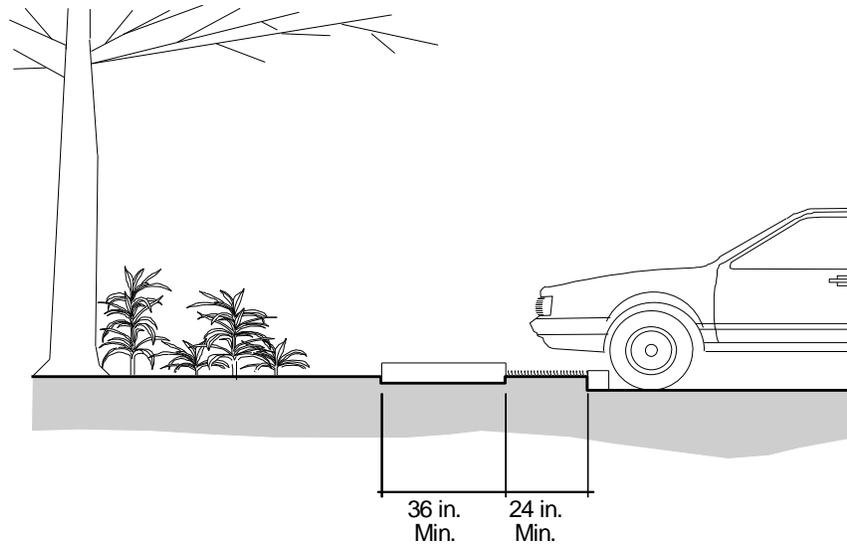
INTERNATIONAL SYMBOL OF ACCESSIBILITY



Source: Sedway Cooke Associates.

Figure 110.410.15.5

ACCESSIBLE ROUTES



Source: Sedway Cooke Associates.

SECTION 5. Section 110.412.60 of Chapter 110 of the Washoe County Code is hereby amended to read as follows:

Section 110.412.60 Planting Standards. All required landscaping, including parking and loading areas, shall comply with the minimum standards established in this section.

- (a) Composition. The use of climatic adaptive planting material is encouraged. A suggested climatic adaptive plant list is available from the Washoe County Cooperative Extension, or any other sources approved by the Director of Planning and Building.
- (b) Compatibility. Development shall relate harmoniously to the surrounding topography and provide for the preservation of natural features such as water courses, wooded areas and natural terrain.
- (c) 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:
 - (1) High water use zones include plants which require moist soils and supplemental water in addition to natural rainfall to survive at maturity;
 - (2) Moderate water use zones include plants which survive on natural rainfall with supplemental water during seasonal dry periods at maturity; and
 - (3) Low water use zones include plants which survive on natural rainfall without supplemental water at maturity.
- (d) 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 Horticulture Industry Association.
- (e) Non-Interference. The location of trees and vegetation shall not adversely affect utility easements, service lines or solar access or wind turbine air flow of neighboring sites. If necessary, the width of the planting areas shall be increased so that the tree locations do not interfere with utilities, solar access or wind turbine air flow.
- (f) 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.
- (g) General. The following general standards shall apply to all new planting areas:
 - (1) 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;
 - (2) Planting areas without trees within parking and loading areas shall be at least five (5) feet wide;
 - (3) Ground cover or mulch, wood chips, bark, decorative rock or other appropriate inert materials shall be used in all planting areas. Turf is not allowed in parking lot tree planters;
 - (4) Planted areas shall be protected by curb, wheel stops or other appropriate means to prevent injury to plants from pedestrian or vehicle traffic; and
 - (5) One tree is required for every 300 square feet of planting area. Six shrubs are required for every 300 square feet of planting area. Planting area does not include disturbed areas that are to be revegetated in accordance with WCC 110.412.67.

- (h) Trees. New trees shall meet the following standards:
 - (1) The composition of trees shall represent a mixture of deciduous and coniferous varieties;
 - (2) All evergreen trees shall be at least seven (7) feet in height, as measured from finish grade, at the time of planting.
 - (i) Diversity in species of evergreen trees planted is required;
 - (ii) On all projects which require four (4) or more trees to be planted a minimum of four (4) species will be included.
 - (1) All deciduous trees shall be at least two (2) inch caliper per American Nursery Standards at the time of planting.
 - (i) Diversity in species of deciduous trees planted is required;
 - (ii) On all projects which require four (4) or more trees to be planted a minimum of four (4) species will be included.
- (i) Shrubs and Hedges. New shrubs and hedges shall meet the following standards:
 - (1) Shrubs shall be comprised of at least one-half number five (5) containers. The remainder shall not be less than number one (1) containers.
- (j) Ground Cover. New ground cover shall meet the following standards:
 - (1) Rocks / boulders, at least 24 inches in diameter, may be substituted at a rate of two rocks / boulders for each required [110.412.60(g)(5)] shrub, up to 15% of the required number of shrubs;
 - (2) Wood chips, bark, decorative rock or other appropriate inert materials are required throughout all planting areas;
 - (3) Decomposed Granite (DG) is limited to a maximum of 50% of required planting areas and may not be placed in planting areas with slopes greater than 10%; and
 - (4) Plastic, steel, concrete pavers, or other appropriate edging material shall be provided around ground cover areas to retain loose materials.
- (k) 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:
 - (1) Irrigation for turf areas shall minimize runoff and inadvertent watering of non-turf areas;
 - (2) 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;

- (3) 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, healthy roots;
 - (4) In multi-family residential use types, turf areas ~~shall be provided at a minimum of fifty (50) percent of the required landscaping area in~~ **shall be in** a practical configuration for recreational uses and shall be balanced with other landscaping materials;
 - (5) In commercial and industrial use types, turf areas shall be limited to a maximum of 50% of all required planting areas;
 - (6) Turf shall be comprised of drought-resistant and hardy varieties which, when properly installed and maintained, are capable of surviving under conditions of restricted water use;
 - (7) Any turf area must be capable of being watered with minimum overspray or runoff;
 - (8) Where turf is used in areas subject to erosion or in swales, it shall be sodded rather than seeded; and
 - (9) Turf planted slopes shall not exceed horizontal to vertical slopes of four to one (4:1).
- (l) Earth Berms. Earth berms shall comply with the following standards:
- (1) An earth berm may contribute toward the prescribed height of any planting, fencing or wall; and
 - (2) Mounds of earth used for planting shall not exceed horizontal to vertical slopes of two to one (2:1).
- (m) Soil Preparation. Soil shall comply with the following standards:
- (1) 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;
 - (2) 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 110.412.15, Required Plans; and
 - (3) Deep ripping and tilling of landscape areas is encouraged to facilitate deep water penetration and soil oxygenation.
- (n) 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:
- (1) A minimum four (4) inch layer of organic mulch material shall be installed in all planting areas except turf areas and meadow planted areas;

- (2) Mulch may consist of stone and other non-toxic recyclable materials; mulch made of wood products, such as shredded bark may be placed only within the 12" surrounding a shrub; and
- (3) Non-porous materials, such as plastic sheets, shall not be placed under the mulch.
- (o) Height Measurements. Prescribed heights shall be measured from finished grade at the base of the plant material.
- (p) Prohibited Plants. Landscaping shall not include the following plant material: Box Elder, Silver Maple, Russian Olive, Walnut, Godenchain Tree, Cottonwood (allowed only in riparian areas), Purple Robe Black Locust, Willow, Tamarisk, Siberian Elm, Ash species, Chanticleer Pear.

SECTION 6. Section 110.432.10 of Chapter 110 of the Washoe County Code is hereby amended to read as follows:

Section 110.432.10 Residential Private Open Space. This section sets forth development standards to provide sufficient and quality private open space for residential uses in Washoe County. These standards are intended to provide for the development and maintenance of private open space areas which serve the need for leisure, space and privacy.

- (a) Types of Private Open Space. Private open space shall be comprised of one (1) or more of the following:
 - (1) Rear yard;
 - (2) Patio;
 - (3) Balcony;
 - (4) Deck; or
 - (5) Side yard (not at the zero setback).
- (b) Requirement. **Developments shall provide private open space or increase common open space as an alternative.**
 - (1) The amount of private open space required per dwelling unit shall be as follows:
 - (4i) Ground floor rear yards shall be at least ~~four~~ **three** hundred ~~(400)~~ **(300)** square feet;
 - (2ii) Ground floor patios shall be at least ~~one hundred fifty (150)~~ **fifty (50)** square feet; and
 - (3iii) Upper level balconies or decks shall be at least ~~seventy (70)~~ **twenty-five (25)** square feet.
 - (2) **If balconies or decks are not proposed for some or all dwelling units in a multifamily complex, the square footage of private open space not provided shall instead be doubled and provided as common open space as**

outlined in 110.432.15(a) in addition to the common open space required by 110.432.15(b).

- (c) Minimum Dimension. The minimum dimension at any point of a private open space shall be as follows:
 - (1) Ground floor patio or deck shall be at least ~~ten (10)~~ **six (6)** feet wide; and
 - (2) Above- or below-ground floor balcony or deck shall be at least six (6) feet wide.
- (d) Location. Private open space shall be located as follows:
 - (1) Private open space shall be adjacent to, and not more than four (4) feet above or below, the living units it serves except for rooftop private open space;
 - (2) Above-ground floor private open space shall not be located within five (5) feet of an interior side property line; and
 - (3) Below-ground floor private open space shall not be located within a required minimum front yard.
- (e) Screening. Residential ground floor private open space shall be screened from adjoining incompatible uses and public rights-of-way pursuant to Article 412, Landscaping.
- (f) Special Provisions for Rooftop Private Open Space. When private open space is located on a roof:
 - (1) Rooftop private open space shall be adjacent to, and not more than one (1) story above or below, the living units it serves;
 - (2) Adequate safety provisions, such as railings or other protective devices, shall be provided, and shall be constructed such that ladder-like use is impossible; and
 - (3) The area occupied by vents and other structures which do not enhance the usability of the space shall not be counted toward the required minimum square footage.

