The following is a summary of the Washoe County Commission original adoption and revisions to the Washoe County Development Code:

June 26, 2026 Revisions: (WDCA25-0006) BILL NO. 1953, ORDINANCE NO. 1760. An ordinance amending Washoe County Code Chapter 110 (Development Code) within Article 336 Housing Incentives, to establish a density bonus for attainable housing that scales to the underlying regulatory zone, providing for higher attainable densities in more intense regulatory zones; to establish a density bonus for attainable senior housing above the bonus for non-age restricted attainable; to prohibit the stacking of multiple density bonuses; to set the minimum period of affordability at 30 years for rental projects and 9 years for sale products; and all matters necessarily connected therewith and relating thereto. Proposed April 7, 2026, Passed May 26, 2026, Effective: June 26, 2026.

June 26, 2026 Revisions: (WDCA25-0006) BILL NO. 1948, ORDINANCE NO. 1759. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), Article 336 Housing Incentives to add small unit density standards allowing increased density for dwelling units with a maximum unit size of 1,200 square feet and establishing requirements for utilizing the increased density; and all matters necessarily connected therewith and pertaining thereto. Proposed April 7, 2026, Passed June 16, 2026, Effective: June 26, 2026.

May 22, 2026 Revisions: (WDCA25-0005) BILL NO. 1946, ORDINANCE NO. 1755. An ordinance amending Washoe County Code Chapter 110 (Development Code) within Article 302, Allowed Uses and Article 406, Building Placement Standards, and creating Article 403, Residential Uses in Commercial Regulatory Zones, to allow multi-family residential use types in commercial regulatory zones with the application of multi-family development standards, to establish standards for mixed-use including a minimum percentage for commercial use-type square footage, a maximum square foot percentage for civic use-types, site development standards for parking, landscaping and other similar standards, a height restriction, and a requirement for municipal water and waste-water services; and all matters necessarily connected therewith and pertaining thereto. Proposed February 3, 2026, Passed May 12, 2026, Effective: May 22, 2026

April 24, 2026 Revisions: (WDCA25-0012) BILL NO. 1945, ORDINANCE NO. 1754. An ordinance amending Washoe County Code at Chapter 110 (Development Code) in Division Three—Regulation of Uses and Division Nine—General Provisions. These amendments including adding various sections within Article 336 Housing Incentives to establish an expediated review process for attainable housing projects and to establish an expedited process for projects which qualify as Tier 1-5 Affordable Housing. These amendments also include amending Section 110.902.15 to add and delete various definitions; and all matters necessarily connected therewith and pertaining thereto. Proposed March 10, 2026, Passed April 14, 2026, Effective: April 24, 2026

January 23, 2026 Revisions: (WDCA25-0008) BILL NO. 1943, ORDINANCE NO. 1753. An ordinance amending Washoe County Code Chapter 110 (Development Code) in Division Three- Regulation of Uses, Division Four- Development Standards, and Division Nine- General Provisions. These amendments include adding various sections to: establish small lot residential development standards and establish infill residential and commercial development standards. These amendments also include amending various sections to: include an example of the multi-family, minor residential use type and allow cottage courts on multiple parcels; modify the maximum size of attached and detached accessory dwelling units from 50% to 80% of the size of the main dwelling; modify the maximum floor area from 1,000 square feet to 1,200 square feet for cottage court developments; specify that only one community accessory structure is allowed for every four (4) cottages in a cottage court development; clarify the calculation of setbacks for cottage court developments; modify lot and yard standards for common open space developments; add various definitions; and all matters necessarily connected therewith and

pertaining thereto. Proposed December 16, 2025, Passed January 13, 2026, Effective: January 23, 2026

January 23, 2026 Revisions: (WDCA25-0010) BILL NO. 1944, ORDINANCE NO. 1752. An ordinance amending Washoe County Code Chapter 110 (Development Code) in Division Two-Area Plan Regulations to establish standards for permanent employee housing in the High Desert Planning Area; to allow permanent employee housing on parcels zoned General Rural (GR) within the High Desert Planning Area at a density of up to 1 dwelling unit per 40 acres as an allowed use; and to allow permanent employee housing on such parcels at a density of up to 1 dwelling unit per 5 acres with the approval of a special use permit; and all matters necessarily connected therewith and pertaining thereto. Proposed December 16, 2025, Passed January 13, 2026, Effective: January 23, 2026

December 26, 2025 Revisions: (WDCA25-0009) BILL NO. 1941, ORDINANCE NO. 1751. An ordinance amending Washoe County Code Chapter 110 (Development Code) in Division Three—Regulation of Uses. These amendments include: modifying the title of article 336 from "Affordable Housing Incentives" to "Housing Incentives"; adding provisions to describe the purpose of Article 336 housing incentives, and create incentives for senior housing; and amending provisions to include "Senior Housing" as a residential use type in Table 110.302.05.1 and define the term; and all matters necessarily connected therewith and pertaining thereto. Proposed November 18, 2025, Passed December 16, 2025, Effective: December 26, 2025

December 17, 2026 Revisions: (WDCA25-0003) BILL NO. 1934, ORDINANCE NO. 1743. An ordinance amending the Washoe County Code at Chapter 110 (Development Code) to update Articles 220 Tahoe Area and 220.1 Tahoe Area Design Standards. These updates include adding a section to establish standards for affordable, moderate, and achievable housing in multifamily areas. These updates also include amending various sections to: amend references to the prior Washoe County master plan and update organizational names; clarify application requirements for amendments to Articles 220 and 220.1; update references to the TRPA's code of ordinances related to land coverage; update maximum height and minimum residential density in town centers; add standards for height, parking, density and coverage for affordable, moderate, and achievable housing in town centers; update standards for bicycle storage; provide for reductions in parking minimums for affordable, moderate, and achievable housing, and add standards for the submittal and review of the required parking analysis; modify minimum lot width and setbacks for residential and mixed use developments in preferred affordable areas; modify requirements for encroachment into front yard setbacks on corner and sloped lots; modify standards for accessory dwelling units; modify standards for temporary uses; require development within avalanche hazard areas to record a hold harmless agreement; modify explanation of use tables to clarify the meaning of "A" and add administrative review permit; modify permitting requirements for multiple family dwellings in Crystal Bay Tourist, Incline Village Tourist, and Incline Village Commercial; add Schools—Kindergarten through Secondary Schools as a special use in Incline Village Tourist; add multiple family dwellings and employee housing as allowed uses and update special policies in the Ponderosa Ranch regulatory zone; allow single family dwellings by right in the Incline Village 5, Crystal Bay, and East Shore regulatory zones, and require a hold harmless agreement for development in the Incline Village 5 and Crystal Bay regulatory zones; and update special policies for Crystal Bay; and all matters necessarily connected therewith and pertaining thereto. Proposed July 15, 2025, Passed August 26, 2025, Effective: December 17, 2025

October 24, 2025 Revisions: (WDCA25-0004) BILL NO. 1936, ORDINANCE NO. 1745. An ordinance amending Washoe County Code Chapter 110 (Development Code), Article 220 Tahoe Area, to increase the maximum density for multiple family dwellings in the Crystal Bay Condominiums Regulatory Zone Special Area from four (4) units per acre to six (6) units per acre; and all matters necessarily connected therewith and pertaining thereto. Proposed September 9, 2025, Passed October 14, 2025, Effective: October 24, 2025

July 18, 2025 Revisions: (WDCA25-0002) BILL NO. 1932, ORDINANCE NO. 1740. An ordinance amending Washoe County Code Chapter 110 (Development Code), Article 904 Nonconformance, to revise the timeframe to obtain building permits for nonconforming uses of a structure and nonconforming structures that have been partially or totally destroyed; and to clarify the requirement for bringing a nonconforming use of land or nonconforming use of a structure into compliance with current development code provisions; and all matters necessarily connected therewith and pertaining thereto. Proposed June 24, 2025, Passed July 8, 2025, Effective: July18, 2025

April 18, 2025 Revisions: (WDCA24-0007) BILL NO. 1926, ORDINANCE NO. 1735. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), Article 610 Final Subdivision Maps, to modify various sections in order to clarify requirements related to final subdivision maps. These amendments include requiring each final map submission to contain a minimum of 5 lots and specifying what type of parcels count toward the 5 lot minimum; updating language to ensure compliance with the Nevada Revised Statutes; adding the requirement for a water supplier certificate on the final map when served by a general improvement district; providing that an acceptable financial assurance document may be utilized in lieu of a faithful performance bond; increasing the number of days for the initial final map submittal from 60 to 120 days prior to the final date to present the map to the Director of Planning and Building for signature; removing the requirement for a phasing plan; further clarifying the timing requirements for the presentation date for the first final map and all successive final maps; and updating the names or titles of public officers and agencies as well as the names or titles of certain referenced reports/studies and all matters necessarily connected therewith and pertaining thereto. Proposed March 18, 2025, Passed April 8, 2025, Effective: April 18, 2025

April 18, 2025 Revisions: (WDCA25-0001) BILL NO. 1925, ORDINANCE NO. 1734. An ordinance amending the Washoe County Code at Chapter 110 (Development Code) by adding and amending various sections in Division Three—Regulation of Uses, Division Four—Development Standards, and Division Nine—General Provisions. These updates include adding various sections to: establish minimum standards for guest quarters, cottage court developments, and employee housing; relocate lot coverage standards from article 306 to article 406; establish required findings for the approval of a common open space development; and establish minimum standards for alleyways. These updates also include amending various sections to: update the table of uses for residential use types to include middle housing, minor accessory dwelling units, guest quarters, multifamily minor, and employee housing; modify allowances in the table for duplexes and multifamily housing within regulatory zones in which those use types are already allowed; and reorganize that table; update the residential use types list to add and define multifamily minor, the middle housing use types of triplex, quadplex, and cottage court, guest quarters, and employee housing, and reorganize the list; update detached accessory structure regulations to reference lot coverage standards rather than enumerate them and to modify deed restriction requirements for connection to water and wastewater facilities; modify attached and detached accessory dwelling unit standards to regulate their use on parcels with middle housing types and specify their mutual exclusivity with guest quarters; modify Table 110.406.05.1 governing regulatory zone development standards to consolidate the separate tables into one table and to make modifications to minimum lot sizes, setbacks, and minimum lot widths for certain regulatory zones; modify the notes to Table 110.406.05.1 to add middle housing and to clarify density for single-family attached; modify common open space development standards to clarify that detention ponds and drainage facilities cannot be included in common open space; modify off-street parking requirements to add standards for the new housing types and modify the requirements for duplexes; modify landscaping exemptions to include middle housing types; modify residential common open space standards to add dog parks and pocket parks as permissible types of open space and require common open space for all multifamily developments with five or more units; and add or amend various definitions; and all matters necessarily connected therewith and pertaining thereto. Proposed March 18, 2025, Passed April 8, 2025, Effective: April 18, 2025

December 20, 2024 Revisions: (WDCA24-0005) BILL NO. 1923, ORDINANCE NO. 1733. An ordinance amending Washoe County Code Chapter 110 (Development Code), Article 310 Temporary Uses and Structures, to modify the administrative permit application requirements to occupy a travel trailer or recreational vehicle when necessary to temporarily care for the infirm, specifically by allowing nurse practitioners and physician's assistants, in addition to physicians, to sign the required affidavit identifying both the initial and subsequent annual need for on-premise care; and all matters necessarily connected therewith and pertaining thereto. Proposed November 19, 2024, Passed December 10, 2024, Effective: December 20, 2024

September 27, 2024 Revisions: (WDCA24-0003) BILL NO. 1921, ORDINANCE NO. 1732. An ordinance amending Washoe County Code Chapter 110 (Development Code) in Article 319 (Short Term Rentals (STRs)) by modifying various sections in order to: clarify maximum occupancy limitations associated with an STR permit; limit STRs to one per parcel in the Tahoe Planning Area; prohibit new STRs in accessory dwellings in the Tahoe Planning Area; clarify when an STR permit must be relinquished; remove requirement for an outdoor fireplace permit from the Truckee Meadows Fire Protection District; allow for an updated STR permit renewal date via payment of a pro-rated renewal fee; remove the requirement for a signed notary for STR renewal applications; clarify that a new STR permit is required with each change of parcel ownership; grant a 30 day automatic grace period for renewals with a possible additional 30 day discretionary grace period that may be granted by the Director of Planning and Building; and clarify violation and revocation regulations; and by amending Washoe County Code Chapter 125 (Administrative Enforcement Code) to reduce the appeal period for STR stop activity orders from 30 days to 14 days; and all matters necessarily connected therewith and pertaining thereto. Proposed July 16, 2024, Passed September 17, 2024, Effective: September 27, 2024

August 30, 2024 Revisions: (WDCA24-0001) BILL NO. 1922, ORDINANCE NO. 1731. An ordinance amending Washoe County Code Chapter 110 (Development Code) in Article 438 Grading Standards, Article 810 Special Use Permits, and Article 902 Definitions to update provisions related to grading. The amendments include: deleting sections in Article 438 related to Grading Fees, Definitions, Grading of Slopes, Cuts, Fills, and Phasing and Stabilization of Grading; revising existing sections in Article 438 related to Scope, Required Permits, Exempted Work, Major Grading Permit Thresholds, Major Grading Permit Application Requirements, Minor Grading Permit Thresholds, Minor Grading Permit Application Requirements, Financial Security for Grading, Unpermitted Grading, Stop Activity Orders, Notice of Violations and Enforcement, Penalties and Procedures, Grading & Retaining Walls Within Setbacks, Drainage and Terracing, Erosion Control, Grading Inspections, Notification of Completion of Work, Grading Within Floodplains, Drainage Ways and Closed Hydrologic Basins; and adding sections in Article 438 related to Grading Standards and Rockery Walls; adding a section to Article 810 related to Determinations of Substantial Conformance for Major Grading; and revising an existing section in Article 902 to add and/or revise various Definitions; and all matters necessarily connected therewith and pertaining thereto. Proposed July 16, 2024, Passed August 20, 2024, Effective: August 30, 2024

July 26, 2024 Revisions: (WDCA24-0002) BILL NO. 1917, ORDINANCE NO. 1726. 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 modifying various sections to: remove Table C-1 which modifies allowed residential uses in the Spanish Springs Planning Area; remove a subsection limiting structures in the downtown Sun Valley Planning Area to two stories in height; 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. Proposed June 18, 2024, Passed July 16, 2024, Effective: July 26, 2024

May 24, 2024 Revisions: (WDCA23-0005) BILL NO. 1909, ORDINANCE NO. 1719. An ordinance amending Washoe County Code Chapter 110 (Development Code) in Article 216 Spanish Springs Area, to add the Village Green Community Area Modifiers, to include provisions related to: applicability, exceptions, setbacks, building height, truck delivery areas, utilities, architecture, lighting, exterior sign lighting, parking lot lighting, landscaping, Calle de la Plata and Pyramid Way streetscapes, buffer yards, transportation improvements, and public trail easements; and all matters necessarily connected therewith and pertaining thereto. Proposed April 16, 2024, Passed May 14, 2024, Effective: May 24, 2024

May 24, 2024 Revisions: (WDCA23-0003) BILL NO. 1910, ORDINANCE NO. 1718. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), Article 222 Truckee Canyon area, to add a new section for the Sutcliffe Community Area Modifiers which: designates parcels subject to the modifier, specifies exceptions to the development standards for the neighborhood commercial regulatory zone for the Sutcliffe Community Area, provides for additional residential uses which shall be allowed by right in the Sutcliffe Community Area, and provides for additional commercial uses which shall be allowed with a special use permit in the Sutcliffe Community Area; and all matters necessarily connected therewith and pertaining thereto. Proposed April 16, 2024, Passed May 14, 2024, Effective: May 24, 2024

April 24, 2024 Revisions: (WDCA23-0001) BILL NO. 1901, ORDINANCE NO. 1711. An ordinance amending the Washoe County code at Chapter 110 (Development Code), Article 220 (Tahoe Area), Section 110.220.275 (Wood Creek Regulatory Zone) to add "Schools - Kindergarten through Secondary" use type as a permitted use, subject to a special use permit, on those parcels in size equal to, or greater than, three-acres within the Tahoe - Wood Creek Regulatory Zone; and all matters necessarily connected therewith and pertaining thereto. Proposed January 23, 2024, Passed February 20, 2024, Effective: April 24, 2024

March 29, 2024 Revisions: (WDCA23-0004) BILL NO. 1905, ORDINANCE NO. 1714. An ordinance amending the Washoe County code at Chapter 110 (Development Code) by modifying various sections in division three-regulation of uses and division four-development standards, in order to update regulations related to accessory dwelling units, detached accessory structures, manufactured housing, and battery-charged fences. These updates include deleting a section specifying the procedure and findings for placing a manufactured home that is less than 1,200 square feet in size; and modifying various sections to: allow detached accessory dwelling units as an allowed use by right in certain residential regulatory zones; require detached accessory dwelling units on parcels ½ acre in size or smaller to be subject to the administrative review permit process in article 809; update the maximum square footage for both attached and detached accessory dwelling units; define “minor accessory dwelling unit”; modify permitting requirements for detached accessory structures; update the minimum square footage for manufactured homes; and add provisions related to battery-charged fences as required by NV SB 208 (2023); and all matters necessarily connected therewith and pertaining thereto. Proposed February 27, 2024, Passed March 19, 2024, Effective: March 29, 2024

December 22, 2023 Revisions: (WDCA23-0002) BILL NO. 1899, ORDINANCE NO. 1709. An ordinance amending Washoe County Code Chapter 110 (Development Code) by adding various sections and maps to multiple articles within Divisions Two, Three, Four and Eight, in order to transfer existing regulatory language found in the 2010 Washoe County Master Plan to the Development Code as part of a comprehensive update to the Master Plan (Envision Washoe

2040). The following articles have been amended by adding new sections thereto: Article 204 Forest Area to add sections related to Matera Ridge Community Modifiers, Mt. Rose Scenic Highway Commercial Modifiers, Mt. Rose Resort Services Area, and specific plans; Article 206 High Desert Area to add sections related to temporary residential development, Squaw Valley Reservoir Community Modifiers, Downtown Gerlach Community Modifiers, and specific plans; Article 208 North Valleys Area to add sections related to avigation easements, Golden Valley Community Modifiers, Lemmon Valley Community Modifiers, and specific plans; Article 210 South Valleys Area to add sections related to Old Washoe City Community Modifiers, development standards and allowed uses, and Steamboat Valley Community Modifiers, development standards and allowed uses; Article 212 Southeast Truckee Meadows Area to add a section related to public access easements in the Virginia range; Article 216 Spanish Springs Area to add sections related to western theme design standards, business park design standards, specific plans, the Spanish Springs Airport, and allowable uses in the Spanish Springs planning area; Article 218 Sun Valley Area to add sections related to Downtown Sun Valley Design and Development Standards, and specific plans; Article 226 Warm Springs Area to add sections related to export of native water resources and Palomino Valley Community Modifiers; Article 302 Allowed Uses to add a section related to diesel power generation; Article 340 Industrial Performance Standards to add sections related to building design and air quality; Article 406 Building Placement Standards to add a section related to common open space fences; Article 820 Amendment of Master Plan to add a section related to administrative amendments; and Articles 204, 206, 208, 210, 216, 218 and 226 for the addition of planning area community maps; and all matters necessarily connected therewith and pertaining thereto. Proposed November 14, 2023, Passed December 12, 2023, Effective: December 22, 2023

June 30, 2023 Revisions: (WDCA22-0004) BILL NO. 1894, ORDINANCE NO. 1705. An ordinance amending the Washoe County code at Chapter 110 (Development Code) within Article 302 Allowed Uses, Article 304 Use Classification System, Article 406 Building Placement Standards, and Article 902 Definitions to: provide clarity on single-family accessory uses; allow child care, family daycare use type within the general rural and neighborhood commercial regulatory zones; allow large-family daycare use type with an administrative permit instead of a special use permit in the neighborhood commercial regulatory zone; allow personal services use type within the industrial and public and semi-public facilities regulatory zones; include information technology services within the definition of administrative offices use type; include contractors' office with or without an equipment yard as an example of the construction sales and services use type; create a definition for "security fence" and provide standards for allowing security fencing on parcels of land that do not have an established main use; allow for tall specialty fencing for uses such as ballparks and sports fields; place communication facilities in the "civic" rather than the "commercial" use table; and all matters necessarily connected therewith and pertaining thereto. Proposed May 9, 2023, Passed June 20, 2023, Effective: June 30, 2023

January 27, 2023 Revisions: (WDCA22-0002) BILL NO. 1888, ORDINANCE NO. 1696. An ordinance amending Washoe County Code Chapter 110 (Development Code), Article 220 (Tahoe Area), Section 110.220.145 (Incline Village Commercial Regulatory Zone Special Area 1) to add single family dwellings, limited to air space condominiums, as an allowed use in Incline Village Commercial Regulatory Zone Special Area 1; and to amend Section 110.220.150 (Incline Village Commercial Regulatory Zone Special Policies) referring to land use to add Tahoe Area Plan Policy LU2-9 [Single family dwellings shall only be allowed in the Incline Village Commercial regulatory zone when they are part of a mixed-use development or when they are affordable housing units] as a special policy; and all matters necessarily connected therewith and pertaining thereto. Proposed December 13, 2022, Passed January 17, 2023, Effective: January 27, 2023

May 20, 2022 Revisions: (WDCA22-0001) BILL NO. 1876, ORDINANCE NO. 1686. An ordinance amending Washoe County Code Chapter 110 (Development Code), Article 319, Short Term Rentals (STRs) by amending various sections in order to: (1) change the requirements for processing a tier 3 STR application from an administrative permit approved by the Board of Adjustment to a special use permit approved by the Planning Commission; (2) exclude overflow

parking spaces in condominium or multi-family complexes in the calculation of required parking spaces; (3) require the STR property owner(s)' notarized certification to include an attestation that the subject STR property is covered by insurance that provides for a minimum of $500,000 liability coverage per occurrence; (4) repeal the requirement to submit a certificate of insurance; (5) provide that a bear box is required in the Incline Village General Improvement District's service territory following two confirmed trash violations; (6) modify the maximum occupancy calculation from one occupant for every 200 square feet of habitable space to two (2) occupants for each legally permitted bedroom, with the remainder of the home (excluding bedrooms) calculated as one occupant for every 200 square feet of habitable space; and all matters necessarily connected therewith and pertaining thereto. Proposed April 12, 2022, Passed May 10, 2022, Effective: May 20, 2022

May 6, 2022 Revisions: (WDCA21-0004) BILL NO. 1875, ORDINANCE NO. 1685. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), Article 324, by repealing sections 110.324.50(e)(11) and 110.324.50(f)(9) related to placement standards for new monopole antennas and lattice towers regulating emergency service communication facilities which are owned and operated by governmental agencies; and by adding a new section governing Emergency Service Communication Facilities which shall be permitted in all regulatory zones with an approved special use permit, and which addresses requirements for: a. General; b. Application; c. Exemptions; d. Findings; e. Right-of-Way; f. Height and Standards; g. Fencing; and h. Antenna Types; and all matters necessarily connected therewith and pertaining thereto. Proposed April 12, 2022, Passed April 26, 2022, Effective: May 6, 2022

December 27, 2021 Revisions: (WDCA21-0001) BILL NO. 1864, ORDINANCE NO. 1679. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), Article 406, by adding a new section which allows the Director of the Planning and Building Division to approve a modification of standards (Director's Modification) to reduce the front yard setback (as otherwise required by the underlying regulatory zone) by up to 10 feet when the edge of pavement or curb of the adjacent public right-of-way (ROW) of a local residential street is more than 20 feet from the property line. The Director's Modification must include a finding that the adjacent ROW is not planned for a future road expansion and must consider roadway safety and snow storage. Additionally, the County Engineer may request that Washoe County be released from any liability relating to street maintenance operations; and other matters necessarily connected therewith and pertaining thereto. Proposed November 16, 2021, Passed December 14, 2021, Effective: December 27, 2021

July 30, 2021 Revisions: (WDCA21-0003) BILL NO. 1859, ORDINANCE NO. 1672. An ordinance amending the Washoe County Code at Chapter 110 (Development Code) within Articles 304 and 902 by amending various definitions in order to better define the Continuum of Care Facility use type as a commercial use type; clarify that the application of residential density does not apply to Continuum of Care Facilities; specifically exempt Continuum of Care Facilities from the definition of "dwelling" and "dwelling unit"; and create a definition for Continuum of Care Unit; and other matters necessarily connected therewith and pertaining thereto. Proposed June 8, 2021, Passed July 20, 2021, Effective: July 30, 2021

July 30, 2021 Revisions: (WDCA21-0002) BILL NO. 1861, ORDINANCE NO. 1673. An ordinance amending Washoe County Code Chapter 110 (Development Code), Article 606, Parcel Maps. The amendment updates references to the current name of the Community Services Department, Planning and Building Division; clarifies language by removing the term "subdivision"; requires approval of a Tentative Subdivision Map in accordance with WCC 110.608, for division of a lot or lots created within five (5) years of the recording of a map creating the original parcel; and removes noticing requirements for tentative parcel maps; and other matters necessarily connected therewith and pertaining thereto.
AND
Amending Washoe County Code Chapter 110 (Development Code), Article 916, Establishment of Committees, Section 110.916.05 Parcel Map Review Committee. The amendment clarifies the

members of the Parcel Map Review Committee; defines the process of appointment of those members; provides for the appointment of alternate members; and sets the terms for members of that committee; and other matters necessarily connected therewith and pertaining thereto. Proposed June 22, 2021, Passed July 20, 2021, Effective: July 30, 2021

April 15, 2021 Revisions: (WDCA19-0008) BILL NO. 1852, ORDINANCE NO. 1665. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), within Article 302, Allowed Uses, to identify the types of review required for short-term rentals in each regulatory zone and to add an administrative review permit to the list of review types; within Article 304, Use Classification System, to update the residential use type description, add a definition for short-term rental, and update the definition for lodging services; within Article 410, Parking and Loading, to update the off-street parking space requirements table to include a reference to short-term rentals; and within Article 910, Enforcement, to specify that appeals of Administrative Hearing Office decisions related to short-term rentals would be heard by the Board of County Commissioners. Chapter 110 would also be amended to create Article 319, Short-Term Rentals (STRs), to establish standards, location limitations, defining unpermitted short-term rentals as nuisances, occupancy limits, parking requirements, safety/security considerations, signage, noise thresholds, trash/garbage collection rules, insurance requirements, Tahoe area considerations, permitting requirements, enforcement process, fees, fines, and penalties associated with short-term rentals; and to amend Article 306, Accessory Uses and Structures, by removing the procedural details for Administrative Review Permits, with those details being re-located into a new article that is updated to reflect minor changes related to short-term rentals. That article would be created as Article 809, Administrative Review Permits. Short-term rentals are a type of temporary lodging booked for fewer than 28-days and operated out of private residences such as homes, apartments and condos. They are commonly made available through property management companies and online booking services, and are also referred to as vacation rentals. The amendments also resolve discrepancies arising within existing Washoe County Code chapters as a result of the new code language, and other matters necessarily connected therewith and pertaining thereto. Proposed February 23, 2021, Passed March 23, 2021, Effective: April 15, 2021