SECTION 7. Section 110.432.15 of Chapter 110 of the Washoe County Code is hereby amended to read as follows:

Section 110.432.15 Residential Common Open Space. This section sets forth development standards to provide sufficient and quality common open space for residential uses in Washoe County. These standards are intended to provide for the development and maintenance of common open space areas which serve the need for leisure, space and recreation.

- (a) Types of Common Open Space. Common open space may be comprised of one (1) or more of the following:
 - (1) Courtyard;
 - (2) Large ~~lawn~~ **turf** area;
 - (3) Playground;

- (4) Tennis court;
 - (5) Basketball court;
 - (6) Swimming pool; and
 - (7) Similar outdoor recreation facilities as approved by the Director of ~~Community Development~~ **Planning and Building**.
- (b) Requirement. At least two hundred (200) square feet of common open space shall be required per dwelling unit for developments of twelve (12) or more units.
- (c) Location. Common open space shall be located as follows:
- (1) The space shall be accessible to all the living units it serves; and
 - (2) Not more than twenty (20) percent of the required space may be located on the roof of any building, attached garage or carport.
- (d) Turf areas. **Turf areas serving as common open space shall be designed as follows:**
- (1) **Turf areas shall have a minimum dimension of 30 feet in all directions;**
 - (2) **Turf areas shall be a minimum of 1,500 contiguous square feet; and**
 - (3) **Turf areas shall not be located within 10 feet of a street or curb.**

SECTION 8. Section 110.902.15 of Chapter 110 of the Washoe County Code is hereby amended to read as follows:

Section 110.902.15 General Definitions. Unless otherwise specified, the following definitions shall be applicable throughout the Development Code:

A-Weighted Sound Level. "A-weighted sound level" means the sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. Sounds measured with an A-weighted filter are abbreviated dba or db(a).

Accessory Structure. "Accessory structure" means a subordinate structure, the use of which is incidental to that of the main structure or potential main structure, or main dwelling.

Accessway. "Accessway" means vehicular ingress and egress to a property or use.

Adequate Public Facilities Management. "Adequate public facilities management" means a method for ensuring that the infrastructure necessary to support a development project will be available concurrently with the impacts of that development, without causing the level of service provided by said infrastructure to fall below adopted standards.

Affordable Housing. "Affordable housing" means housing which is affordable to low-income households (not exceeding eighty (80) percent of the County median income) or moderate-income households (not exceeding one-hundred twenty (120) percent of County median income).

Agricultural Building. "Agricultural building" is a structure designed and constructed to store farm implements and equipment or hay, grain, poultry, livestock, fruit and other agricultural products. Cold storage warehouses are not agricultural buildings. An agricultural building shall not be used for human habitation; processing, treating, packaging agricultural products; or as a place used by the public. The term shall not include dwellings, but does include greenhouses.

Approved Access. "Approved access" means a way or means of approach to a parcel from either an abutting public road or from a private road, street or right-of-way approved by the County.

Area of Shallow Flooding. "Area of shallow flooding" means a designated AO or AH Zone on the Flood Insurance Rate Maps. The base flood depths range from 1 to 3 feet, a clearly defined channel does not exist, the path of flooding is unpredictable and indeterminate, and velocity flow may be evident.

Area Plan. "Area plan" means plans adopted by Washoe County which cover specific subareas of the unincorporated County. These plans provide basic information on the natural features, resources and physical constraints that affect the development of the planning area. They also specify detailed land use designations which are then used to review specific development proposals and to plan services and facilities.

Arterial. "Arterial" means a main highway that is a through street.

Attached Accessory Dwelling Unit. "Attached accessory dwelling unit" means a portion of or an addition to a single family main dwelling that has been designed or configured to be used as a separate and independent dwelling unit. An attached accessory dwelling unit includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but may also include living, sleeping, and eating facilities, all separated from the main unit by walls or ceiling and accessed through a lockable exterior or interior door. The attached accessory dwelling unit shall not exceed forty (40) percent of the total square footage of the main dwelling unit or one thousand (1,000) square feet, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. An attached accessory dwelling may be created by converting part of, or adding on to, an existing single family main dwelling. To be considered attached, the accessory dwelling unit must abut (i.e. be on the opposite side of a wall or ceiling) the habitable space of the main dwelling, or the ceiling of a garage attached to the main dwelling. Incidental and accessory features such as trellises, decks, patios, breezeways, or tool sheds will not be considered as establishing an attached structure/dwelling. Attached accessory dwellings are often referred to as guest rooms, guest apartments and "granny flats."

Base Flood Calculation. "Base flood calculation" means a flood having a one (1) percent chance of being equaled or exceeded in any given year. See "Flood, One Hundred (100) Year."

Basement. "Basement" means the portion of a building between floor and ceiling, which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling.

Bed and Breakfast Establishment. "Bed and breakfast establishment" means a single-family dwelling containing not more than five (5) guest rooms (no cooking facilities in guest rooms) where, for compensation, meals and lodging are provided.

Berm. "Berm" means a mound or embankment of earth.

Bicycle parking facility. A secure installation designed for the support and secure attachment and/or storage of bicycles (e.g. bicycle rack, bicycle lockers).

Bicycle parking, long-term. Secure bicycle parking, typically at one's place of residence, intended for the long-term storage of bicycles. This type of bicycle parking is located within a building or portion of a building with restricted access.

Bicycle parking, short-term. Secure bicycle parking intended for short-term use, while away from one's residence where the bicycle is permanently stored (e.g. bicycle racks at a grocery store, place of employment, etc.).

Billboard. "Billboard" means an outdoor advertisement making a material or services known, such advertisement being remote from the point of sale of such material or service.

Board. "Board" refers to the Board of County Commissioners of Washoe County.

Boardinghouse. "Boardinghouse" means a building or portion thereof (not a motel) where, for compensation, meals and lodging are provided for more than three (3) guests.

Breezeway. A "breezeway" means a covered walkway, passageway, or corridor that has at least one (1) side entirely or partially open (except for necessary supporting columns), is not intended nor designed as habitable space, and which may or may not be connected to a structure.

Building. "Building" means any structure having a permanent foundation, a roof supported by columns or walls and used for the enclosure of persons, animals or chattels, but not including a trailer (mobile home) or tent.

Building Envelope. "Building envelope" means the area to be occupied by any structure and associated development.

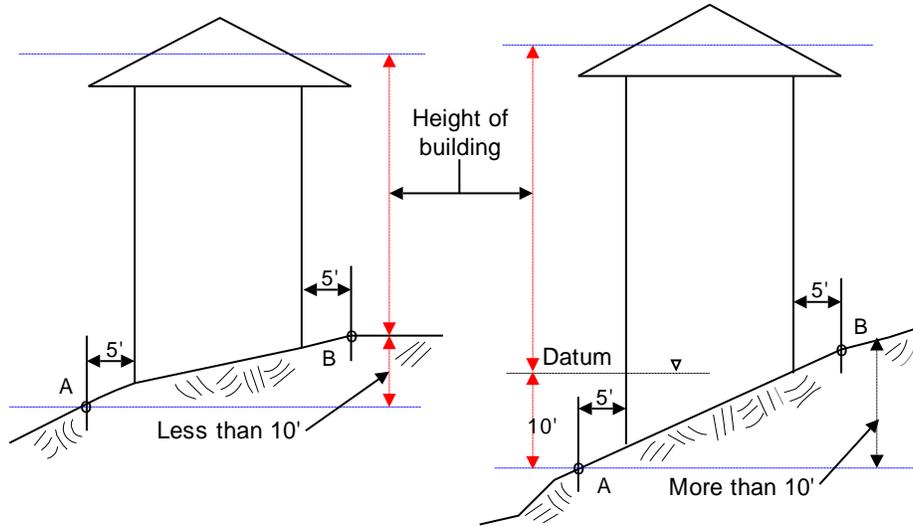
Building Height. "Building height" is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. As illustrated in Figure 110.902.15.BH1, the reference datum shall be selected by either of the following, whichever yields a greater height of building:

- (a) The elevation of the highest adjoining sidewalk or ground surface within a five (5) foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten (10) feet above lowest grade.
- (b) An elevation ten (10) feet higher than the lowest grade when the sidewalk or ground surface described in Item 1 above is more than ten (10) feet above lowest grade.

The height of a stepped or terraced building is the maximum height of any segment of the building.

Figure 110.902.15.BH1

DETERMINATION OF BUILDING HEIGHT IN FEET



Source: International Building Code Interpretation Manual.

Building Intensity. "Building intensity" refers to the bulk and concentration of physical development of uses permitted in a district. Lot coverage and height are examples of measures of building intensity.

Cargo Container. "Cargo Container" means an Intermodal Container, Sea-land Container, ISO Container, or Conex Box that is not designed for independent or "In-tow Trailer" highway use, and that was originally designed and constructed as a standardized, reusable storage and shipping vessel to be loaded on a truck, rail car or ship.

Cellar. "Cellar" means the portion of a building between floor and ceiling which is wholly or partially below grade and so located that vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling.

Certificated Water Rights. "Certificated water rights" means the right to put surface water or groundwater to beneficial use that is identified by a record document issued by the Nevada State Engineer after satisfactory proof of "perfection of application" for a permitted water right has been filed in accordance with NRS Chapter 533.