April 15, 2021 Revisions: (WDCA19-0007) BILL NO. 1835, ORDINANCE NO. 1662. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), replacing Article 220, Tahoe Area Plan modifiers with two new articles, Article 220 Tahoe Area Plan modifiers and Article 220.1 Tahoe Area Design Standards. These amendments are meant to ensure the express conformance of Washoe County's plans with the 2012 Regional Plan adopted by the Tahoe Regional Planning Agency (TRPA) and are generally not intended to increase densities or intensities beyond what is currently permitted by the Regional Plan. The changes include but are not limited to the following: Adopting the TRPA's permissible uses set forth in TRPA Regional Plan Chapter 21, Permissible Uses, in lieu of Washoe County's allowed uses set forth in Article 302 of the Washoe County Development Code; Adopting design standards that are in conformance with the requirements set forth in the TRPA Regional Plan Chapter 13 Area Plans and Chapter 36 Design Standards; Adopting development standards that are consistent with the development standards set forth in the TRPA Regional Plan; Adopting neighborhood plans utilizing the boundaries and allowed uses of TRPA's plan area statements and community plans in lieu of Washoe County's regulatory zones set forth in Article 106 of the Washoe County Development Code; and including the Washoe County Planning Commission's direction to expand an available density incentive from memory care only to all residential care and nursing care uses; and other matters necessarily connected therewith and pertaining thereto. Proposed March 10, 2020, Passed January 26, 2021, Effective: April 15, 2021

January 22, 2021 Revisions: (WDCA20-0003) BILL NO. 1849, ORDINANCE NO. 1660. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), Article 434, Regional Development Standards within Cooperative Planning Areas and All of Washoe County, by removing all sections within the Article including: 434.00, Introduction; 434.05, Purpose; 434.10, Applicability; 434.15, Definitions; 434.20, Density; 434.25, Lot Adjacency; 434.30

Ridgelines; and 434.35 Earthquake Fault Areas. **And Remove** Article 822, Provisions for Amendments to Local Master Plans and Zone Changes in Areas Subject to Cooperative Planning Under the Regional Plan Settlement Agreement and remove all sections within the Article including: 822.00, Introduction; 822.05,Purpose; 822.10, Applicability; 822.15, Definitions; 822.20, Master Plan Policies and Goals, and Zoning Amendments Criteria; 822.25, Findings for Regional Form and Pattern including Open Space; 822.30, Findings for Housing; 822.35, Findings for Concurrency, Timing and Phasing of Infrastructure; 822.40, Findings for Public Service Levels and Fiscal Effect; and 822.45, Findings for Open Space, Resource Constraints and Cooperative Planning Considerations Not Elsewhere Addressed; and other matters necessarily connected therewith and pertaining thereto. Proposed December 8, 2020, Passed January 12, 2021, Effective: January 22, 2021

January 22, 2021 Revisions: (WDCA20-0002) BILL NO. 1850, ORDINANCE NO. 1661. An ordinance amending the Washoe County Code, Chapter 110 (Development Code), Article 412, Landscaping to:

a. Clarify where the standards of Article 412 apply
b. Clarify the process for review of extenuating circumstances for modification of standards
c. Clarify the requirements for landscaping plans
d. Require water conservation measures
e. Require preservation of Significant Trees
f. Provide for greater flexibility in design of civic and commercial required landscaping
g. Clarify that durable materials are required for screening fences
h. Update standards for numbers of required trees, shrubs and ground cover
i. Provide standards for revegetation of disturbed areas
j. Update standards for financial assurances;

and other matters necessarily connected therewith and pertaining thereto.
Proposed December 8, 2020, Passed January 12, 2021, Effective: January 22, 2021

October 23, 2020 Revisions: (WDCA20-0001) BILL NO. 1846, ORDINANCE NO. 1658. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), Article 406, Building Placement Standards, to add a new section addressing industrial zoned properties adjacent to residentially zoned property. New standards shall pertain to any uses within an industrial regulatory zone that are adjacent to residential regulatory zone parcels with specific requirements concerning setbacks, screening elements, lighting and loading and service areas. Proposed changes include but are not limited to an additional 50 foot setback required for any industrial use that is adjacent to residentially zoned property, 8 foot high screening element required along the property lines that are adjacent to residentially zoned property, limits of 25 feet on the height of lighting standards that are more than 100 feet from the shared property line of any residentially zoned property, and setback requirements for loading and service areas for parcels of one acre or more when adjacent to residentially zoned properties; and other matters necessarily connected therewith and pertaining thereto. Proposed September 22, 2020, Passed October 13, 2020, Effective: October 23, 2020

May 8, 2020 Revisions: (WDCA19-0005) BILL NO. 1834, ORDINANCE NO. 1648. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), by adding new language in Section 110.324.50(e), Monopole Antenna, and Section 110.324.50(f), Lattice Towers, to establish placement standards regulating emergency communication facilities which are owned and operated by governmental agencies. These amendments include the removal of a special use permit requirement for government entities for certain monopoles or lattice towers operated for purposes of emergency communication systems; and other matters necessarily connected therewith and pertaining thereto. Proposed March 10, 2020, Passed April 28, 2020, Effective: May 8, 2020

March 20, 2020 Revisions: (WDCA19-0006) BILL NO. 1833, ORDINANCE NO. 1646. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), Article 406, Building Placement Standards, to add a new section, Commercial and Industrial Building

Placement Standards, which will allow for variance or modification of the building placement standards including setbacks, minimum lot size, or minimum lot width for commercial and industrial regulatory zone parcels in conjunction with the approval of a special use permit or tentative subdivision map applicable to the subject property and without the need to file a separate application for a variance or modification, provided that the standards to be varied or modified are included in the notice for the hearing on the special use permit or tentative map application; and other matters necessarily connected therewith and pertaining thereto. Proposed February 25, 2020, Passed March 10, 2020, Effective: March 20, 2020

September 20, 2019 Revisions*:* (WDCA19-0003) BILL NO. 1829, ORDINANCE NO. 1642. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), within Article 410, Parking and Loading Table 110.410.10.3, Off-Street Parking Space Requirements (Commercial Use Types), to reduce the requirement for one parking space per storage unit to one parking space per 2,000 square feet of building footprint; and for other matters necessarily connected therewith and pertaining thereto.. Proposed August 27, 2019, Passed September 10, 2019, Effective: September 20, 2019

July 19, 2019 Revisions*:* (WDCA18-0005) BILL NO. 1827, ORDINANCE NO. 1640. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), within Article 306, Accessory Uses and Structures, at Section 110.306.10, Detached Accessory Structures, to revise the allowable quantity, location, size, aesthetics, permitting and other standards associated with the placement of cargo containers as detached accessory structures used for storage; within Article 310, Temporary Uses and Structures, at Section 110.310.35 (h), Temporary Contractor or Owner-builder Materials or Equipment Cargo Containers, to update the point in the permitting process at which a cargo container may be placed upon a vacant piece of property to support construction, and to establish additional timeframes regarding when such a cargo container must be removed; within Article 902, Definitions at Section 110.902.15, General Definitions to establish a definition for “Cargo Container”; and other matters necessarily connected therewith and pertaining thereto. Proposed June 25, 2019, Passed July 9, 2019, Effective: July 19, 2019

July 19, 2019 Revisions*:* (WDCA19-0001) BILL NO. 1826, ORDINANCE NO. 1639. An ordinance amending the Washoe County Code Chapter 110 (Development Code), within Article 406, Building Placement Standards 110.406.05, General, to add a requirement regulating setbacks on legal non-conforming lots, when the lot size does not meet the minimum lot size for the actual regulatory zone applicable to the lot, the allowed setbacks will be based on the regulatory zone thresholds for the next densest regulatory zone for which the actual lot size does meet the minimum lot size requirements; and to remove Section 110.406.35(e) Side Yards, Prior Zoning, regarding the option to use the side yard setback requirements of the land use category comparable to the parcel size for lots created prior to May 26, 1993; and other matters necessarily connected therewith and pertaining thereto. Proposed June 25, 2019, Passed July 9, 2019, Effective: July 19, 2019

April 5, 2019 Revisions*:* (WDCA18-0007) BILL NO. 1820, ORDINANCE NO. 1633. An ordinance amending the Washoe County Code Chapter 110 (Development Code), within Article 306, Accessory Uses and Structures, Detached Accessory Structures 110.306.10(a), Lot Coverage, to add a requirement regulating lot coverage limitations for accessory structures, by specifying that on legal non-conforming lots, when the lot size does not meet the minimum lot size for the actual regulatory zone applicable to the lot, the allowed lot coverage under this section will be based on the regulatory zone thresholds set forth in this section for the next densest regulatory zone for which the actual lot size does meet the minimum lot size requirements; and other matters necessarily connected therewith and pertaining thereto. Proposed March 12, 2019, Passed March 26, 2019, Effective: April 5, 2019

March 8, 2019 Revisions*:* (WDCA18-0006) BILL NO. 1817, ORDINANCE NO. 1630. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), within

Article 810, Special Use Permits, Section 110.810.60(a)(3)&(4) Modifications of a Special Use Permit, to update the reference to the department name in that section to Planning and Building Division; and to change two of the requirements for the director to approve modifications of approved special use permits that involve "more" than a 10% increase in the floor area covered by existing structures associated with the use, and "more" than a 10% increase in site area covered by the use, by replacing the word "more" with the word "less"; and for other matters necessarily connected therewith and pertaining thereto. Proposed February 12, 2019, Passed February 26, 2019, Effective: March 8, 2019

November 2, 2018 Revisions*:* (WDCA18-0004) BILL NO. 1811, ORDINANCE NO. 1624. An ordinance amending the Washoe County Code at Chapter 110 (Development Code) to change the number of van accessible handicapped parking spaces required in accordance with Washoe County Code Table 110.410.15.1 from one per eight handicapped parking spaces to one per six handicapped parking spaces for any parking facility serving the public; and, to address other matters necessarily connected therewith and pertaining thereto. Proposed October 9, 2018, Passed October 23, 2018, Effective: November 2, 2018

November 2, 2018 Revisions*:* (WDCA18-0001) BILL NO. 1810, ORDINANCE NO. 1625. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), within Article 218 (Sun Valley Area), Section 218.35(a) to remove "Neighborhood Commercial / Office" zoning from the areas in which mobile homes and manufactured homes are prohibited to be placed within the Sun Valley area.; and other matters necessarily connected therewith and pertaining thereto. Proposed October 9, 2018, Passed October 23, 2018, Effective: November 2, 2018

September 21, 2018 Revisions*:* (WDCA18-0002) BILL NO. 1809, ORDINANCE NO. 1623. An ordinance amending Washoe County Code Chapter 110 (Development Code) within Article 302, *Allowed Uses*, Table 110.302.05.2, Table of Uses (Civic Use Types), specifying that Private Education will be allowed with a board of adjustment special use permit in all regulatory zones except industrial and open space, and that Public Education will be allowed in all regulatory zones except industrial and open space with no special use permit required; within Article 304, *Use Classification System*, Section 110.304.20, Civic Use Types, to add to the definition of Education the sub-definitions of Private Education and Public Education; and for other matters necessarily connected therewith and pertaining thereto. Proposed August 28, 2018, Passed September 11, 2018, Effective: September 21, 2018

May 4, 2018 Revisions*:* (WDCA17-0010) BILL NO. 1805, ORDINANCE NO. 1619. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), within Article 306, Accessory uses structures, at Section 110.306.10, Detached Accessory Structures, to define how the height of an accessory structure is measured both when the structure is located within the required rear or side yard setback, and when not located within any applicable setback; and other matters necessarily connected therewith and pertaining thereto. Proposed April 10, 2018, Passed April 24, 2018, Effective: May 4, 2018

May 4, 2018 Revisions*:* (WDCA17-0007) BILL NO. 1804, ORDINANCE NO. 1618. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), within Article 406, Building Placement Standards, at Section 110.406.05, General, to modify the requirements applicable to measuring setbacks from certain easements by changing the requirement to measure setbacks from the edge of the easement when the easement is more than 20 feet wide; and, by clarifying that when a County maintained road is located outside of a recorded easement or right of way the setback is measured from the edge of the road; and for other matters necessarily connected therewith and pertaining thereto. Proposed April 10, 2018, Passed April 24, 2018, Effective: May 4, 2018

April 20, 2018 Revisions*:* (WDCA18-0003) BILL NO. 1802, ORDINANCE NO. 1616. An Ordinance amending the Washoe County Code at Chapter 25 (Business License Ordinance),

Chapter 53 (Miscellaneous Crimes), and Chapter 110 (Development Code) to provide for limited exemption of certain acts from criminal prosecution and for the licensing and land use authorization required to operate marijuana establishments (including cultivation facilities, distributors, product manufacturing facilities, testing facilities, and retail marijuana stores/medical dispensaries) which are licensed by the State of Nevada under NRS Chapter 453A and/or NRS Chapter 453D; to allow for all marijuana establishments in general commercial and industrial regulatory zones; to allow for retail marijuana stores/medical dispensaries in neighborhood commercial and tourist commercial regulatory zones as well;, and, to address other matters necessarily connected therewith and pertaining thereto. Proposed March 27, 2018, Passed April 10, 2018, Effective: April 20, 2018

December 22, 2017 Revisions*:* (WDCA17-0004) BILL NO. 1789, ORDINANCE NO. 1607. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), within Article 310, Temporary Uses and Structures, to update the standards within Section 110.310.35(g), Temporary Occupancy for the Care of the Infirm; and other matters necessarily connected therewith and pertaining thereto. The Code currently allows for temporary occupancy of a recreational vehicle (RV) or travel trailer by a person who provides care to an infirm resident of a single-family dwelling. The proposed update eliminates the requirement that it be the caregiver who temporarily occupies the RV or travel trailer and instead allows either the caregiver or the infirm person to occupy the RV or travel trailer; and for other matters necessarily connected therewith and pertaining thereto. Proposed November 14, 2017, Passed December 12, 2017, Effective: December 22, 2017

December 22, 2017 Revisions*:* (WDCA17-0002) BILL NO. 1788, ORDINANCE NO. 1606. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), within Article 422, Water and Sewer Resource Requirements, to remove the requirement to dedicate water rights to Washoe County for commercial, industrial, or civic uses in areas not served by the Truckee Meadows Water Authority, or a General Improvement District (formally defined in the proposed amendments); and for other matters necessarily connected therewith and pertaining thereto. Proposed November 14, 2017, Passed December 12, 2017, Effective: December 22, 2017

December 8, 2017 Revisions: (WDCA17-0006) BILL NO. 1790, ORDINANCE NO. 1604. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), of the Washoe County Code within Article 804 (Variances), to add Section 110.804.35 (Minor Deviations) to allow the Director of the Planning and Building Division to grant minor deviations of standards within Chapter 110 of the Washoe County Code for deviations less than 10 percent of the applicable Development Code Standard; to establish an application process for minor deviations; and for other matters necessarily connected therewith and pertaining thereto. Proposed November 14, 2017, Passed November 28, 2017, Effective: December 8, 2017.

December 8, 2017 Revisions: (WDCA17-0005) BILL NO. 1787, ORDINANCE NO. 1603. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), of the Washoe County Code within Article 808 (Administrative Permits), Section 808.40(b) to increase the maximum number of days allowed from acceptance of a complete application for an Administrative Permit to the required public hearing on the application from fifty (50) to sixty-five (65).; and other matters necessarily connected therewith and pertaining thereto. Proposed November 14, 2017, Passed November 28, 2017, Effective: December 8, 2017.

August 4, 2017 Revisions: (WDCA17-0001) BILL NO. 1783, ORDINANCE NO. 1598. An ordinance amending the Washoe County Code at Chapter 110 (Development Code) Section 110.505.30, to allow certain Electronic Message Display (EMD) signs to be located closer than the existing 200 foot minimum distance requirement between any residentially zoned property and an EMD. The exception would allow an otherwise permitted EMD to be placed within 100 feet of a residentially zoned property if it (1) is operated by a governmental entity, (2) is located on property owned or controlled by a governmental entity, and (3) only conveys public health,

safety, and welfare information including traffic control and directional information; and other matters necessarily connected therewith and pertaining thereto. Proposed July 11, 2017, Passed July 25, 2017, Effective: August 4, 2017.

March 10, 2017 Revisions: (DCA16-007) BILL NO. 1776, ORDINANCE NO. 1591. An ordinance amending the Washoe County Code at Chapter 110 (Development Code) within Article 324 *Communication Facilities* at Section 110.324.50(e), to include the General Rural Agricultural regulatory zone among the regulatory zones where wireless communication facility monopole antennas are allowed with a special use permit; to clarify that all new monopole antennas require the approval of a Special Use Permit; and to replace the master plan designations of Rural Residential, Suburban Residential, and Urban Residential with the corresponding regulatory zones of High Density Rural (HDR), Medium Density Rural (MDR), Low Density Rural (LDR), Low Density Suburban (LDS), Medium Density Suburban (MDS), High Density Suburban (HDS), Low Density Urban (LDU), Medium Density Urban (MDU), and High Density Urban (HDU).; and other matters necessarily connected therewith and pertaining thereto. Proposed February 14, 2017, Passed February 28, 2017, Effective: March 10, 2017.

November 25, 2016 Revisions: (DCA16-006) BILL NO. 1771, ORDINANCE NO. 1587. An ordinance amending the Washoe County Code at Chapter 110 (Development Code) within Article 306, *Accessory Uses and Structures*, at Section 110.306.10, *Detached Accessory Structures* to add regulations governing the establishment of agricultural hoop houses and high tunnels, including requiring them to meet detached accessory structure placement standards and height limitations for the applicable regulatory zone, but exempting them from general lot coverage limitations; within Article 902, *Definitions,* at Section 110.902.15, *General Definitions* to add a definition for "Hoop House/High Tunnel"; and other matters necessarily connected therewith and pertaining thereto. Proposed October 11, 2016, Passed November 15, 2016, Effective: November 25, 2016.

October 7, 2016 Revisions: (DCA16-001) BILL NO. 1770, ORDINANCE NO. 1586. An ordinance amending the Washoe County Code at Chapter 110 (Development Code) within Article 302, *Allowed Uses*, at Section 110.302.05.3, *Table of Uses (Commercial Use Types)* to allow a new use type titled "Winery" in the Medium Density Suburban, Low Density Suburban, High Density Rural, Medium Density Rural, Low Density Rural, General Rural Agricultural, and General Rural regulatory zones; within Article 304 *(Use Classification System)* at Section 110.304.25 (gg) to create a new use titled "Winery" that would allow wineries to be established in certain residential regulatory zones subject to the approval of either a business license or an Administrative Permit; to allow recurring special events in conjunction with a winery use in certain rural and residential regulatory zones subject to approval of an Administrative Permit; within Article 410 *(Parking and Loading)* at Section 110.410.10.3 to establish parking standards for the Liquor Manufacturing and Winery commercial use types, and to make other changes necessarily connected therewith and pertaining thereto. Proposed September 13, 2016, Passed September 27, 2016, Effective: October 7, 2016.

August 19, 2016 Revisions: (DCA16-002) BILL NO. 1768, ORDINANCE NO. 1584. An ordinance amending the Washoe County Code at Chapter 110 (Development Code) within Article 306, *Accessory Uses and Structures*, at Section 110.306.15, *Main Structures Required* to allow an accessory structure or use on a parcel that does not have a main structure or use when adjacent to a parcel with a main structure or use and when both parcels are under the same ownership, subject to the recordation of a deed restriction; within Article 410, *Parking and Loading* at Section 110.410.20(c), *Location of Required Parking Spaces* to clarify that a garage on an adjacent lot may only be used to satisfy a dwelling's parking requirements if it is also in compliance with Section 110.306.15; within Article 902, *Definitions* at Section 110.902.15, *General Definitions* to update the definitions of "Detached Accessory Structure," "Lot" and "Parcel of Land" to better reflect the clarifications identified above; and other matters necessarily

connected therewith and pertaining thereto. Interpretation 96-4 Removed from Development Code. Proposed July 26, 2016, Passed August 9, 2016, Effective: August 19, 2016.

April 22, 2016 Revisions: (DCA14-009) BILL NO. 1762, ORDINANCE NO. 1578. An ordinance amending the Washoe County Code at Chapter 110 (Development Code) to amend Article 500 - Signs: Title and Contents; to remove Article 502 - Billboard Regulations and Article 504 - Sign Regulations; and to adopt new Article 505 (Sign Regulations), and other matters necessarily connected therewith and pertaining thereto. Proposed March 22, 2016, Passed April 12, 2016, Effective: April 22, 2016.

January 22, 2016 Revisions: (DCA14-014) BILL NO. 1755, ORDINANCE NO. 1572. An ordinance repealing the existing storm water discharge Ordinance 1223 (2003) and replacing it by amending the Washoe County Code at Chapter 110 (Development Code) to create Article 421, Storm Water Discharge Program, in order to update, codify and provide best management practices relating to the storm water discharge program and the National Pollutant Discharge Elimination System (NDPES) permit issued to Washoe County, and other matters necessarily connected therewith and pertaining thereto. Proposed December 8, 2015, Passed January 12, 2016, Effective: January 22, 2016.

November 6, 2015 Revisions: (DCA14-012) BILL NO. 1750, ORDINANCE NO. 1568. An ordinance amending the Washoe County Code at Chapter 110 (Development Code) at Article 422, *Water and Sewer Resource Requirements*, for changes required from the transfer of the water utility functions of the Washoe County Community Services Department to the Truckee Meadows Water Authority and to delete Sections 110.422.30, *Contracts for Water Rights and Water Facilities*, Sections 110.422.10, *Water Resources* and 110.706.10, *Southeast Truckee Meadows Specific Plan Impact Fee*, in their entirety; to add a new Section 110.422.02, *Definitions*; to amend Section 110.422.00, *Purpose*, for water and sanitary resource requirements for development; to clarify in Section 110.422.01, *Exceptions*, that the resource requirements do not apply to the Tahoe Planning Area, areas within the TMWA service area, and developments within a General Improvement District (GID) which is receiving water and sanitary sewer service from said GID; to clarify in Section 110.422.05, *Applicability*, where within the County the resource requirements apply; to amend 110.422.15, *Water Rights Satisfaction*, for resource requirements and water rights dedication or relinquishment requirements outside of TMWA's service area; to remove administrative and service fee requirements from Section 110.422.20, *Authority to Utilize Dedicated Water Rights and Collect Administrative Fees*; to clarify in Section 110.422.25, *Water Facilities*, the procedures to offer for dedication and to operate water delivery facilities; and, to update the Article with the current Community Services Department organization and remove references to the Department of Water Resources, Utility Services Division. Recommendations include other matters properly relating thereto. Proposed October 13, 2015. Passed October 27, 2015. Effective: November 6, 2015.

November 6, 2015 Revisions: (DCA15-001) BILL NO. 1749, ORDINANCE NO. 1567. An ordinance amending the Washoe County Code at Chapter 110 (Development Code) within Article 306, *Accessory Uses and Structures*, at Section 110.306.10, *Detached Accessory Structures*, to clarify when a building permit is required for a cargo container; at Section 110.306.35, *Outdoor Storage/Outdoor Display*, for the definition of a commercial vehicle and for exceptions to commercial vehicle storage; within Article 310, *Temporary Uses and Structures*, at Section 110.310.35, *Mobile Homes, Manufactured Homes, Travel Trailers, Commercial Coaches and Recreational Vehicles*, to change the name of storage containers to cargo containers to match regulations within Article 306 and to refine regulations concerning temporary contractor or owner-builder portable containers; and, to update these sections within both Article 306 and Article 310 to reflect the current organization of the Community Services Department and the Health District's name. Recommendations include other matters properly relating thereto. Proposed October 13, 2015. Passed October 27, 2015. Effective: November 6, 2015.

July 3, 2015 Revisions: (DCA14-005) BILL NO. 1744, ORDINANCE NO. 1561. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), Article 106, Master Plan Categories and Regulatory Zones at Section 110.106.15, Regulatory Zones, to repeal and replace paragraph (u) with new language re-defining the Specific Plan Regulatory Zone, to amend Table 110.302.05.4 governing industrial land use types to define which industrial use types are permitted in the Specific Plan Regulatory Zone, and to add Article 442, Specific Plan Standards and Procedures, to provide criteria and procedures for rezoning to the Specific Plan Regulatory Zone, tentative approval, final approval, recording, enforcement and amendment of Specific Plans, consistent with NRS 278A Planned Development. Recommendations include other matters properly relating thereto. Proposed June 9, 2015. Passed June 23, 2015. Effective: July 3, 2015.

May 8, 2015 Revisions: (DCA14-010) BILL NO. 1736, ORDINANCE NO. 1555. An ordinance amending the Washoe County Code at Chapter 110 (Development Code), to delete Section 110.806.25, *Hearing of Appeal by Board*, and Section 110.806.30, *Notice of Board Hearing*, of Division Eight, *Procedures*; to add a new Section at 110.912.20 of Division Nine, *General Provisions*, regarding appeals to the Board of County Commissioners of decisions by the Board of Adjustment, the Planning Commission, and Hearing Examiners; to amend various sections throughout the Development Code to adopt the new appeal provisions, including Section 110.606.55, *Appeals of Parcel Map Decisions*, and Section 110.608.15, *Appeals of Decisions Regarding Subdivision Map*s, of Division Six, *Subdivision Regulations*; and, Section 110.804.40, *Appeals of Decisions Regarding Variances*, Section 110.806.15, *Review Procedures of Planning Commission Regarding Vacations and Abandonments of Easements or Streets*, Section 110.806.35, *Action by Board Regarding Vacations and Abandonments of Easements or Streets*, Section 110.808.45, *Appeals of Decisions Regarding Administrative Permits*, Section 110.810.50, *Appeals of Decisions Regarding Special Use Permits*, Section 110.818.25, *Appeals of a Denial Regarding Development Code Amendments*, and Section 110.818.30, *Action by Board Regarding Development Code Amendments*, of Division Eight, *Procedures*; and, Section 110.912.10, *Washoe County Board of Adjustment*, to add a new subsection (j) to provide general rules regarding appeals of administrative decisions to the Board of Adjustment and other matters relating to the new appeal provisions and Board membership that is no longer applicable; Section 110.914.05, *Washoe County Department of Community Development*, at subsection (f) to provide for appeals of a decision of the Director; and, Section 110.914.00, *Purpose*, and Section 110.914.05, *Washoe County Department of Community Development,* to correct the terminology of the Planning and Development Division with the establishment of the Community Services Department of Division Nine, *General Provisions*. Recommendations include other matters properly relating thereto. Proposed April 14, 2015. Passed April 28, 2015. Effective: May 8, 2015.

April 14, 2015 Revisions: (DCA14-007) BILL NO. 1735, ORDANCE NO. 1554. An ordinance amending the Washoe County Code at Chapter 110 (Development Code) at Article 821, *Amendment of Regulatory Zone*, to add a new Section 110.821.02, *Definitions*; to amend Section 110.821.05, *Requirements for Application*, to correct references to the Director and Division and to add a provision for pre-application meetings; Section 110.821.10, *Supplemental Guidelines, Standards and Criteria*, to correct references to the Director; Section 110.821.15, *Review Procedures*, to clarify notice for the public hearing and procedures for concurrent application processing, to provide for adoption, denial and no action on the amendment by the Commission, and to remove findings for a denial; Section 110.821.20, *Notice*, to reference NRS for noticing and to add provisions for notice to GIDs and military installations; Section 110.821.25, *Appeal of Denial*, and Section 110.821.30, *Action by Board of County Commissioners on Appeal*, to amend procedures for Board action on amendments to be consistent with other Development Code provisions; Section 110.821.35, *Written Record*, to provide provisions for Board findings when the Commission makes no findings; Section 110.821.45, *Modification of Regulatory Zone Amendment*, and Section 110.821.50, *Moratorium*, for minor grammar changes; and, Section

110.821.60, *Minor Amendment of a Regulatory Zone map*, to modify procedures for Board Action on minor amendments to be consistent with other Development Code provisions and to define the content of the Board's adopting resolution. Recommendations include other matters properly relating thereto. Proposed March 24, 2015. Passed April 14, 2015. Effective April 24, 2015.