Child Care Institution. "Child care institution" means a facility which provides care and shelter during the day and night and provides developmental guidance to sixteen (16) or more children who do not routinely return to the homes of their parents or guardians. Such an institution may also provide, without limitation:

- (a) Education to the children according to a curriculum approved by the Department of Education;
- (b) Services to children who have been diagnosed as severely emotionally disturbed as defined in NRS 433B.080, including, without limitation, services relating to mental health and education; or
- (c) Emergency shelter to children who have been placed in protective custody pursuant to Chapter 432B of NRS.

Climatic Adaptive Planting Material. "Climatic adaptive planting material" means vegetation which is adapted to the climate or microclimate of the planting site and can flourish given the soil and water environment surrounding its roots. Microclimates, large bodies of water, soil drainage, soil pH, adequate

moisture, the presence of soil salts, and both summer and winter wind affect a plant's ability to grow and survive.

Cluster or Clustered Development. See "Common Open Space Development."

Collector. "Collector" means the highest order of residential streets.

Commercial Coach. "Commercial coach" means structure without motive power which is designed and equipped for human occupancy for industrial, professional or commercial purposes.

Commercial Vehicle. "Commercial vehicle" means any vehicle designed, maintained or used for business, commercial, construction or industrial purposes that infringes on the residential character of residential districts; or for the transportation of property in furtherance of commercial enterprise; or having more than two (2) axles on the road; or, any vehicle in excess of eight thousand (8,000) pounds unladen weight. Commercial vehicles includes, but is not limited to: a cement truck, commercial tree-trimming equipment, construction equipment, dump truck, garbage truck, panel truck, semi-tractor, semi-trailer, stake bed truck, step delivery van, tank truck, tar truck, and other vehicles customarily used for commercial purposes.

Commission. "Commission" means the Washoe County Planning Commission.

Common Interest Community. "Common interest community" means real estate in which a person, by virtue of ownership of a unit, is obligated to pay for real estate other than that unit. "Ownership of a unit" does not include holding a leasehold interest of less than twenty (20) years in a unit, including options to renew.

Common Open Space Development. "Common open space development" means a technique whereby minimum lot sizes may be reduced below the regulatory zone requirements for residential and commercial use types, if compensating amounts of open space are provided within the same development (also called "cluster development"). This type of development allows for structures to be grouped on smaller lots, provided the total density for the development is not exceeded.

Company Town. "Company town" means employee housing and supporting commercial, office, recreational, professional, administrative and other ancillary uses associated with the functioning of an isolated industrial, mining, energy production, utilities, resorts or agricultural based use. This development may occur on a single parcel or multiple parcels.

Consistency. "Consistency" means free from variation or contradiction.

Constraints. "Constraints" mean limitations or actions which cannot be taken or which must be taken.

Construct. "Construct" includes "erect," "reconstruct," "alter," "move in" and "move upon."

Contiguous Parcel of Land. "Contiguous parcel of land" means a parcel of land either abutting directly on the boundary or separated by a street, alley, public right-of-way, creek, river or the right-of-way of a railroad or other public service corporation of another parcel of land.

Continuum of Care Unit. A unit that is within a continuum of care facility that includes living and sleeping facilities as defined by the Development Code, the International Building Code, and/or the National Manufactured Home and Safety Standards Act.

Corner Lot. See "Lot, Corner."

Cost. "Cost" means the price paid or what is given up in order to acquire, produce, accomplish or maintain anything.

County. "County" refers to the unincorporated area of Washoe County, Nevada.

County Standards. "County standards" means improvement standards set forth in this Development Code or adopted by the Board of County Commissioners.

Cross-Section. "Cross-section" is a drawing or photograph showing a cutting through something, especially at right angles to its axis. A cross section of a roadway usually indicates the width of the street, the number of lanes, and the width of any median, parkways, sidewalks and bicycle lanes.

Cumulative Impact. "Cumulative impact" means an effect which is a result of several related projects. Each increment from each project may not be noticeable but cumulative impacts may be noticeable when all increments are considered.

Cut. "Cut" means shaping of the land surface by removing soil, rock or other materials.

Decibel. "Decibel" means a unit for describing the amplitude of sound, equal to twenty (20) times the logarithm to the base ten (10) of the ratio of the pressure of the sound measured to the reference pressure, which is twenty (20) micropascals (20 micronewtons per square meter).

Density or Residential Density. "Density" or "residential density" means the number of dwelling units per gross acre for residential uses as defined in Article 304, Use Classification System.

Density Bonus. "Density bonus" means an increase in residential density over and above the density specified in the Development Code. A "density bonus unit" is one of the additional housing units built as a result of granting a density bonus.

Destination Resort. "Destination resort" is a self-contained development that provides for visitor-oriented accommodations and developed recreational facilities in a setting with high natural amenities. Visitor-oriented accommodations are overnight lodging and facilities designed for visitors, not permanent residents, and overnight lodging excludes RV and mobile home parks. Visitor accommodations must include meeting rooms and restaurants.

Detached Accessory Dwelling Unit. "Detached accessory dwelling unit" means a dwelling unit on the same lot as the main dwelling unit, but which is physically separated from the main dwelling unit. A detached accessory dwelling unit is designed and configured to provide independent living facilities for one or more persons, and includes, at a minimum, permanent kitchen and bathroom (i.e. toilet) facilities, but which may also include living, sleeping, and eating facilities. Except in the Medium Density Suburban (MDS) Regulatory Zone, a detached accessory dwelling unit shall not exceed fifteen hundred (1,500) square feet or fifty (50) percent of the total square footage of the main unit, whichever is smaller. In the Medium Density Suburban (MDS) Regulatory Zone, the detached accessory dwelling unit shall not exceed eight hundred (800) square feet or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. Detached accessory dwelling unit are also commonly referred to as guest houses, second units, detached "granny flats" and caretaker's quarters.

Detached Accessory Structure. Except as provided for under Section 110.306.15, "detached accessory structure" means a building or structure on the same lot as the main residential structure and devoted to a use incidental to that main residential structure. A detached accessory structure is not designed, configured, or used for human habitation. The detached accessory structure may be connected to water

and wastewater systems subject to the recordation of a deed restriction prohibiting the use of the structure as a dwelling unit. Installation of both a kitchen and a toilet in a detached accessory structure shall render the structure as a dwelling unit and subject to the accessory dwelling unit provisions contained in Article 306, Accessory Uses and Structures. Typical uses include storage buildings, sheds, barns, and detached garages.

Development. "Development" means any man-made change to improved or unimproved real estate including the construction of buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials.

Development Agreement. "Development agreement" means an agreement entered into by Washoe County and any person having a legal or equitable interest in land concerning the development of that land, pursuant to NRS Chapter 278.

Development Code. "Development Code" refers to Chapter 110 of the Washoe County Code which incorporates all County development-related ordinances and standards to ensure conformity with the Master Plan.

Division into Large Parcels. "Division into large parcels" means division of land if each proposed lot is at least forty (40) acres in area including roads and easements or at least one-sixteenth (1/16) of a section as described by a government land office.

Dog Training Center. "Dog training center" means a facility where dogs are boarded and trained for a long-term period of time.

Dog Training Services. "Dog training services" means the training of dogs with their owners or owners' designee, where both owner and dog participate in dog training.

Domestic Water. "Domestic water" means water supplied to individual dwellings and other land uses which is suitable for drinking.

Dormitory/Bunkhouse. "Dormitory/bunkhouse" means a building or a portion of a building where, for compensation or a benefit of employment, meals and lodging are provided.

Drainage, Natural. "Natural drainage" means any channel, swale or depression which conducts water as part of the natural drainage pattern of a site.

Driveway, Residential. "Residential driveway" means a private paved or unpaved area used for ingress or egress of vehicles, and allowing access extending from a property line to a building or other structure or facility on the subject parcel.

Dwelling. "Dwelling" means any building or portion thereof used exclusively for residential purposes but does not include hotels, clubs, boardinghouses or rooming houses, fraternity or sorority houses, continuum of care facilities, or institutions.

Dwelling Unit. "Dwelling unit" means any building or portion thereof, including a fabricated home or portion thereof, which contains at a minimum permanent kitchen and bathroom (i.e. a toilet) facilities for residential use types as defined in Article 304, Use Classification System, but which may also include living, sleeping, and eating facilities as required by the Development Code, the International Building Code, and/or the National Manufactured Home and Safety Standards Act.

Electronic Notice. "Electronic notice" means any notice required by law that is transmitted via electronic means and which provides a method of verifying receipt to the sender that the receiver has received the

notice. Electronic includes, but is not limited to, e-mail, facsimile transmission that identify the receiver and have a time and date stamp.

Endangered Species. "Endangered species" means any species listed as such in the Federal Register which is in danger of extinction throughout all or a significant portion of its range.

Engineer. "Engineer" means a Nevada registered engineer pursuant to NRS Chapter 625.

Ephemeral Stream. "Ephemeral stream" means a stream that flows only in direct response to precipitation, and thus discontinues its flow during dry seasons. Such flow is usually of short duration. Most of the dry washes of more arid regions may be classified as ephemeral streams.

Erosion. "Erosion" means the detachment and movement of soil from the land surface by wind, water or gravity.

Fabricated Home. "Fabricated home" means a dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site. Fabricated homes include modular homes, manufactured homes and mobile homes. The term "fabricated home" does not include a "recreational vehicle."