April 14, 2015 Revisions: (DCA14-006) BILL NO. 1734, ORDANCE NO. 1553. An ordinance amending Washoe County Code Chapter 110 (Development Code) at Article 820, *Amendment of Master Plan*, to clarify Planning Commission procedures for adopting, denying or not taking action on a proposed master plan amendment; to change findings of fact required when the Planning Commission denies a master plan amendment; to establish the procedures, change voting requirements, and clarify possible actions when a decision of the Planning Commission is appealed to the Board of County Commissioners; to clarify procedures and standards for the Board of County Commissioners when adopting, modifying or denying master plan amendments; to provide for conditional resolutions approving master plan amendments pending conformance review by a regional planning commission; and, to change names and titles to reflect the reorganization of the Community Development Department. Recommendations include other matters properly relating thereto. Proposed March 24, 2015. Passed April 14, 2015. Effective April 24, 2015.

January 27, 2015 Revisions: (DCA14-013) BILL NO. 1731, ORDINANCE NO. 1550. An ordinance amending Washoe County Code Chapter 110, Development Code, at Article 706 (Impact Fees) at Section 110.706.05, Regional Road Impact Fee, to correct NRS citations, to reference the latest General Administrative Manual (GAM) for applicability, to adopt the latest approved GAM, to adopt the latest version of the Regional Road Improvement Fee System Capital Improvement Plan (RRIF CIP), to define service area boundaries as within the GAM and fees as within the Regional CIP, and to set the impact fees in accordance with the GAM and the fee schedule within the RRIF CIP; and, providing for matters properly related thereto. Proposed January 13, 2015. Passed January 27, 2015. Effective February 6, 2015.

August 26, 2014 Revisions: (DCA14-004) BILL NO. 1721, ORDINANCE NO. 1540. An ordinance amending Washoe County Code Chapter 110, Development Code, at Article 302 (Allowed Uses) and Article 304 (Use Classification System) to reduce regulatory barriers to the production and sale of food in certain regulatory zones, and to amend use definitions to authorize community gardens and increase opportunities for local, small scale food production; and providing for other matters properly relating thereto.. Proposed August 12, 2014. Passed August 26, 2014. Effective September 5, 2014.

June 17, 2014 Revisions: (DCA14-003) BILL NO. 1712, ORDINANCE NO. 1532. An Ordinance amending Washoe County Code Chapter 110, Development Code, at Article 302 (Allowed Uses) and Article 304 (Use Classification System) to regulate the location for liquor manufacturing as a commercial use type in appropriate regulatory zones; to create a definition for liquor manufacturing as a commercial use type; and, to add clarity to the definitions of the eating and drinking establishments and liquor sales commercial use types; and providing for other matters properly relating thereto. Proposed May 13, 2014. Passed June 17, 2014. Effective June 27, 2014.

June 17, 2014 Revisions: (DCA14-002) BILL NO. 1713, ORDINANCE NO. 1531. An Ordinance to amend Washoe County Code, Chapter 110, Development Code, at Article 306 (Accessory Uses and Structures), Section 110.306.10(g), to modify certain standards for placement and mitigation of visual impacts of cargo containers as permanent detached accessory structures on

residential properties; and providing for other matters properly relating thereto. Proposed May 13, 2014. Passed June 17, 2014. Effective June 27, 2014.

April 8, 2014 Revisions: (DCA14-001) BILL NO. 1708, ORDINANCE NO. 1527. An Ordinance amending the Washoe County Code at Chapter 25 (Business Licenses, Permits and Regulations), Chapter 53 (Miscellaneous Crimes), and Chapter 110 (Development Code) to provide for limited exemption of certain acts from criminal prosecution and for the licensing and land use authorization required to operate medical marijuana establishments (including dispensaries, cultivation facilities, testing laboratories, and production facilities) which are registered and permitted by the State of Nevada under NRS Chapter 453A, and providing for matters properly related thereto. Proposed March 25, 2014. Passed April 8, 2014. Effective April 18, 2014.

February 25, 2014 Revisions: (DCA13-002) BILL NO. 1705, ORDINANCE NO. 1524. An ordinance technically amending the Washoe County Code at Chapter 110, Development Code, by creating a new Article 440, Public School Facilities Design Standards, to implement the requirements of AB87 of the 2013 Legislature by creating common standards for the development of schools between Washoe County and the two municipalities within Washoe County, and providing for other matters properly relating thereto. Proposed February 11, 2014. Passed February 25, 2014. Effective March 7, 2014.

October 22, 2013 Revisions: (DCA13-001) BILL NO. 1700, ORDINANCE NO. 1519. An ordinance technically amending the Washoe County Code at Chapter 110, Development Code, Article 306, Accessory Uses and Structures, and Article 310, Temporary Uses and Structures, to implement uses authorized by SB206 and AB200 of the 2013 Legislature by allowing the establishment of a Cottage Food Operation as an accessory use in certain facilities, and to add a Farm to Fork event as an allowed temporary use, and providing for other matters properly relating thereto. Proposed October 8, 2013. Passed October 22, 2013. Effective November 1, 2013.

June 25, 2013 Revisions: (DCA12-002) BILL NO. 1685, ORDINANCE NO. 1513. An ordinance amending the Washoe County Code at Chapter 110, Development Code, Article 226, Warm Springs Area, to create a new section in order to regulate equestrian uses, such as boarding stables, commercial stables and equestrian facilities on all legally-established parcels greater than 35 acres in area and zoned General Rural (GR) or General Rural Agricultural (GRA) in the Warm Springs planning area, and to add definitions specific to these types of uses. Further to amend Article 302, Allowed Uses, to modify the Table of Uses for Commercial Use Types to reference Article 226 for commercial stables use types within the Warm Spring planning area. Proposed February 12, 2013 (Planning Commission endorsed version); June 11, 2013 (Board of County Commission/adopted version). Passed June 25, 2013. Effective July 12, 2013.

February 26, 2013 Revisions: (DCA12-008) BILL NO. 1686, ORDINANCE NO. 1504. An ordinance amending the Washoe County Code at Chapter 110, Development Code, Article 304, Use Classification System, and Article 902, Definitions, to remove confusing language in the existing use definition for Inoperable Vehicle Storage, and to re-establish a definition for inoperable vehicle for application to the Inoperable Vehicle Storage use, and providing for other matters properly relating thereto, as recommended for adoption by the Washoe County Planning Commission. Proposed February 12, 2013. Passed February 26, 2013. Effective March 8, 2013.

October 23, 2012 Revisions: (DCA12-003) BILL NO. 1680, ORDINANCE NO. 1499. An ordinance amending the Washoe County Code at Chapter 110, Development Code, Article 438, Grading Standards, to make the Code easier for the general public to understand and interpret,

establish an enforcement mechanism that incentivizes voluntary compliance, creates a clear system of minor and major grading activities to reduce the number of required special use permits, and incorporate other beneficial changes as may be identified during the public hearing process and properly relating to the efficient administration of Article 438 of the Development Code. Proposed September 25, 2012. Passed October 23, 2012. Effective November 2, 2012.

(DCA12-004) BILL NO. 1681, ORDINANCE NO. 1500. An ordinance amending the Washoe County Code at Chapter 110, Development Code, Article 420, Storm Drainage Standards, to add language that will be removed from Article 438, Grading Standards. The subject language pertains to building setbacks from drainage ways, as recommended for adoption by the Washoe County Planning Commission. Proposed September 25, 2012. Passed October 23, 2012. Effective November 2, 2012.

(DCA12-005) BILL NO. 1682, ORDINANCE NO. 1501. An ordinance amending Article 910, Enforcement, of the Washoe County Development Code, Washoe County Code Chapter 110, to authorize and establish procedures for the use of administrative and civil court proceedings available under Washoe County Code Chapter 125 to enforce development regulations (including the Development Code, building codes, and permits, maps, orders and development agreements issued under them) including the possible use of stop work orders, remediation orders, administrative proceedings (including the use of warnings, civil penalties and hearings before administrative hearing officers), summary and judicial abatement proceedings, civil court actions, and revocation of permits and development agreements in addition to the criminal and civil remedies already available under the present Development Code. The ordinance also establishes requirements and procedures for aggrieved persons to appeal zoning and building code decisions of enforcement officials and administrative hearing officers to the Board of Adjustment, and the judicial review of the decisions of the Board of Adjustment. Recommendations include other matters properly related to enforcement of the Development Code. Proposed September 25, 2012. Passed October 23, 2012. Effective November 2, 2012.

September 25, 2012 Revisions: (DCA12-006) BILL NO. 1679, ORDINANCE NO. 1497. An ordinance amending the Washoe County Code at Chapter 110, Article 302, Allowed Uses, and Article 304, Use Classification System, to establish a new classification identified as “Data Center” and specify in which zoning districts and under what conditions it will be permitted and providing other matters properly relating thereto. Proposed September 11, 2012. Passed September 25, 2012. Effective October 5, 2012.

July 30, 2012 Revisions: (DCA12-001) BILL NO. 1673, ORDINANCE NO. 1494. An ordinance amending the Washoe County Code at Chapter 110, Article 302, Allowed Uses, and Article 304, Use Classification System, to define and allow a “Caretaker’s Residence – Attached” and (with an administrative permit) “Caretaker’s Residence – Detached” in industrial developments and providing for other matters properly relating thereto. Proposed June 26, 2012. Passed July 30, 2012. Effective August 9, 2012.

March 27, 2012 Technical Revisions: (DCA10-007) Bill No. 1666, ORDINANCE NO. 1485. An ordinance amending the Washoe County Code at Chapter 110, Article 302, Allowed Uses; Article 304, Use Classification System; Article 322, Group Care Facilities; and Article 902, Definitions, to add new definitions required by AB 544 of the 2011 Nevada Legislature, and clarify which types of group homes are to be classified and provided with all the same allowed uses as single family residences, and which types are to be classified and treated as civic use facilities under the Nevada Group Home law (NRS 278.0238 through NRS 278.02388); the Federal Fair Housing Amendments Act (42 U.S.C. 3600 – 3631) and a federal court case in 2008; and providing for other matters properly relating thereto. Proposed March 13, 2012. Passed March 27, 2012. Effective April 6, 2012.

January 24, 2012 Revisions: (DCA11-003) BILL NO. 1661, ORDINANCE NO. 1480. An ordinance amending the Washoe County Code at Chapter 110, Article 306, Accessory Uses and Structures, Section 110.306.10(g), Detached Accessory Structures, Cargo Containers, to include Sea-land Containers, Cargo Containers or Other Portable Storage Containers not Designated for Independent or "In-tow Trailer" Highway Use, to clarify what constitutes placement of a container between a dwelling and a road or access easement and to provide specific standards for placement of a cargo container adjacent to an access that is not the primary access to a lot; to provide for minor modification of the required placement standards for a cargo container by the Director of Community Development under certain circumstances; and to remove all ambiguity that cargo containers may not be established as an "Agricultural Building as a Main Use" pursuant to Article 330, Domestic Pets and Livestock; and providing for other matters properly relating thereto. Proposed December 13, 2011. Passed January 24, 2012. Effective February 3, 2012.

(DCA11-004) BILL NO. 1662, ORDINANCE NO. 1481. An ordinance for technical revision and amendment of the Washoe County Code at Chapter 110, Article 304, Use Classification System, at Section 110.304.25(c)(4) to implement the required provisions of SB191, adopted by the Nevada State Senate on June 20, 2011, regarding pet crematories. Proposed December 13, 2011. Passed January 24, 2012. Effective February 3, 2012.

November 8, 2011 Revisions: (DCA11-001) BILL NO. 1654, ORDINANCE NO. 1475. An ordinance amending the Washoe County Code at Chapter 110, to change the name of the existing regulatory zone of "General Rural Residential" to "General Rural Agricultural" and will change some of the allowed and permitted uses presently found in the General Rural Residential Regulatory Zone to allowed and permitted uses from the pre-1993 Regulatory Zone of A-7. Proposed October 25, 2011. Passed November 8, 2011. Ordinance effective November 18, 2011. Provisions effective January 12, 2012.

January 25, 2011 Revisions: (DCA10-006) BILL NO. 1638, ORDINANCE NO. 1458. An ordinance amending the Washoe County Code at Chapter 110, Article 406, Building Placement Standards, to increase the density for Manufactured Home Parks within the Medium Density Suburban (MDS) and Medium Density Suburban 4 (MDS 4) regulatory zones for all areas within Washoe County previously designated Trailer Overlay (TR) zoning and providing other matters properly relating thereto. Proposed January 11, 2011. Passed January 25, 2011. Effective February 4, 2011.

January 11, 2011 Revisions: (DCA09-001) BILL NO. 1637, ORDINANCE NO. 1457. An ordinance amending the Washoe County Code at Chapter 110, Article 416, Flood Hazards, in order to adopt guidelines for the mitigation of lost floodplain storage and maintenance of adequate storage in the Critical Flood Storage Zone according to the procedure adopted by the Truckee River Flood Project Coordinating Committee and to enact that process of determining appropriate mitigation, if any, including specific amendments to establish criteria for "no adverse impact," establish mitigation for grading and fill in the Critical Flood Zone 1, and establish exceptions to grading in the Critical Flood Zone 1, as well as specific amendments to Washoe County Code 110.416.57 "Standards for all Development in Critical Flood Storage Zones" relating to the elevation and location of required mitigation for development in the Critical Flood Storage Zone and other necessary amendments to reflect updated information and procedures on the management of flood hazards. Proposed December 14, 2010. Passed January 11, 2011. Effective January 21, 2011.

December 14, 2010 Revisions: (DCA10-006) BILL NO. 1633, ORDINANCE NO. 1455. An ordinance amending the Washoe County Code at Chapter 110, Article 406, Building Placement Standards, to increase the density for Manufactured Home Parks within the Medium Density Suburban (MDS) and Medium Density Suburban 4 (MDS 4) regulatory zones for all areas within

Washoe County previously designated Trailer Overlay (TR) zoning and providing other matters properly relating thereto. Proposed November 9, 2010. Passed December 14, 2010. Effective December 24, 2010. [This Ordinance was reprocessed to provide clarification of the Ordinance and was correctly adopted as Ordinance 1458, effective February 4, 2011.]