Facility for Transitional Living for Released Offenders. "Facility for transitional living for released offenders" means a residence that provides housing and a living environment for persons who have been released from prison and who require assistance with reintegration into the community, other than such a residence that is operated or maintained by a state or local government or an agency thereof. The term does not include a halfway house for recovering alcohol and drug abusers or a facility for the treatment of abuse of alcohol or drugs. As used in this section, person who has been released from prison means:

- (a) A parolee.
- (b) A person who is participating in:
 - (1) A judicial program pursuant to NRS 209.4886 or 213.625; or
 - (2) A correctional program pursuant to NRS 209.4888 or 213.371.
- (c) A person who is supervised by the Division of Parole and Probation of the Department of Public Safety through residential confinement.
- (d) A person who has been released from prison by expiration of his or her term of sentence.

Family. "Family" means one (1) or more persons related by blood, marriage or legal adoption, or a group of six (6) or fewer unrelated persons and two additional persons who act as house parents or guardians, living together in a dwelling unit.

Fence. "Fence" means a wall or barrier constructed of boards, masonry, wire or any other material for the purpose of enclosing space or separating parcels of land. The term "fence" does not include retaining walls, but does include fence gates and gateposts.

Fence, Security. "Security Fence" means a fence that is located on the property lines of a parcel of land that does not have a main use established and complies with WCC 110.406.50(e).

Fill. "Fill" means shaping of the land surface by depositing soil, rock or other materials.

Final Map. "Final map" means the map or recording instrument for subdivisions of land as described in Article 610. A final map may also be used to record an approved parcel map at the option of either the subdivider or the County.

Fire Management. "Fire management" means activities required for the protection of resources and values from fire, or the use of fire to meet land management goals and objectives.

Flood or Flooding. "Flood" or "flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters; or the unusual and rapid accumulation of runoff of surface waters from any source.

Flood, One Hundred (100) Year. "One hundred (100) year flood" also called the "base flood" means a flood having a one (1) percent chance of being equaled or exceeded in any given year. The boundaries of the one hundred (100) year flood include both the floodway and the flood fringe areas as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps.

Flood Boundary and Floodway Maps (Floodway). "Flood Boundary and Floodway Maps" means the official maps on which the Federal Insurance Administration has delineated both the areas of flood hazard and the floodway.

Flood Elevation. "Flood elevation" means the elevation of the water surface of the base flood based on the National Geodetic Vertical Datum (NGVD) of 1929.

Flood Elevation, Increase In. "Increase in flood elevation" means an increase in flood elevation of more than one (1) foot at any point.

Flood Fringe. "Flood fringe" means the area of the one hundred (100) year flood, exclusive of the floodway, as shown on the Flood Insurance Rate Maps, and any area determined by the Floodplain Administrator to have a one (1) percent or greater probability of flood in a given year.

Flood Hazard Areas. "Flood hazard areas" means the area designated by the Federal Emergency Management Agency as being flooded by the base flood, and is designated as "Zone A, AO, AH, AE and A99" on the Flood Insurance Rate Maps.

Flood Height. "Flood height" means the depth of the floodwater during the one hundred (100) year flood, computed as the difference between the elevation of the one hundred (100) year floodwater surface and the elevation ground surface at a given point in the flooded area.

Flood Insurance Rate Maps (FIRM). "Flood Insurance Rate Maps" means the official maps on which the Federal Insurance Administration has delineated the flood hazard area, the limited flooding area and the risk premium zones applicable to the community.

Flood Insurance Study (FIS). "Flood Insurance Study" means the official report provided by the Federal Emergency Management Agency that includes flood profiles, the Flood Insurance Rate Maps, the Flood Boundary and Floodway Maps, and the water surface elevation of the base flood.

Floodplain. "Floodplain" means any land area susceptible to being inundated by water from any source.

Floodplain Administrator. "Floodplain Administrator" means the person appointed to administer and implement the provisions of Article 416 of this Development Code.

Floodplain Management. "Floodplain management" means the operation of an overall program of corrective and preventive measures for reducing flood damage.

Floodproofing. "Floodproofing" means any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved property, water and sanitary facilities, structures and their contents.

Floodway. "Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. The floodway is delineated on the Flood Boundary and Floodway Maps.

Floor Area Ratio (FAR). "Floor area ratio" means the ratio of floor area permitted on a lot to the size of the lot. For example, a permitted FAR of 6.0 on a 10,000 square foot lot would allow a building with a total floor area of 60,000 square feet.

Front Line. "Front line" means the narrowest lot dimension fronting on a street.

Front Yards. See "Yard, Front."

Fuel Management. "Fuel management" means treating or controlling any vegetative material which adversely affects meeting fire management direction based upon resource management goals and objectives.

Fuelbreak. "Fuelbreak" means a strip of land, strategically placed for fighting anticipated fires, where hazardous fuels have been replaced with less burnable fuels (like grass). They divide fire-prone areas into smaller parcels for easier fire control and provide access for fire fighting.

Fuels. "Fuels" mean any material capable of sustaining or carrying a wildfire, usually natural material both live and dead.

Gaming. "Gaming" means any legally constituted gambling enterprise authorized under the laws of the State of Nevada other than slot machines when such machines are operated incidentally to the conduct of a licensed retail business.

Geothermal Resource. "Geothermal resource" means the natural heat of the earth and the energy associated with the natural heat, pressure and all dissolved or entrained minerals, but excluding hydrocarbons and helium, that may be obtained from the medium used to transfer that heat.

Governing Body. "Governing body" refers to the Washoe County Board of County Commissioners, unless otherwise clearly indicated.

Government Patent Easement. "Government patent easement" means an easement granted through a patent by the federal government for a public purpose, generally for public access and utility purposes.

Grade. "Grade" is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.

Gradient. "Gradient" is the slope of a lot measured as the difference in elevation of finished grade between the midpoint of the front property line and the farthest opposite point of the lot depth.

Grading. "Grading" means removal of trees and shrubs with surface soil grading for smoothness.

Greenbelt. "Greenbelt" means an area where measures such as fuel management, land use planning and development standards are applied to mitigate fire, flood and erosion hazard. More traditionally, an

irrigated landscaped buffer zone between development and wildlands, usually put to additional uses (e.g. golf course, park, etc.).

Gross Density. "Gross density" is the ratio of the total number of units to the total site area.

Ground Cover. "Ground cover" means low, dense-growing plants such as shrubs or vines, or inert materials such as rock or bark used to cover bare ground.

Ground Water Recharge. "Ground water recharge" means the infiltration of water into the earth. It may increase the total amount of water stored underground or only replenish the groundwater supply depleted through pumping or natural discharge. The natural or intentional infiltration of surface water into the Zone of Saturation (i.e. into the Ground Water). Also, the inflow of water to a ground water reservoir (Zone of Saturation) from the surface. Infiltration of precipitation and its movement to the water table is one form of natural recharge.

Group Foster Home. "Group foster home" means a natural person, partnership, firm, corporation or association who provides full-time care for seven (7) to fifteen (15) children who are:

- (a) Under eighteen (18) years of age;
- (b) Not related within the first degree of consanguinity or affinity to any natural person maintaining or operating the home; and received, cared for, and
- (c) Maintained for compensation or otherwise, including the provision of permanent free care.

Halfway House for Recovering Alcohol and Drug Abusers. "Halfway house for recovering alcohol and drug abusers" means a residence that provides housing and a living environment for recovering alcohol and drug abusers and is operated to facilitate their reintegration into the community, but does not provide any treatment for alcohol or drug abuse. The term does not include a facility for transitional living for released offenders.

Hallway. "Hallway" means a completely enclosed corridor, passageway, or other similar enclosed space that connects two (2) separate rooms, or ingress and egress points, and which is not intended nor designed as habitable space. A hallway shall not be used to connect two (2) separate dwelling units.

Hedge. "Hedge" means a dense row of plant material, such as shrubs, which are arranged to form a boundary or screen.

Highest Existing Grade. "Highest existing grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Hillside Development. "Hillside development" means any development including individual lots which has slopes greater than fifteen (15) percent on twenty (20) percent or more of the site.

Historic Structure. "Historic structure" means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic significance of a registered historic district or a district preliminarily determined by the Secretary of the Interior to qualify as a registered historic district;

- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (1) By an approved state program as determined by the Secretary of the Interior; or
 - (2) Directly by the Secretary of the Interior in states without approved programs.

Home for Individual Residential Care. "Home for individual residential care" means a home in which a natural person furnishes food, shelter, assistance and limited supervision, for compensation, to not more than two (2) persons with mental retardation or with disabilities or who are aged or infirm, unless the persons receiving those services are related within the third degree of consanguinity or affinity to the person providing those services. The term does not include:

- (a) A halfway house for recovering alcohol and drug abusers; or
- (b) A home in which supported living arrangement services are provided to assist individuals in maximizing his independence, including without limitation training and habitation services.

Hoop House/High Tunnel. "Hoop House" or "High Tunnel" means an enclosure that is used to cover and protect crops from sun, wind, excessive rainfall, or cold, to extend the growing season in an environmentally safe manner and having a life span of approximately 5 years. The coverings for these enclosures utilize flexible, not rigid materials.

Hotel. "Hotel" means a building occupied or intended to be occupied, for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere, with an interior hall and lobby.

House Construction Factory. "House construction factory" means a building used for the construction of a single or multiple family dwelling, or the assembly of prefabricated single or multiple family dwelling components, or a combination of the above-described procedures, which results in a completed single or multiple family dwelling that can be transported to a lot for which service has been provided and which has been improved to accommodate the installation of the dwelling.

Household. "Household" means the person or persons occupying a housing unit.

Impervious Surface. "Impervious surface" means the surface through which water cannot penetrate, such as a roof, road, sidewalk or paved parking area.

Incorporated City. "Incorporated city" means a city incorporated under the laws of the State of Nevada.

Infrastructure. "Infrastructure" means the basic facilities such as roads, schools, power plants, transmission lines, transportation and communication systems on which the continuance and growth of a community depends.

Inoperable Vehicle. "Inoperable vehicle" means a vehicle, as defined by NRS 482.135, which:

- (a) Does not display current license plates (from any state) registered to the vehicle; and,

- (b) Is visibly damaged, wrecked, dismantled, in serious disrepair, deteriorating (rusting, rotting) or missing major components, or is being salvaged, parted out, prepared for crushing, shredding or scrapping; and,
- (c) Is not awaiting disposition instructions as a result of a collision.

Interior Lot. See " Lot, Interior."

Junkyard. "Junkyard" means any space for storage, abandonment or sale of junk, scrap material or similar waste, including the dismantling, demolition or abandonment of automobiles, other vehicles, machinery or parts. Junkyard shall be synonymous with salvage yard.

Kitchen. "Kitchen" means a room or space within a room equipped with such electrical or gas hook up that would enable the installation of a range, oven, or like appliance using 220/40 volts or natural gas (or similar fuels, such as propane) for the preparation of food, and also containing either or both a refrigerator and sink for the washing and/or disposal of food.

Landscaped Buffer. "Landscaped buffer" means an area of landscaping which separates two (2) distinct land uses, or a land use and a public right-of-way, and which acts to soften or mitigate the effects of one (1) land use on the other.

Landscaping. "Landscaping" means an area devoted to and maintained with a mixture of existing or new native or exotic plants such as turf, groundcover, shrubs, flowers, vines and trees, as well as additional complementary decorative features such as rocks, decorative pavement, fountains, pools, sculpture and decorative wall.

Ldn. "Ldn" means the average equivalent A-weighted sound level during a 24-hour day obtained by adding ten decibels to the hourly noise levels measured during the night (10:00 p.m. to 7:00 a.m.). In this way, Ldn takes into account the lower tolerance of people for noise during nighttime periods. Ldn noise level measurements are typically plotted onto a map to identify noise contours around a significant noise generator (e.g. freeways, airports, etc.).

Limited Gaming. "Limited gaming" means gaming enterprises authorized by the State Gaming Control Board whereby any person or gaming establishment may be issued a limited gaming license or have such conditions placed on a gaming license as necessary to protect the public interest.

Livestock. "Livestock" means:

- (a) All cattle or animals of the bovine species;
- (b) All horses, mules, burros and asses or animals of the equine species;
- (c) All goats or animals of the caprine species;
- (d) All swine or animals of the porcine species; and
- (e) All sheep or animals of the ovine species.

Loading Space. "Loading space" means an off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of vehicles while handling merchandise or materials.

Lot. "Lot" means a distinct part or parcel of land divided with the intent to transfer ownership or for building purposes, which abuts upon a permanent means of access and is assigned a single parcel number by the Washoe County Assessor's Office.

Lot, Corner. "Corner lot" means a lot situated at the intersection of two (2) or more streets or a lot that abuts one (1) street that changes directions, curves or turns around the lot with an interior angle of 135 degrees or less.

Lot, Interior. "Interior lot" means either (a) a lot bounded by a street on only one (1) side; or, (b) a lot situated at the intersection of (2) streets having an interior angle of one hundred thirty-five (135) degrees or more; or, (c) a lot that has continuous street frontage on only one (1) street and when the curvature of the lot along the street frontage exceeds one hundred thirty-five (135) degrees or more.

Lot, Through. "Through lot" means a lot bounded by two (2) streets that do not intersect at the boundaries of the lot.

Lot Coverage. "Lot coverage" is a measure of intensity of land use which represents the portion of a site that is impervious (i.e. does not absorb water). This portion includes, but is not limited to, all areas covered by buildings, parking structures, driveways, roads, sidewalks, and any areas of concrete asphalt. In the case of lumberyards, areas where lumber is stored also constitutes impervious surfaces.

Lot Depth. "Lot depth" is the distance between the front and rear lot lines measured in the mean direction of the side lines.

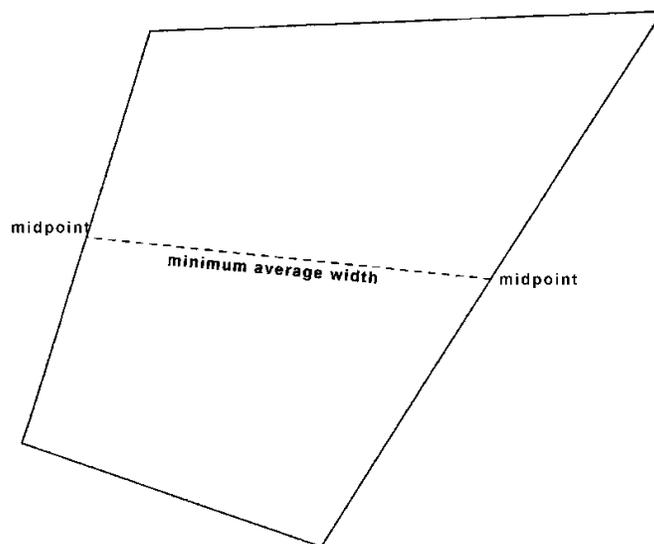
Lot Size. "Lot size" is the total square footage of a lot.

Lot Width. "Lot width" may be determined in one of the following three ways:

- (a) The distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear line (see Figure 110.902.15LW1);

Figure 110.902.15.LW1

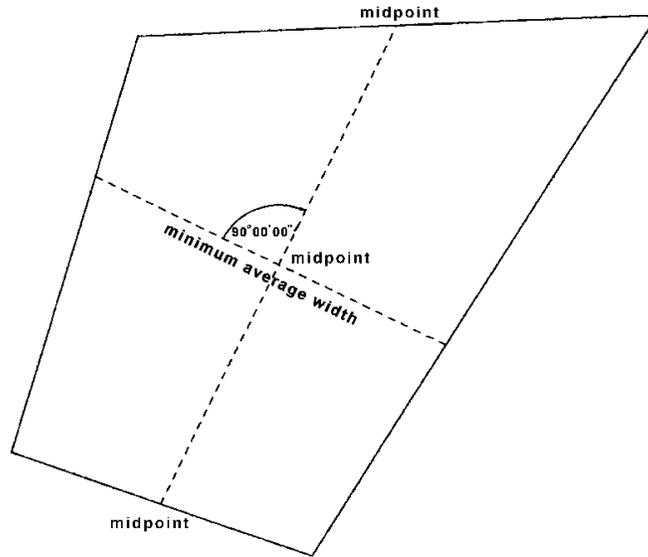
DISTANCE BETWEEN SIDE LOT LINES



Source: George Lindesmith, PLS.

- (b) The distance between the midpoints of the side lot lines (see Figure 110.902.15LW2); or
Figure 110.902.15.LW2

DISTANCE BETWEEN MIDPOINTS

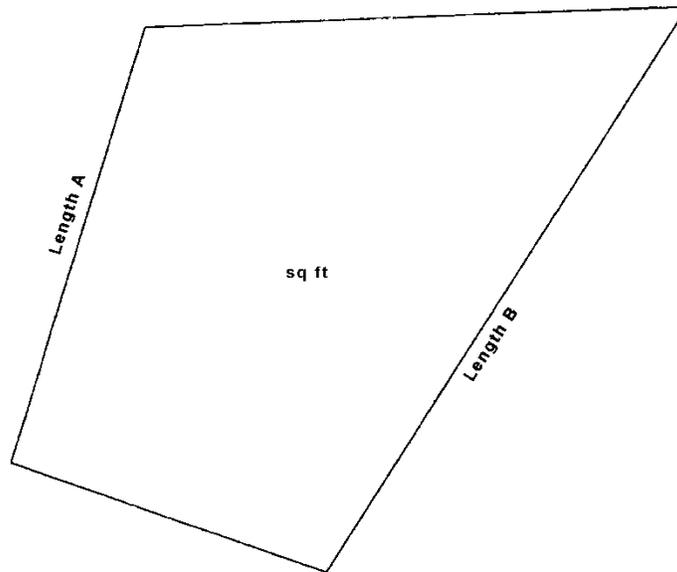


Source: George Lindesmith, PLS.

- (c) Area/Average Depth = Average Width (see Figure 110.902.15LW3).

Figure 110.902.15.LW3

AREA/AVERAGE WIDTH



$$\text{Area/Average Depth} = \text{Average Width}$$
$$\text{Area Sq Ft} / \frac{\text{Length A} + \text{Length B}}{2} = \text{Average Width}$$

Source: George Lindesmith, PLS.

Lowest Floor. "Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements.

Main Building. "Main building" means a building devoted to the principal use of the lot on which it is situated.

Major Subdivision. "Major subdivision" means a subdivision which contains five (5) or more lots, parcels, sites, units, plots or interests.

Manufactured Home. "Manufactured home" is a dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing the label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards in effect on the date of manufacture. A manufactured home is further defined by Nevada Revised Statute (NRS 489.113). A manufactured home is not a mobile home, nor a modular home.

Manufactured Home Park Site. "Manufactured home park site" is the entire tract of land used for a manufactured home park.

Manufactured Home Space. "Manufactured home space" is the area in a manufactured home park that is rented or leased to the occupant or occupants of a manufactured home.

Manufactured Home Subdivision. "Manufactured home subdivision" is a subdivision designed and/or intended for the sale of lots for siting manufactured homes.