September 28, 2010 Revisions: (DCA10-001) BILL NO. 1631, ORDINANCE NO. 1451. An ordinance amending Washoe County Code at Chapter 110, Article 302, Allowed Uses; Article 304, Use Classification System; Article 306, Accessory Uses and Structures; and Article 902, Definitions. The amendments include revisions to the Table of Allowed Uses to eliminate code inconsistencies and amend permit requirements. The proposed amendments revise the majority of Article 306, Accessory Uses and Structures, including but not limited to: buildable area regulations; existing restrictions on two-story accessory structures; connection of a detached accessory structure to water and sewer; permit requirements for structures larger than the main dwelling; the definition and size standards for attached accessory dwellings; the definition, size, and minimum lot standards for detached accessory dwellings; permitting procedures for detached accessory dwellings; definitions and standards for hallways, breezeways; definitions and standards for outdoor storage/outdoor display; changes necessitated by approval of the Nuisance Code; and other matters properly relating thereto. Proposed September 14, 2010. Passed September 28, 2010. Effective January 1, 2011.

July 13, 2010 Revisions: (DCA10-002) BILL NO. 1628, ORDINANCE NO. 1447. An ordinance amending the Washoe County Code at Chapter 110, by amending the entirety of the Development Code, including but not limited to implementation of the naming conventions of "Master Plan," "Regulatory Zone," and "Zoning" which replace "Comprehensive Plan," "Land Use Designation," and "Planned Land Use" where appropriate, and deleting or deleting and replacing obsolete references and data, and accurately reflecting the County's organizational structure; deletion of Article 816, Specific Plans, as obsolete; changes to Division One, Article 106, Regulatory Zones, to define Master Plan Categories and Regulatory Zones and to define the relationships therein, and to establish the location of the Washoe County Regulatory Zone Map; Division Three, Article 302, Allowed Uses, to include "Low Density Suburban 2 (LDS2) and "Medium Density Suburban 4 (MDS4)" as new zoning designations (having been previously created in various adopted area plans); Division Four, Article 406, Building Placement Standards, to provide development standards for Low Density Suburban 2 (LDS2) and Medium Density Suburban 4 (MDS4); Division Eight, Article 820, Amendment of Comprehensive Plan, to define procedures and standards for amending the new master Plan; and finally the creation of Article 821, Amendment of Regulatory Zone, to establish the procedures and standards for the amendment of regulatory zone boundaries, otherwise known as amendments to the zoning map, and providing other matters properly relating thereto. If adopted the ordinance will become effective on the date the Board Chair signs the resolution adopting the Comprehensive Plan Amendments described in CP10-002. Proposed June 22, 2010. Passed July 13, 2010. Effective September 9, 2010.

June 22, 2010 Revisions: (DCA08-009) BILL NO. 1623, ORDINANCE NO. 1443. An ordinance amending the Washoe County Code at Chapter 110, Article 302, Allowed Uses, Article 304, Use Classification System, and Article 326, Wind Machines. The amendments will include the revision to the table of allowed uses to include the addition of new renewable energy use types and the amendments to the standards for wind machines. The proposed amendments would revise all aspects of Article 326 (Wind Machines) including but not limited to setbacks, noise, electromagnetic interference, wildlife impacts, meteorological towers, repair and removal of wind machines and submittal requirements for commercial wind machines and other matters related thereto. Proposed May 25, 2010. Passed June 22, 2010. Effective July 26, 2010.

February 23, 2010 Revisions: (DCA09-002) BILL NO. 1612, ORDINANCE NO. 1433. An ordinance amending Washoe County Code Chapter 110, Development Code, Article 302, Article

304 and Article 410: Table 110.302.05.1 by allowing attached accessory dwellings in the General Rural regulatory zone; Table 110.302.05.3 to require special use permits instead of administrative permits to approve commercial stables in the Low, Medium and High Density Rural, Low Density Suburban, Parks and Recreation, and General Rural regulatory zones; Table 110.302.05.3 and Section 110.304.25 to create a new use for senior continuum of care facilities; Table 110.302.05.5 to allow agricultural sales subject to a special use permit in the Medium and High Density Rural and the Low Density Suburban regulatory zones; Section 110.304.35(c) to add "Aquaculture" to the definition of "Animal Production"; Section 110.304.25(d)(5) and 110.304.30(d)(3) and 110.304.30(f) to add storage of manufactured homes to the typical uses of "Equipment Repair and Sales," "General Industrial – Heavy" and "Inoperable Vehicle Storage"; Section 110.304.20(k) to add "private not for profit" ownership to the definition of "Parks and Recreation" use type; Section 110.304.05(c) to include a reference to the North American Industry Classification System when a use type is not clearly identified in code; Section 110.304.25(d)(7) to remove "car and truck rental lots" from the typical uses specified for "Automotive and Equipment, Storage of Operable Vehicles" use type; Section 110.304.25 to require all permanent commercial uses to construct a commercial structure; Section 110.304.25 to include convention facilities and wedding chapels as typical uses under the "Convention and Meeting Facilities" use type; Table 110.302.05.5 and Section 110.304.35 to create a new use type "Commercial Animal Slaughtering, Mobile"; and Section 110.304.35 to allow small scale produce sales, for a maximum duration of 30 days in any one calendar year in all regulatory zones; Table 110.302.05.2 to change "Public Service Yards" from a special use permit reviewed by the Planning Commission to one reviewed by the Board of Adjustment; Table 110.302.05.5 to change "Commercial Animal Slaughtering" from a special use permit reviewed by the Planning Commission to on reviewed by the Board of Adjustment; Table 110.410.10.3 to add parking standards for "Senior Continuum of Care Facilities"; Table 110.410.10.5 to add parking standards for "Commercial Animal Slaughtering, Mobile"; and, providing other matters properly related thereto. Proposed February 9, 2010. Passed February 23, 2010. Effective March 5, 2010.

February 9, 2010 Revisions: (DCA09-003) BILL NO. 1611, ORDINANCE NO. 1432. An ordinance amending Washoe County Code at Chapter 110 by eliminating the requirement for retaining a technical expert to perform a technical review on requests for building permits for facilities under Section 110.324.45, 110.324.50, 110.324.55 or other technical review requirements; and removing the public noticing requirement for building permits for wireless communication facilities in 110.324.60(c) and providing other matters properly relating thereto. Proposed January 26, 2010. Passed February 9, 2010. Effective February 19, 2010.

January 12, 2010 Revisions: (DCA08-004) BILL NO. 1605, ORDINANCE NO. 1425. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 420, Storm Drainage Standards, by establishing options for the use of Low Impact Development (LID) storm drainage techniques for new development; adding guidelines for enforcement; providing a list of projects that require or may require a drainage report; referencing newly completed regional standards manuals and other development codes within the County which relate to drainage; adding sections on erosion and sediment control; omitting Sections 110.420.25, Drainage Report Contents and 110.420.30, Site Drainage and Grading Plans; removing design requirements; clarifying lot line drainage design standards; clarifying drainage easements for maintaining access; not allowing public storm water drainage to discharge into water supply ditches. In addition, a number of standards manuals have been updated, including the Truckee Meadows Regional Drainage Manual, which was completed in April 2009, and these standards must be reflected in the current code requirements. Also, the proposed amendments have reorganized Article 420 by omitting many of the drainage standards, and keeping or adding County procedures, policies and processes, and other matters relating thereto. Proposed December 8, 2009. Passed January 12, 2010. Effective January 22, 2010.

June 23, 2009 Revisions: (DC06-005) BILL NO. 1591, ORDINANCE NO. 1412. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 306, Accessory Uses and Structures; and Article 310, Temporary Uses and Structures; to provide standards for the temporary and permanent use of cargo containers as detached accessory structures, and other matters properly relating thereto. Proposed June 9, 2009. Passed June 23, 2009. Effective July 3, 2009.

November 10, 2008 Technical Revisions: (DCA08-007) BILL NO. 1566, ORDINANCE NO. 1387. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 916, Establishment of Committees, by amending the names of the fire agencies responsible for review of parcel map applications, and adding the Washoe County Fire Services Coordinator; and other matters relating thereto. Proposed October 28, 2008. Passed November 10, 2008. Effective November 20, 2008.

July 22, 2008 Revisions: (DCA08-002) BILL NO. 1547, ORDINANCE NO. 1377. An ordinance amending provision relating to Washoe County Code Chapter 110, Article 218, Sun Valley Area, by adding a section that allows the Secondhand Sales use type outright in the neighborhood commercial regulatory zone in Sun Valley. Proposed July 8, 2008. Passed July 22, 2008. Effective August 1, 2008

(DCA08-003) BILL NO. 1558, ORDINANCE NO. 1379. An ordinance amending provision relating to Washoe County Code Chapter 110, Article 222, by amending Section 110.222, Truckee Canyon Area adding a "Wadsworth Commercial Corridor." The Corridor shall consist of those parcels having frontage on State Route (SR) 427, that are east of the Truckee River, west of the County Line and South of SR 427; and to allow Equipment Repair and Sales use type with the approval of a special use permit by the Washoe County Planning Commission [Board of Adjustment] within the Medium Density Suburban (MDS) regulatory zone within the Wadsworth Commercial Corridor; and other matters relating thereto. Proposed July 8, 2008. Passed July 22, 2008. Effective August 1, 2008.

(DCA08-005) BILL NO. 1557, ORDINANCE NO. 1378. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 206, High Desert Area; Article 210, South Valleys Area; Article 216, Spanish Springs Area; Article 222, Truckee Canyon Area; Article 302, Allowed Uses; Article 306, Allowed Uses and Structures, Article 314, Manufactured Home Parks; Article 316, Recreational Vehicle Parks; Article 324, Communication Facilities; Article 332, Aggregate Facilities; Article 334, Mining; Article 418, Significant Hydrologic Resources; Article 436, Street Design Standards; Article 504, Sign Regulations; Article 810, Special Use Permits, by substituting Board of Adjustment review of special use permits for Planning Commission review where the Planning Commission is enumerated as the reviewing body and other matters properly relating thereto. Proposed July 8, 2008. Passed July 22, 2008. Effective August 1, 2008.

June 24, 2008 Technical Revisions: (DCA08-006) BILL NO. 1556, ORDINANCE NO. 1376. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 314, Manufactured Home Parks, by deleting the requirement that a manufactured home park's water service must connect to a master water meter, and other matters properly relating thereto. Proposed June 10, 2008. Passed June 24, 2008. Effective July 4, 2008.

June 10, 2008 Revisions: (DCA07-005) BILL NO. 1554, ORDINANCE NO. 1368. An ordinance approving the amendment of the Washoe County Code, Chapter 110, Development Code, Article 302, Allowed Uses and Article 304, Use Classification System, to establish "public service yard" as a new type within certain regulatory zones in Washoe County; and other matters properly relating thereto. Proposed May 27, 2008. Passed June 10, 2008. Effective June 20, 2008.

March 25, 2008 Revisions: (DCA08-001) BILL NO. 1546, ORDINANCE NO. 1364. An ordinance amending the Washoe County Development Code, Chapter 110, by amending Article 606 and adding provisions to Article 602 to establish an application process and agricultural basis for exemption from certain land use and division maps and surveys, and providing other matters properly related thereto. Proposed March 11, 2008. Passed March 25, 2008. Effective April 4, 2008.

December 11, 2007 Technical Revisions: (DC07-002) BILL NO. 1533, ORDINANCE NO. 1356. An ordinance amending the Washoe County Code, Chapter 110, concerning flood hazards, by replacing the Flood Plain Storage Zones map with reference to the Department of Water Resources' updated maps, by adding Federal Emergency Management Agency (FEMA) requirements upon the County and applicants for approval of flood management plans, by adding FEMA construction standards and flood zone requirements in Article 416, by updating certain definitions in Article 902, and by enacting a new Article 920 entitled "Definitions for Floodplain Management," and providing other matters properly relating thereto. Proposed November 20, 2007. Passed December 11, 2007. Effective December 21, 2007.

November 13, 2007 Technical Revisions: (DC07-008) BILL NO. 1531, ORDINANCE NO. 1352. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 306 by clarifying a maximum of two plumbing fixtures allowed in detached accessory structures, and other matters properly relating thereto. Proposed October 23, 2007. Passed November 13, 2007. Effective November 23, 2007.

October 23, 2007 Revisions: (DC07-010) BILL NO. 1526, ORDINANCE NO. 1347. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 100, Introduction and Organization: Title and Contents, to allow for the rejection of incomplete applications; Article 804, Variances, Article 808, Administrative Permits, Article 810, Special Use Permits, and Article 820, Amendment of Comprehensive Plan, for the notification of military installations of certain planning applications and Article 902, Definitions, to define a military installation; Article 312, Fabricated Housing, to amend the age of a manufactured home allowed in a residential zoning district from 5 years to 6 years; Article 606, Parcel Maps, to allow exceptions to the requirement of a parcel map for agricultural property; Article 306, Accessory Uses and Structures, to require a meter for use of a domestic well for a detached accessory dwelling; Article 806, Vacations and Abandonments of Easements or Streets, to require noticing to utilities and cable antenna television providers of vacations and abandonments of easements; Article 322, Group Care Facilities, to amend the distance between care facilities; Article 302, Allowed Uses, and Article 304, Use Classification System, to add a definition of condominium hotels; Article 810, Special Use Permits, to add the requirements of a special use permit for hazardous material, and other matters properly relating thereto. Proposed October 9, 2007. Passed October 23, 2007. Effective: November 2, 2007.