Master Plan. "Master Plan" means the Washoe County Master Plan including both countywide elements and area plans, and a number of more detailed plans and studies related to the plans.

Median Income or County Median Income. "Median income" or "County median income" means the level of income in Washoe County whereby one-half (1/2) of the population earns greater than that level of income and one-half (1/2) of the population earns less than that level of income. Median income is determined on a yearly basis by the Department of Housing and Urban Development.

Military Installation. "Military installation" means a base or facility at which or from which the Air Force, Army, Coast Guard, Marine Corps, Navy, Air Force Reserve, Army Reserve, Coast Guard Reserve, Marine Corps Reserve, Navy Reserve or National Guard conducts exercises, maneuvers, operations, patrols or training.

Minor Subdivision. "Minor subdivision" means a subdivision which contains four (4) or less lots, parcels, sites, units, plots or interests.

Minute Action. "Minute action" means an official final decision made by the Board of County Commissioners, as recorded in the County Clerk's minutes.

Mobile Home. "Mobile home" is a transportable, fabricated home, designed to be used as a year-round residential dwelling and built prior to enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976. A mobile home, further defined by Nevada Revised Statute (NRS 489.120), does not bear an insignia of approval that the dwelling unit was

built in compliance with NRS Chapter 461. A mobile home is not a manufactured home, nor a modular home.

Mobile Home Park. "Mobile home park" means a tract of land under single ownership within which two (2) or more manufactured homes are occupied as residences on a permanent or semi-permanent basis. The homes are located on spaces that are rented or leased. Special facilities for the common use of the occupants may be included.

Mobile Home Park Site. "Mobile home park site" is the entire tract of land used for a mobile home park.

Modular Home. "Modular home" is a dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with local International Building Code standards and further meets all requirements of County Code Chapter 100. Modular homes shall be subject to the same permit process as site-built homes. A modular home is not a manufactured home, but includes what is commonly referred to as a panelized home.

Motel. "Motel" means a building occupied or intended to be occupied, for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere, with access to each room or unit from an outside porch or landing (whether or not such outside porch or landing is enclosed with screen, glass, plastic or similar material).

Mulch. "Mulch" means an organic or inorganic material applied to landscaped areas to help minimize evaporation from the soil, reduce weeds, moderate soil temperatures and slow erosion.

National Register of Historic Places. "National Register of Historic Places" means the listing maintained by the U.S. National Park Service of areas which have been designated as historically significant. The Register includes places of local and state significance, as well as those of value to the nation in general.

Natural Area. "Natural area" means a land area which is unimproved and not occupied by any structures or man-made elements, and set aside for the conservation of permanent, undisturbed open space.

Net Density. "Net density" is the ratio of the total number of units to the site area minus the area of the streets, parking areas and undevelopable land.

Nevada Natural Heritage Site. "Nevada Natural Heritage Site" means areas of land or water which either:

- (a) Have unusual flora, fauna, geological, scenic or similar features of scientific, educational or recreational interest; or
- (b) Retain some degree, or have re-established, a natural character (although it need not be completely undisturbed).

Non-municipal Air Strips and Glider Ports. "Non-municipal air strips and glider ports" means any Federal Aviation Administration (FAA) recognized public use landing area, privately owned and operated for scheduled or non-scheduled air transportation activities, where commercial uses and aviation related commerce can occur. Such use may include provision of landing privileges, hangar and tie-down lease/rental spaces, fuel and lubrication service, flight instruction, plane rental, mechanical repairs, or any other form of aviation commerce. Uses can also include scenic and sightseeing transportation service including helicopter rides, glider plane rides, air balloon rides, ultra-light and experimental aircraft activities and aircraft charters. The term "non-municipal air strips and glider ports" does not apply to public airports operated by any federal, state or local government agencies. The term also does not apply to a personal landing field that is used for fixed-wing aircraft or helicopter landing operations that are incidental and ancillary to established allowable uses including, but not limited to, agricultural,

ranching or mining activities, as long as no aviation related commerce is conducted at the personal landing fields.

NRS. "NRS" means Nevada Revised Statutes.

Open Space, Common. "Common open space" means the total land area, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents or occupants of the development. Common open space includes swimming pools, putting greens and other recreational-leisure facilities; areas of scenic or natural beauty and habitat areas; hiking, riding or off-street bicycle trails; and landscaped areas adjacent to roads which are in excess of minimum required rights-of-way.

Open Space, Private. "Private open space" means the outdoor living area directly adjoining a dwelling unit or building which is intended for the private enjoyment of the residents or occupants of the dwelling unit or building and which is defined in such a manner that its boundaries are evident.

Open Space Use. "Open space use" means the current employment of land, the preservation of which use would conserve and enhance natural or scenic resources, protect streams and water supplies or preserve sites designated as historic pursuant to law, provided such land has a greater value for another use than for open space use.

Outdoor Storage. "Outdoor Storage" means the outside placement of items and materials that are incidental to the existing principal use of the property, except as provided for under Section 110.306.35(d), for a period of more than seventy-two (72) consecutive hours. Outdoor storage is further defined and regulated in the Washoe County Nuisance Code (WCC Sections 50.300 to 50.310, inclusive).

Parcel Map. "Parcel map" means a map for a minor subdivision.

Parcel of Land. "Parcel of land" means any unit or contiguous units of land assigned a single parcel number by the Washoe County Assessor's Office.

Parking Area. "Parking area" means an open area, excluding a street or other public right-of-way, used for the parking of vehicles and available to the public, whether for free or for compensation.

Permanent Employee Housing. "Permanent employee housing" means housing for employees of an isolated industrial, mining, railroad, highway, utilities or agricultural based use where those employees occupy the housing on a permanent basis year round. This development may occur on a single parcel or multiple parcels.

Permitted Water Rights. "Permitted water rights" means the right, in accordance with NRS Chapter 533 and as approved by the Nevada State Engineer, to appropriate public waters, or to change the place of diversion, manner of use or place of use of water already appropriated.

Perennial Stream. "Perennial stream" means a stream that flows from source to mouth throughout the year. This definition does not apply to a man-made watercourse constructed for irrigation, aesthetic or other purposes.

Person. "Person" means a firm, association, corporation, partnership or an individual.

Personal Landing Field. "Personal landing field" means a private use aviation landing area that is used for fixed-wing aircraft or helicopter landing operations that are incidental and ancillary to established allowable land uses including, but not limited to, agricultural, ranching or mining activities, as long as no aviation related commerce is conducted at the personal landing fields. Personal landing fields do not

engage in scheduled or non-scheduled air transportation activities, or in any scenic and sightseeing transportation service, or any other form of aviation commerce. The term "personal landing field" does not apply to "non-municipal air strips and glider ports," or to public airports operated by any federal, state or local government agencies.

Placement. "Placement" means the issuance of a set-up permit by the Building and Safety Department for a manufactured home or mobile home.

Planting Area. "Planting area" means an area devoted to or maintained predominantly with native or exotic plants including turf, groundcover, shrubs, flowers, vines and trees with a limited portion of complementary decorative features.

Plumbing Fixture. A "plumbing fixture" is a receptacle, device, or appliance that is supplied with water or which receives liquid or liquid-borne wastes, and which discharges into a drainage system to which it may be directly or indirectly connected.

Police Powers. "Police powers" means powers reserved to the states by the U.S. Constitution and delegated to cities and counties through the Nevada Constitution and the Nevada Revised Statutes; it is the authority to create and enforce ordinances and regulations that are not in conflict with general laws in order to promote the health, safety and general welfare of the public.

Print. "Print" means and includes a blueprint, photostat, direct process print or other copy which reproduces exactly the original drawing from which it was made.

Private Communication Antenna. "Private communication antenna" means any system of wires or poles or similar devices, excluding satellite dish antennas, used for the transmission or reception of electromagnetic waves by federally licensed amateur radio or citizen band radio operators, which system is external to or attached to the exterior of any building.

Private Garage. "Private garage" means a space intended for or used by the private automobiles of families resident upon the lot.

Public Garage. "Public garage" means a building for the repair, storage or hire of motor vehicles.

Rear Line. "Rear line" means the lot line most directly opposite the front line. A parcel of land may have only one (1) rear line.

Rear Yard. See "Yard, Rear."

Recreational Vehicle. "Recreational vehicle" means a vehicular structure that is primarily designed as temporary living quarters for travel, recreation and camping uses. A recreational vehicle can be self-propelled, mounted on, or towed by a separate vehicle.

Recreational Vehicle Park. "Recreational vehicle park" means a tract of land for the transient use by two or more recreational vehicles.

Regional Plan. "Regional Plan" means the Truckee Meadows Regional Plan.

Required Area. "Required area" means the minimum area of a lot or parcel necessary to permit its use under the provisions of the Development Code. Required area refers to:

- (a) Any lot shown as part of a subdivision recorded as a final plat in the manner provided by law;

- (b) Any parcel of land separated as a lot prior to the adoption and effective date of the original Washoe County Land Use Ordinance or the adoption of additional regulatory zones; or
- (c) Any lot or parcel of land which has an area not less than that required in the respective regulatory zone.

Residential Facility for Groups. "Residential facility for groups" means an establishment that furnishes food, shelter, assistance and limited supervision to a person with mental retardation or with a disability or a person who is aged or infirm. The term includes, without limitation, an assisted living facility. The term does not include:

- (a) An establishment which provides care only during the day;
- (b) A natural person who provides care for no more than two (2) persons in his or her own home;
- (c) A natural person who provides care for one (1) or more persons related to him or her within the third degree of consanguinity or affinity;
- (d) A halfway house for recovering alcohol and drug abusers; or
- (e) A facility funded by a division or program of the Department of Health and Human Services.