(DC06-004) BILL NO. 1528, ORDINANCE NO. 1349. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 310, Temporary Uses and Structures,, Section 110.310.34, Contractor's Yards, to lift the current restriction of locating a public agency contractor's yard a minimum of 2,000 feet away from established civic, commercial or residential uses, and other matters properly relating thereto. Proposed October 9, 2007. Passed October 23, 2007. Effective: November 2, 2007.

October 23, 2007 Technical Revisions: (DC07-006) BILL NO. 1525, ORDINANCE NO. 1346. An ordinance amending provisions relating to Washoe County Code Chapter 110, Articles 804, 806, 808 and 810 by clarifying persons with standing to appeal development decisions, and other matters properly relating thereto. Proposed October 9, 2007. Passed October 23, 2007. Effective: November 2, 2007.

June 12, 2007 Technical Revisions: (DC07-003) BILL NO. 1510, ORDINANCE NO. 1331. An ordinance amending provisions relating to Washoe County Code, Chapter 110, Article 306, Accessory Uses and Structures, by clarifying the definition of floor area within a detached accessory dwelling to represent the "livable area" only, and other matters properly relating thereto. Proposed May 22, 2007. Passed June 12, 2007. Effective: June 22, 2007.

August 22, 2006 Revisions: (DC06-003) BILL NO. 1492, ORDINANCE NO. 1313. An ordinance amending provisions relating to Washoe County Code, Chapter 110, Article 438, Grading Standards, by requiring a grading permit to be issued from the Building Official when grading is proposed in excess of fifty (50 cubic yards of material and further removes exemptions to obtaining a grading permit when excavation is less than two (2) feet in depth or fill less than one (1) foot in height regardless of the amount of material either excavated or filled, and other matters properly relating thereto. Proposed August 8, 2006. Passed August 22, 2006. Effective: September 1, 2006.

June 27, 2006 Revisions: (DC06-001) BILL NO. 1486, ORDINANCE NO. 1307. An ordinance amending provisions relating to Washoe County Code, Chapter 110, Article 706, Impact Fees, by permitting an annual increase in the Regional Road Impact Fee by a percentage equal to the average annual percentage of increase in the Consumer Price Index for West Urban Consumers for the preceding 5 calendar years; or by 4.5 percent, whichever is less with the following exceptions: No increase shall occur within a twelve month period following action by the County to adopt any revisions to the Regional Road Impact Fee Land Use Assumptions in accordance with NRS 278B.290; or the adoption of any ordinance that amends the Regional Road Impact Fee System Capital Improvement Plan; or any action that otherwise increases the Impact Fee, and other matters properly relating thereto. Proposed June 13, 2006. Passed June 27, 2006. Effective July 7, 2006.

March 14, 2006 Revisions: (DC03-007) BILL NO. 1468, ORDINANCE NO. 1290. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 220, 406 and 902, by limiting the size of garages built on the front property line, to include setback requirements from streets, modification of detached accessory structures siting requirements; Article 406, Building Placement Standard, to require a setback on any easement that is maintained by the County; Article 902, Definitions, to clarify that a corner lot may exist when one street curves around a lot but does not front on two or more streets; and other matters properly relating thereto. Proposed February 28, 2006. Passed March 14, 2006. Effective March 24, 2006.

(DC05-002) BILL NO. 1466, ORDINANCE NO. 1288. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 106, Regulatory Zones, to delete the transition process; Article 216, Spanish Springs Area to delete references to billboards; Article 304, Use Classification System, to include the appropriate reference to Article 330 for animal sales and services; Article 306, Accessory Uses and Structures, to more accurately define the coverage area for accessory structures; Contents of Division 5 to change the reference to Article 502 to billboard regulations and Article 504 to sign regulations; Article 502, Off-Premise Sign Regulations, to change the title to Billboard Regulations, substitute the term billboard for off-premise sign throughout the article, to add provisions for discontinued billboards; Article 504, On-Premise Sign Regulations, to delete in the title and in the body of the article the term on-premise; Article 606, Parcel Maps, to conform the noticing of a second parcel map to that of a tentative subdivision map; Article 806, Vacations and Abandonments of Easements or Streets, to conform the noticing to a tentative subdivision map application when combined with said application; Article 820, Amendment of Comprehensive Plan, to change the number of times an amendment can occur to four (4) and define the exemption of an application from this number, permit the Director of Community Development to initiate a minor amendment, define the requirements for conducting a neighborhood meeting for an amendment, define the provisions for minor

amendments; Article 902, Definitions, to delete the definition of limited flooding area; Article 910, Enforcement, to permit an extension of time for compliance with a notice of violation, to change the reference from Zoning Enforcement Officer to Code Enforcement Officer, to define when notice of a complaint may be considered for the sole use of the Director of Community Development; Article 912, Establishment of Commissions, Boards and Hearing Examiners, to delete the provision that a Planning Commissioner may hold no other public office; Article 916, Establishment of Committees, to change the term of appointment for certain members from one year to a term of office for four years with one permitted to re-appointment, and other matters properly relating thereto. Proposed February 14, 2006. Passed March 14, 2006. Effective March 24, 2006.

January 25, 2005 Revisions: (DC04-007) BILL NO. 1435, ORDINANCE NO. 1259. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 416, Flood Hazards, to add sections pertaining to flood storage mitigation requirements. The proposed changes will set development standards for properties located within Truckee Meadows Flood Plain Storage Zone 1, and other matters properly related thereto. Proposed December 14, 2004. Passed January 25, 2005. Effective February 4, 2005.

September 14, 2004 Revisions: (DC04-006) BILL NO. 1426, ORDINANCE NO. 1247. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 330, Section 110.330.45, 4H and Future Farmers of America Livestock Projects, to modify standards for the keeping of livestock in the Medium Density Suburban (MDS) land use designation for youth enrolled in the 4H and Future Farmers of America (FFA) program. The changes would allow up to six hens, cavy or rabbits on Medium Density Suburban designated lots of 6,000 square feet or more and one sheep, swine or goat on property between 12,000 square feet and one-half acre, and other matters properly related thereto. Proposed August 24, 2004. Passed September 14, 2004. Effective September 24, 2004.

July 13, 2004 Revisions: (DC03-011) BILL NO. 1422, ORDINANCE NO. 1242. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 324, Communication Facilities, by removing restrictions regarding placement of private satellite dishes and updating standards for the placement of commercial satellite dishes in response to technological advances in the field; to update standards for the tower height of private communications antennas to provide consistency with wireless facilities; to provide new definitions where appropriate; to specify wireless facilities in order of placement preference; to establish development standards for wireless communication facilities (cellular facilities) in response to the 2003 legislative session changes to statutes prohibiting the issuance of discretionary permits for wireless facilities; to include specific permit submittal requirements to support administrative decisions for establishment of a communication site; to establish an appeal process of administrative decisions as mandated by state law in regard to wireless communication facilities; to provide a mechanism to recoup actual costs incurred by the County for expert technical review of wireless facilities; providing for property owner notice prior to issuance of building permit for all wireless facilities; providing for mandated discretionary permit for wireless monopoles and lattice towers, and other matters property relating thereto. Proposed June 15, 2004. Passed July 13, 2004. Effective July 23, 2004.

June 8, 2004 Revisions: (DC04-005) BILL NO. 1421, ORDINANCE NO. 1241. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 220, Tahoe Area, to preserve buildings and sites which have been listed on a national or state registry of historic places and to provide for appropriate uses other than those permitted in the underlying regulatory zone as an aid to the owners' efforts to preserve the historic or landmark value of the property, to provide for an operations plan that assures appropriate parking is provided, that allow uses on the property which are compatible with the adjacent neighborhoods and which assures that modifications made to the structure(s) or site do not compromise the historic significance of the

property's structures or site, to provide notice and appeal of the Director's determination, and other matters properly relating thereto. Proposed May 25, 2004. Passed June 8, 2004. Effective June 18, 2004.

May 25, 2004 Revisions: (DC04-003) BILL NO. 1417, ORDINANCE NO. 1238. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 330, Domestic Pets and Livestock, to clarify and amalgamate all reference to domestic pets and livestock into one article, to allow dog training services and miniature pigs under specific standards, to reduce the allowable size of a lot for more than two livestock to 35,000 square feet and to clarify the standards for agricultural buildings; to amend Article 300, Regulations of Uses: Title and Contents, to rename Article 330; to amend Article 302, Allowed Uses, to add Dog Training Services as an allowable use in all land use districts; to amend Article 304, Use Classification System, to define Dog Training Services under Animal Sales and Services; to amend Article 306, Accessory Uses and Structures, to remove all reference to animals and agricultural buildings; and to amend Article 902, Definitions, to include definitions for Dog Training Centers, Dog Training Services, and Agricultural Buildings; and other matters properly relating thereto. Proposed May 11, 2004. Passed May 25, 2004. Effective June 4, 2004.

May 11, 2004 Revisions: (DC04-002) BILL NO. 1413, ORDINANCE NO. 1234. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 104, Growth Management System, by deleting the reference to Zoning Administrator and adding a reference to Hearing Examiner; Article 324, Communication Facilities, by deleting the reference to Zoning Administrator and adding a reference to Hearing Examiner; Article 414, Noise and Lighting Standards, by deleting the reference to Zoning Administrator and adding a reference to Hearing Examiner; Article 808, Administrative Permits, by deleting the reference to Zoning Administrator and adding a reference to Hearing Examiner, amending review, noticing and appeal procedures, and defining when a permit becomes null and void; Article 810, Special Use Permits, by deleting the reference to Zoning Administrator and adding a reference to Hearing Examiner, amending the review period from 95 days to 65 days; Article 902, Definitions, by deleting the definition of Zoning Administrator; Article 912, Establishment of Commissions, Boards and Hearing Examiner, by amending who may serve as a Hearing Examiner, the powers of a Hearing Examiner, and the review period of applications acted upon by a Hearing Examiner; and Article 914, Establishment of Department, by deleting the reference to Zoning Administrator; and other matters relating thereto. Proposed April 13, 2004. Passed May 11, 2004. Effective May 21, 2004.

(DC04-001) BILL NO. 1416, ORDINANCE NO. 1236. An ordinance amending provisions relating to Washoe County Code Chapter 110, by creating Article 438, Grading Standards, for the purpose of combining into one article those grading standards and requirements currently located in the Department of Building and Safety, the Department of Public Works, and the Department of Community Development; Article 302, Allowed Uses, by deleting Section 110.302.45, Excavation and Grading; Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, by deleting Section 110.434.30, Grading; and other matters relating thereto. Proposed April 27, 2004. Passed May 11, 2004. Effective May 21, 2004.

October 28, 2003 Revisions: (DC03-008) BILL NO. 1400, ORDINANCE NO. 1220. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 324, Communication Facilities, by adding a definition of personal wireless services, by permitting personal wireless services facilities on County and state owned structures and land, by eliminating the requirement for a special use permit and substituting review and approval of certain personal wireless services facilities by the Director of Community Development, by further defining standards for approval of certain personal wireless services facilities, by enumerating that denial of applications must be in writing and must identify the standards which were not complied with, by enumerating that a denial of a personal wireless facility may not be based on the environmental effect of radio frequencies emanating from said facilities, by enumerating the

procedures for appealing the decision of denial of the Director of Community Development; to amend Article 604, Design Requirements, by adding provisions that prohibit changes in density, space size, setbacks, and uses should a manufactured home park be converted to individually owned lots; to amend Article 608, Tentative Subdivision Maps, by enumerating the types of public utility easements that may be required to be shown on a tentative subdivision map, and by providing a process that a subdivider may request relief from dedication of certain public utility easements; to amend Article 612, Division of Land into Large Parcels, by enumerating the types of public utility easements that may be required to be shown on a tentative subdivision map, and by providing a process that a subdivider may request relief from dedication of certain public utility easements; and other matters properly relating thereto. Proposed October 14, 2003. Passed October 28, 2003. Effective November 7, 2003.

October 14, 2003 Revisions: (DC03-010) BILL NO. 1398, ORDINANCE NO. 1218. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 306, Accessory Uses and Structures, Section 110.306.10, Detached Accessory Structures, by removing the reference to the prohibition of construction of a detached accessory structure within the "front halves of a corner lot," and other matters properly relating thereto. Proposed September 23, 2003. Passed October 14, 2003. Effective October 24, 2003.

September 9, 2003 Revisions: (DC03-006) BILL NO. 1392, ORDINANCE NO. 1213. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 504, On-Premise Sign Regulations, by adding a definition of logo and supporter, permitting the display of logos on a sign for a non-profit organization or educational institution, permitting the display of advertising on the inside of a perimeter fence of an athletic field and associated scoreboards used by teams supported by non-profit organizations or educational institutions, and other matters relating thereto. Proposed August 12, 2003. Passed September 9, 2003. Effective September 19, 2003.

May 27, 2003 Technical Revisions: (DC03-004) BILL NO. 1382, ORDINANCE NO. 1200. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 400, Development Standards: Title and Contents, by amending the title of Article 434 to "Regional Development Standards within Cooperative Planning Areas and All of Washoe County"; to amend Article 800, Procedures: Title and Contents, by adding the title of Article 822, "Provisions for Amendments to Local Master Plans and Zone Changes in Areas Subject to Cooperative Planning Under the Regional Plan Settlement Agreement"; to amend Article 912, Establishment of Commissions, Boards and Hearing Examiners, by amending the representation of the Planning Commission and Board of Adjustment to reflect all County Commission Districts, and other matters properly related thereto. Proposed May 13, 2003. Passed May 27, 2003. Effective June 6, 2003.

(DC03-005) BILL NO. 1383, ORDINANCE NO. 1201. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 706, Impact Fees, by amending the date of adoption of the amended Regional Road Impact Fee General Administrative Manual and the amended Regional Road Impact Fee System Capital Improvement Plan, by incorporating the Administrative Manual and Capital Improvement Plan by reference, and other matters relating thereto. Proposed May 13, 2003. Passed May 27, 2003. Effective June 27, 2003.