Revegetation. "Revegetation" means stabilizing disturbed or graded soils after construction by replanting with indigenous or natural appearing plants.

Ridgeline. "Ridgeline" means the topmost line connecting the series of highest elevation points of a ridge, running center and parallel to the long axis of the ridge and from which all water drains down.

Ridgeline, Significant. "Significant ridgeline" means the topmost line connecting the series of highest elevation points of a ridge, as identified on the Development Suitability map for each planning area included in Volume Two: Area Plans of the Washoe County Master Plan.

Right-of-Way. "Right-of-way" is a strip of land occupied or intended to be occupied by a publicly dedicated street, including the pavement, sidewalks and parkways, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade streets or other special use.

Riparian. "Riparian" means related to or located on the bank of a natural water course.

Riparian Habitat. "Riparian habitat" means the land and plants bordering a watercourse or lake.

Room. "Room" is space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas, are not considered habitable space and therefore, not a room.

Roominghouse. "Roominghouse" means a building or portion thereof (not a motel) where, for compensation, lodging is provided for more than three (3) guests.

Runoff. "Runoff" means that part of precipitation which flows over the land without filtering into the soil.

Rural Regulatory Zones. "Rural regulatory zones" means the Low Density Rural Regulatory Zone, Medium Density Rural Regulatory Zone, and High Density Rural Regulatory Zone.

Satellite Dish Antenna. "Satellite dish antenna" means a device incorporating a reflective surface that is solid, open mesh or bar configured and is in the shape of a shallow dish, cone, horn or cornucopia. Such device shall be used to transmit and/or receive radio or electromagnetic waves between terrestrially and/or orbitally based uses. This definition is meant to include, but not be limited to, what are commonly referred to as satellite earth stations, TVROs (television reception only satellite dish antennas), and satellite microwave antennas.

Scenic Corridor. "Scenic corridor" means a roadway with recognized high quality visual amenities that include background vistas of mountains, open country or city.

School. "School" means an institution of learning which offers instructions in the several branches of learning required to be taught in the public schools of the State of Nevada.

Screen. "Screen" means to provide physical separation and complete visual obscuration of one area from another on all sides and in all seasons. Such separation must be at least six (6) feet high and includes, but is not limited to, the combination or individual use of a fence, decorative wall, structure, earth berm or dense landscaping.

Section 404 (Clean Water Act). "Section 404 (Clean Water Act)" means that section of the Clean Water Act delineating restrictions on the dredging and filling (only) of Wetlands in the United States. While Section 404 Permits are issued by the U.S. Army Corps of Engineers (COE), Section 404 regulations are written by the U.S. Environmental Protection Agency (EPA).

Section 404 (Clean Water Act) Permit. "Section 404 (Clean Water Act) Permit" means the Wetland dredge and fill permit issued under regulations written to conform to Section 404 of the Clean Water Act. The permit is actually granted by the U.S. Army Corps of Engineers (COE).

Sedimentation. "Sedimentation" means the act or process of depositing sediment from suspension in water. All the processes whereby particles of rock material are accumulated to form sedimentary deposits. Sedimentation, as commonly used, involves not only aqueous but also glacial, aeolian, and organic agents. (Water Quality) Letting solids settle out of wastewater by gravity during treatment.

Service Standards. "Service standards" means a measurement of municipal services used to monitor or compare services provided by the County and other service providers.

Setback. "Setback" means the required distance between every structure and the lot line of the lot on which the structure(s) is located.

Shrubs. "Shrubs" means a self-supporting woody species of plants characterized by persistent stems and branches springing from the base.

Side Yard. See "Yard, Side."

Site-Built Home. "Site-built home" means a dwelling unit where the major components are fabricated and assembled at the building site or a dwelling unit constructed at a house construction factory located within Washoe County. Site-built homes shall comply with Washoe County building codes and other adopted local codes.

Slope. "Slope" means an inclined ground surface expressed as a ratio of horizontal distance to vertical distance.

Slaughter House, Agricultural. "Agricultural slaughter house" means a building used as an ancillary structure on a farm or ranch for the non-profit slaughtering of animals raised on-site and the processing and storage of animal products and waste that results from a slaughtering process.

Slaughter House, Commercial. "Commercial slaughter house" means a building used for the for-profit slaughtering of animals that are either raised on-site or transported to the building and the processing and storage of animal products and waste that results from a slaughtering process.

Solar Energy. "Solar energy" means energy derived from the sun's rays.

Specific Plan. "Specific plan" means a plan prepared for a portion of an area plan which prescribes uses and development standards for that portion.

Story. "Story" is that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than six (6) feet above grade as defined herein for more than fifty (50) percent of the total perimeter or is more than twelve (12) feet above grade as defined herein at any point, such usable or unused under-floor space shall be considered as a story.

Story, First. "First story" is the lowest story in a building which qualifies as a story, as defined herein, except that a floor level in a building having only one (1) floor level shall be classified as a first story, provided such floor level is not more than four (4) feet below grade, as defined herein, for more than fifty (50) percent of the total perimeter, or more than eight (8) feet below grade, as defined herein, at any point.

Stream. "Stream" means a general term for a body of flowing water; natural watercourse containing water at least part of the year. In hydrology, the term is generally applied to the water flowing in a natural channel as distinct from a canal. Some classifications of streams include, in relation to time:

- (a) Ephemeral Streams. Streams that flow only in direct response to precipitation and whose channel is at all times above the water table.
- (b) Intermittent or Seasonal Streams. Streams that flow only at certain times of the year when it receives water from springs, rainfall, or from surface sources such as melting snow.
- (c) Perennial Streams. Streams that flow continuously.

Streambanks. "Streambanks" mean the usual boundaries, not the flood boundaries, of a stream channel. Right and left banks are named facing downstream (in the direction of flow).

Street. "Street" means a public right-of-way or easement which affords a primary means of access to abutting property.

Structure. "Structure" means a walled and roofed building or manufactured home, including a gas or liquid storage tank that is primarily above ground. "Structure" does not include a tent, trailer or vehicle.

Subdivider. "Subdivider" means any person or persons, firm, corporation, partnership or association that causes land to be divided into a subdivision for himself or itself or for others. A consultant, engineer or surveyor who does not hold title to the land is not considered a subdivider.

Subdivision. "Subdivision" means any land, vacant or improved, which is divided or proposed to be divided vacant or improved, into two (2) or more lots, parcels, sites, units or plots for the purposes of any

transfer, development or any proposed transfer or development unless exempted by one of the following provisions:

- (a) "Subdivision" does not apply to any division of land which creates lots, parcels, sites, units or plots of land each of which comprise forty (40) or more acres of land, or 1/16 of a section, including roads and roadway easements, which is subject to the provisions of Article 612.
- (b) Any joint tenancy or tenancy in common shall be deemed a single interest in land.
- (c) Unless a method of disposition is adopted for the purpose of evading this Development Code or would have the effect of evading this Development Code, the term "subdivision" does not apply to:
 - (1) Any division of land which is ordered by any court in this state or created by operation of law;
 - (2) A lien, mortgage, deed of trust or any other security instrument;
 - (3) A security or unit of interest in any investment trust regulated under the laws of this state or any other interest in an investment entity;
 - (4) Cemetery lots; or
 - (5) An interest in oil, gas, minerals or building materials which are not or hereafter severed from the surface ownership or real property.
- (d) "Subdivision" does not apply to creation of parcels of more than (10) acres for agricultural purposes if a street, road or highway opening, widening or easement of any kind is not involved.
- (e) For the purposes of the definition "subdivision," any interest in land created or established as joint tenancy or a tenancy in common shall be a single interest and not an interest in common, if, and only if, the use or development or the proposed use or development of such land would not be a subdivision as defined in this section if undertaken or proposed by a single entity, whether corporate or an individual. See "Major Subdivision" and "Minor Subdivision."

Substantial Improvement. "Substantial improvement" means any repair, reconstruction, additions or other improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either before the improvement or addition is started or, if the structure has been damaged, before the damage occurred, regardless of the actual repair work performed. For the purpose of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. "Substantial improvement" does not include:

- (a) Any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications; or
- (b) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

- (1) "Substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure; and
- (2) "Substantial improvement" does not include improvement of a structure solely to comply with existing state or local health, sanitary or safety code specifications, or any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

Suburban Regulatory Zones. "Suburban regulatory zones" means the Low Density Suburban Regulatory Zone, Medium Density Suburban Regulatory Zone, and High Density Suburban Regulatory Zone.

Surface Runoff. "Surface runoff" means water that results from precipitation which is not absorbed by the soil, evaporated into the atmosphere or entrapped by ground surface depressions and vegetation, and which flows over the ground surface to adjoining properties, storm drains or waterways.

Surveyor. "Surveyor" means a land surveyor registered pursuant to NRS Chapter 625.

Temporary Employee Housing. "Temporary employee housing" means housing for employees of an isolated industrial, mining, railroad, highway, utilities or agricultural based use where those employees occupy the housing on a seasonal basis not more than six (6) months per year. This development may occur on a single parcel or multiple parcels.

Tentative Parcel Map. "Tentative parcel map" means a map which is filed pursuant to Article 606, conforming to the standards and requirements set forth therein.

Tentative Subdivision Map. "Tentative subdivision map" means a preliminary map made to show lot lines, roads, buildings, rights-of-ways and other design factors of a proposed subdivision.

Terrace. "Terrace" means a relatively level step constructed in the face of a graded slope surface for drainage, maintenance and/or development purposes.

Threatened Species. "Threatened species" means any species which is likely to become an endangered species within the foreseeable future and which has been designated in the Federal Register as a threatened species.

Through Lot. See "Lot, Through."

Topography. "Topography" means configuration of a surface, including its relief and the position of natural and man-made features.

Topsoil. "Topsoil" means the upper part of the soil profile that is relatively rich in humus, known in agronomy as the "A-horizon."

Total Developed Land Area. "Total developed land area" means that portion of a property which is disturbed for development purposes including, but not limited to, areas covered by buildings, landscaping, impervious surfaces and other areas graded or excavated to support the development.

Trailer Coach. See "Mobile Home."

Travel Trailer. See "Recreational Vehicle."

Tree. "Tree" means a large, woody perennial plant with one main trunk or multiple trunks, and many branches.

Unladen Weight. "Unladen weight" means the weight of any vehicle without load, but fully equipped with accessories and appliances belonging to and used by such vehicle in the transportation of persons or property.

Uplighting. "Uplighting" means a source of light where the center of the light beam is at an angle greater than the horizontal.

Urban Regulatory Zones. "Urban regulatory zones" means the Low Density Urban Regulatory Zone, Medium Density Urban Regulatory Zone, and High Density Urban Regulatory Zone.

Use or Land Use. "Use" or "land use" means the primary or primary and secondary use(s) of land such as single family residential, multi-family residential, commercial, industrial, agriculture, etc. The description of a particular land use should convey the dominant character of a geographic area and, thereby, establish types of activities which are appropriate and compatible with primary use(s).

Used. "Used" includes "arranged," "designed" or "intended to be used."

Vegetation, Native. "Native vegetation" means plants that grow naturally in Washoe County, Nevada and have adapted to the climate, soil, location and rainfall patterns of their area.

Vegetation, Natural. "Natural vegetation" means plants which exist on a site before clearing or grading.

Viewshed. "Viewshed" means the surface area that can be seen from a specific viewpoint.

Vista. "Vista" means an area of high ground or projecting earth from which there is a dominant and unobstructed view of surrounding areas.

Watercourse. "Watercourse" means any natural or artificial watercourse, stream, river, creek, ditch, channel, canal, conduit, culvert, drain, gully, ravine, arroyo or wash in which water flows in a definite channel, bed or bank.

Waters of the State (Defined) (Nevada Revised Statutes 445A.415). "Waters of the State" means all waters situated wholly or partly within or bordering upon the State of Nevada, including, but not limited to:

- (a) All streams, lakes, ponds, impounding reservoirs, marshes, water courses, waterways, wells, springs, irrigation systems and drainage systems; and
- (b) All bodies or accumulations of water, surface and underground, natural or artificial.

Wetland. "Wetland" means an area that is periodically inundated or saturated by surface or groundwater on an annual or seasonal basis, that displays hydric soils, and that typically supports or is capable of supporting hydrophytic vegetation.

Wetlands (COE and EPA) (Regulatory). "Wetlands (COE and EPA)" means the U.S. Army Corps of Engineers (COE) and the U.S. Environmental Protection Agency (EPA) have adopted a regulatory definition for administering the Section 404 permit program of the Clean Water Act (CWA) as follows: [Wetlands are] those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Wetlands (NRCS) (Technical). "Wetlands (NRCS)" mean the (U.S. Department of Agriculture) Natural Resources Conservation Service (NRCS) [formerly the Soil Conservation Service (SCS)] uses the following definition for identifying wetlands on agricultural land in assessing farmer eligibility for U.S.

Department of Agriculture program benefits under the "Swampbuster" provision of the Food Security Act (FSA) of 1985. As amended in 1990, the FSA states that the term "wetland," except when such term is part of the term "converted wetland," means land that:

- (a) Has a predominance of hydric soils;
- (b) Is inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions; and
- (c) Under normal circumstances does support a prevalence of such vegetation.

Will Serve Letter. "Will serve letter" means a letter from a utility purveyor assuring the provision of services for proposed development.

Yard. "Yard" means an open space on the same lot or parcel used with the building, extending from the setback line to the nearest lot line, to be unoccupied and unobstructed except as provided in the Development Code.

Yard, Front. "Front yard" means a yard lying between the setback line and the front lot line and extending across the full width of the lot or parcel. In the case of either a corner lot or an interior lot with multiple street frontages, all yards abutting streets, other than collectors or arterials, shall be considered as front yards.

Yard, Rear. "Rear yard" means a yard between the setback line and the rear lot line and extending across the full width of the lot or parcel. On a corner lot, the side opposite the shortest front yard width is considered the rear yard of the lot.

Yard, Side. "Side yard" means a yard lying between the setback line and the side lot line and extending from the front yard line to the rear yard line.

Zone or Regulatory Zone. "Zone" or "Regulatory Zone" means a portion of the unincorporated area of Washoe County which is specifically designated in Article 106 of this Development Code.

SECTION 9. General Terms.

1. All actions, proceedings, matters, and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.
2. The Chair of the Board and officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.
3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to

revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.

4. Each term and provision of this Ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this Ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then the offending provision or term shall be excised from this Ordinance. In any event, the remainder of this Ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

DRAFT: April 16, 2024

Passage and Effective Date

Proposed on _____ (month) _____ (day), 2024.

Proposed by Commissioner _____.

Passed on _____ (month) _____ (day), 2024.

Vote:

Ayes:

Nays:

Absent:

Alexis Hill, Chair
County Commission

ATTEST:

Jan Galassini, County Clerk

This ordinance shall be in force and effect from and after the
_____ day of the month of _____ of the year _____.



WDCA24-0002 4/1/24 Meeting Summary

Kat Oakley and Christopher Bronczyk from the Washoe County Planning Division represented Washoe County. Five people attended throughout the course of the meeting. Planning representatives described the overall intent of the amendments, which is to lower barriers to the development of housing. This is driven by a severe housing shortage in Washoe County, which Planning is trying to address on every possible front. There was an opportunity for questions and discussion. The following topics were discussed:

- Discussion of the proposal to remove the two-story height limit in Sun Valley. Four of the meeting attendees were from the Sun Valley area and expressed that it is their preference to maintain that provision of code. They cited a desire for Sun Valley to generally maintain the development pattern it currently has—which is largely single-family homes—a desire to maintain and protect open vistas and intact ridgelines, and a general opposition to multi-family housing in the area. They also requested more outreach on the subject in Sun Valley, including attending the citizen advisory board.
- Discussion of whether it is necessary to renumber the tables in Article 216 Spanish Springs Area. It was suggested that if the tables are not renumbered, a note be added that Table C-1 has been intentionally removed.
- Discussion of the difference in required parking spaces for multifamily between what is required currently and what is proposed.
- Clarification that grass/turf areas will not be required for multifamily, but if provided they will need to meet certain minimum standards to ensure that they provide a true amenity for residents.
- Clarification that balcony and patio size reduction is intended to provide more flexibility to multifamily developers and lower barriers to development. Some confusion over whether private open space is required, which should be clarified in the code.
- It was clarified that turf and lawn areas are the same. It was suggested that language usage should be standardized in the code for clarity.

If people have further questions or comments, please reach out to Kat Oakley at koakley@washoecounty.gov or Christopher Bronczyk at cbronczyk@washoecounty.gov.



WDCA24-0002 4/3/24 Meeting Summary

Kat Oakley and Christopher Bronczyk from the Washoe County Planning Division represented Washoe County. Seven people attended throughout the course of the meeting. Planning representatives went through a presentation which started by describing the overall intent of the amendments, which is to lower barriers to the development of housing. This is driven by a severe housing shortage in Washoe County, which Planning is trying to address on every possible front. The presentation then described the content of each proposed amendment in turn. There was an opportunity for questions and discussion.

The following topics were discussed:

- Discussion of what the changes would be if Table C-1 from Article 216 Spanish Springs area is removed. Staff explained that detached accessory dwelling units (ADU's) would be allowed by right in some zoning districts on parcels bigger than half an acre and by administrative review (AR) permit in Medium Density Suburban (MDS). Currently, they are only allowed by special use permit to the Planning Commission in Spanish Springs. Secondly, residential uses would be allowed in some cases in the Neighborhood Commercial (NC) regulatory zone, which they are not currently in Spanish Springs. Lastly, duplexes would be allowed with the approval of an Administrative Permit (AP) in some cases in Spanish Springs, which they are not currently. It was clarified that there would be no increase in residential density in residential zones from these changes, just a change in which housing types are allowed.
- Clarified that with the removal of the two-story height limit in Sun Valley, the underlying regulatory zone height limit would continue to apply as it does throughout the county. There were concerns with how this impacted Spanish Springs as well, and it was clarified that Spanish Springs does not have a two-story limit and is currently subject to the underlying regulatory zone height limits.
- Concerns were expressed regarding the removal of a turf requirement for multifamily developments. Staff clarified that turf could continue to be provided as an amenity, meeting newly proposed standards to ensure that it is sufficient in size and configuration to be useable. The changes are intended to limit the use of grass as a landscaping element that uses excess amounts of water while providing no true amenity to residents.
- Concern expressed over reduction in private open space dimensions and their ability to be an amenity to residents. Staff explained that the intent of the amendments is to align balcony and patio requirements with what is generally required throughout the region and country. By requiring 3 to 4 times more area, extra engineering is needed which increases the cost of developing and serves as an unintentional barrier to affordable housing development.

If people have further questions or comments, please reach out to Kat Oakley at koakley@washoecounty.gov or Christopher Bronczyk at cbronczyk@washoecounty.gov.