March 11, 2003 Revisions: (DC03-001) BILL NO. 1370, ORDINANCE NO. 1191. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, by incorporating standards to address site compatibility between existing built environment and new development within unincorporated Washoe County. The standards will also apply to cooperative planning amendments within the post-May 8, 2002 Sphere of Influence and lands annexed by the City of Reno and Sparks under the provisions of NRS 268.670 in the Regional

Plan except those lands identified in the Settlement Agreement in Nevada Supreme Court Case 38749 (also known as the Verdi Matter). The proposed amendment includes reference to lot adjacency standards of single family residential to single family residential including parcel size matching and buffering; lot adjacency standards from multi-family to single family residential; lot adjacency standards of residential to non-residential; lot adjacency standards of non-residential to non-residential; grading; protection of ridgelines, earthquake fault areas, and other matters properly relating thereto. Proposed February 25, 2003. Passed March 11, 2003. Effective March 21, 2003.

(DC03-002) BILL NO. 1371, ORDINANCE NO. 1192. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 822, Provisions for Amendments to Local Master Plans and Zone Changes in Areas Subject to Cooperative Planning Under the Regional Plan Settlement Agreement, to address those criteria to be evaluated in the processing of a cooperative plan amendment within the post-May 8, 2002 Sphere of Influence of the City of Sparks and the City of Reno, lands identified by the cities as an area of interest and lands annexed by the City of Reno and Sparks under the provisions of NRS 268.670 in the Regional Plan except those lands identified in the Settlement Agreement in Nevada Supreme Court Case 38749 (also knows as the Verdi Matter). Cooperative plan amendment criteria apply throughout the cooperative planning areas unless the text of a specific policy states otherwise. The master plan policies and goals and zoning amendment criteria include regional form and pattern (including open space), desired population and employment distribution and jobs/housing balance; regional centers; transit oriented development corridors; potential regional open space; Truckee Meadows service area development standards; concurrency, timing and phasing of infrastructure; facility plans for public infrastructure; public service levels and fiscal effect; and open space, resource constraints and cooperative planning considerations not elsewhere addressed, and other matters properly relating thereto. Proposed February 25, 2003. Passed March 11, 2003. Effective March 21, 2003.

December 10, 2002 Revisions: (DC02-001) BILL NO. 1364, ORDINANCE NO. 1186. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 502, Off-Premise Sign Regulations, by adding definitions of bus shelter and public transportation operator; by adding provisions regulating advertising copy on bus shelters; by amending the number of permitted off-premise signs in the unincorporated portion of Washoe County, and other matters properly related thereto. Proposed November 26, 2002. Passed December 10, 2002. Effective December 20, 2002.

November 26, 2002 Revisions: (DC02-002) BILL NO. 1357, ORDINANCE NO. 1178. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 412, Landscaping, by removing the requirements for a five-foot opaque screen around a swimming pool and substituting full compliance with the adopted Washoe County Building Code which includes barrier fences for swimming pools, spas and above ground pools including standards for height, distance from ground, openings, access gates and other criterion to meet safety standards regarding the design and construction of barriers for residential properties, and other matters properly relating thereto. Proposed October 22, 2002. Passed November 26, 2002. Effective December 6, 2002.

(DC02-003) BILL NO. 1358, ORDINANCE NO. 1179. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 302, Allowed Uses, by modifying the Table of Uses for Veterinary Services, Agricultural, from the requirement of an Administrative Permit to a Special Use Permit issued by the Board of Adjustment in General Rural Land Use Designation; and Article 304, Use Classification System, to expand the definition of Veterinary Services, Agricultural, to include veterinary services for small animals in conjunction with a large animal practice, and other matters properly relating thereto. Proposed October 22, 2002. Passed November 26, 2002. Effective December 6, 2002.

March 12, 2002 Revisions: (DC01-001) BILL NO. 1327, ORDINANCE NO. 1151. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 212, Southeast Truckee Meadows Area, incorporating the Hidden Valley modifiers (a map is incorporated into the modifiers) restricting commercial and industrial uses, adding development standards regarding grading, cut slope stabilization and revegetation, buffers, sidewalks, street lighting, building height, setbacks and reflective building materials within the area defined as Hidden Valley, exempting General Rural (GR) land use designated parcels from the development standards of the modifiers, and other matters properly relating thereto. Proposed February 12, 2002. Passed March 12, 2002. Effective March 31, 2002.

(DC01-008) BILL NO. 1328, ORDINANCE NO. 1152. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 502, Off-Premise Signs, by amending the definitions section to conform to changes enacted by the 2001 Nevada State Legislature, to eliminate discrepancies between definitions occurring in the On-Premise Signs regulations and this article and to add a definition of Community Development Director; to eliminate references to specific types of signs for repair and maintenance; to add references to the Department of Building and Safety; to eliminate the requirement for a special use permit for an off-premise sign; to add additional aesthetic requirements; to add a prohibition of new signs until all nonconforming signs have been removed; to eliminate specified exempt signs; to eliminate specified prohibited signs; to require a public hearing prior to the possible removal of a sign because of development; to eliminate the appeals procedure; to add specific time periods for the issuance of a building permit for an off-premise sign; to eliminate references to information that in the opinion of the permitting authority can be required; to eliminate provisions regarding limitation on signs and fee requirements; to add a provision permitting the substitution of noncommercial messages for commercial messages, and other matters properly relating thereto. Proposed February 12, 2002. Passed March 12, 2002. Effective March 22, 2002.

(DC01-010) BILL NO. 1331, ORDINANCE NO. 1155. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 814, Development Agreement, and Article 816, Specific Plans, by deleting a substantial number of development requirements from Article 814 and placing them in Article 816, and other matters properly relating thereto. Proposed February 19, 2002. Passed March 12, 2002. Effective March 22, 2002.

(DC01-007) BILL NO. 1332, ORDINANCE NO. 1156. An ordinance amending provisions relating to Washoe County Code Chapter 110, by amending Article 304, Use Classification System, by amending the definitions of Residential Group Home and Group Care; Article 606, Parcel Maps, by amending the time period for action required by the Parcel Map Review Committee, amending the time period for submitting a final map, by specifying to whom an appeal shall be filed, when an appeal hearing shall be scheduled, the time frame for action by the Board of County Commissioners on an appeal, that an action on an appeal by the Board of County Commissioners must be by a majority of the full Commission, that the Commission's decision is final for judicial review purposes, by amending the period of time for recordation or expiration of the map if an appeal is filed, by specifying when a request for waiver to file a parcel map must be acted upon; Article 608, Tentative Subdivision Map, by amending the time period for action required by the Planning Commission, by specifying that an action on a tentative map by the Planning Commission must be by a majority of the full Commission, by specifying that an action on an appeal by the Board of County Commissioners must be by a majority of the full Commission, that the Commission's decision is final for judicial review purposes, by amending the area for noticing, by specifying that a minimum of 30 separate property owners must be notified; Article 610, Final Subdivision Maps, by specifying the date of filing a final map for recordation, by specifying when an appeal hearing shall be scheduled, the time frame for action by the Board of County Commissioners on an appeal, that an action on an appeal by the Board of County Commissioners must be by a majority of the full Commission, that the Commission's decision is final for judicial review purposes; Article 612, Division of Land into Large Parcels, by

specifying the time period for submitting a final map, by amending the time frame for approving a final map by the Director of Community Development, by specifying the time frame for action by the Board of County Commissioners on an appeal, that an action on an appeal by the Board of County Commissioners must be by a majority of the full Commission; Article 804, Variances, by amending the area for noticing, by specifying that a minimum of 30 separate property owners must be notified, by specifying when an appeal hearing shall be scheduled, the time frame for action by the Board of County Commissioners on an appeal, that an action on an appeal by the Board of County Commissioners must be by a majority of the full Commission, that the Commission's decision is final for judicial review purposes; Article 806, Vacations and Abandonments of Easements or Streets, by including a government patent easement as being qualified for the processes enumerated in this article, by specifying that an abandonment or vacation must not result in material injury to the public, by stating that an action by the County only addresses its interest in the easement or street being abandoned or vacated, by specifying that the Commission's decision is final for judicial review; Article 810, Special Use Permits, by amending the time period for action required by the Planning Commission or Board of Adjustment, by permitting the Planning Commission or Board of Adjustment to vary development standards as part of the review of a special use permit, by amending the area for noticing, by specifying that a minimum of 30 separate property owners must be notified, by specifying the time frame for action by the Board of County Commissioners on an appeal, that an action on an appeal by the Board of County Commissioners must be by a majority of the full Commission, that the Commission's decision is final for judicial review purposes; Article 818, Amendment of Development Code, by amending the time period for a report to the Board of County Commissioners on the Planning Commission's recommendation, by amending the time period for a hearing by the Board of County Commissioners, by specifying that the Commission's decision is final for judicial review purposes; by adding a provision that a moratorium takes effect after approval of a resolution to declare a moratorium; by amending the time period for holding a public hearing on the declaration of a moratorium, by specifying that the Board of County Commissioner's decision is final for judicial review purposes; Article 820, Amendment of Comprehensive Plan, by specifying how often the Comprehensive Plan can be amended, by amending the area for noticing, by specifying that a minimum of 30 separate property owners must be notified, by amending the time period for a hearing by the Board of County Commissioners, by specifying that the Commission's decision is final for judicial review purposes; by adding a provision that a moratorium takes effect after approval of a resolution to declare a moratorium; by amending the time period for holding a public hearing on the declaration of a moratorium, by specifying that the Board of County Commissioner's decision is final for judicial review purposes, by permitting the certification of land use maps by electronic means; Article 902, Definitions, by adding a definition of government patent easement; Article 912, Establishment of Commissions, Boards and Hearing Examiners, by increasing the meeting compensation and the monthly limit for compensation for the Planning Commission and the Board of Adjustment; Article 914, Establishment of Department, by adding a provision permitting the Director of Community Development to interpret the provisions of this Chapter, by making the appointment of a Zoning Administrator discretionary, by deleting the Building and Safety Department as a Division of the Department of Community Development, by specifying the process for appealing the Director's interpretation; and other matters properly relating thereto. Proposed February 19, 2002. Passed March 12, 2002. Effective March 22, 2002.

February 12, 2002 Revisions: (DC01-009) BILL NO. 1324, ORDINANCE NO. 1148. An ordinance amending provisions relating to Washoe County Code Chapter 110, Development Code, Article 818, Amendment of Development Code, by adding a provision for technical revisions of the Code, and other matters properly related thereto. Proposed January 15, 2002. Passed February 12, 2002. Effective February 26, 2002.

November 27, 2001 Revisions: (DC01-003) BILL NO. 1316, ORDINANCE NO. 1140. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 406,

Building Placement Standards, and Article 902, Definitions. The amendment adjusts the width standards for the General Rural (GR), General Rural Residential (GRR), Low Density Rural (LDR), Medium Density Rural (MDR) and High Density Rural (HDR) land use designations, adds two additional methods for calculating the lot width, affords a modification process to the lot width standards for compelling environmental considerations, permits 1/16 section parcels (nominally 40 acres) in General Rural and amends definitions to reflect the proposed changes, and other matters relating thereto. Proposed November 13, 2001. Passed November 27, 2001. Effective December 31, 2001.

November 13, 2001 Revisions: (DC01-006) BILL NO. 1311, ORDINANCE NO. 1137. An ordinance amending provisions relating to Washoe County Code Chapter 110, Article 906, Fees, by deleting the definition of a charitable organization that is exempt from the submittal of development application fees, deleting the provision for reinitiating a Code amendment application and adding a new provision enumerating the process for refunding development application fees, and other matters properly relating thereto. Proposed October 23, 2001. Passed November 13, 2001. Effective December 1, 2001.

January 23, 2001 Revisions: (DCA99-3) BILL NO. 1286, ORDINANCE NO. 1112. An ordinance amending provisions relating to Washoe County Code Chapter 110, by substituting Article 418, Significant Hydrologic Resources, for Article 418, Wetlands (a reserved article), to incorporate new standards to regulate development areas adjacent to perennial streams in the unincorporated areas of Washoe County. This article establishes standards for use of land in "Critical Stream Zone Buffer Area" and "Sensitive Stream Zone Buffer Area" to preserving and protecting perennial streams within Washoe County to implement a policy of "no net loss" of significant hydrological resource size, function and value. The proposed standards rely on the special use permit process to identify appropriate mitigation when development comes within 150 feet of the centerline of identified perennial streams. Changes are also proposed for Article 902, Definitions, to add new definitions as appropriate to clarify phrases and terms in Article 418, Significant Hydrologic Resources, and other matters properly relating thereto. Proposed November 11, 2000. Passed January 23, 2001. Effective February 15, 2001.

November 28, 2000 Revisions: (DC0009-001) BILL NO. 1284, ORDINANCE NO. 1108. An ordinance amending Chapter 110 of the Washoe County Code (Washoe County Development Code) Article 804, Variances, and other matters pertaining thereto. Proposed November 14, 2000. Passed November 28, 2000. Effective December 15, 2000.

July 25, 2000 Revisions: (DCA99-7) BILL NO. 1278, ORDINANCE NO. 1102. An ordinance amending Chapter 110 of the Washoe County Code (Washoe County Development Code) Article 306, Accessory Uses and Structures, and Article 902, Definitions, by adopting standards for "non-municipal airstrips and glider ports" and "personal landing fields" and other matters properly relating thereto. Proposed July 11, 2000. Passed July 25, 2000. Effective August 11, 2000.

July 11, 2000 Revisions: (DC0005-001) BILL NO. 1272, ORDINANCE NO. 1096. An ordinance amending provisions relating to Washoe County Code, Chapter 110, Article 700, Infrastructure Availability and Financing: Title and Contents, and Article 706, Impact Fees, by amending the title of Article 706, Impact Fees to delete the reference to a future ordinance; and to amend Article 706, Impact Fees, by changing the definition of Department from the Department of Community Development to the Department of Water Resources; and other matters properly relating thereto. Proposed June 13, 2000. Passed July 11, 2000. Effective July 28, 2000.

(DC0002-002) BILL NO. 1273, ORDINANCE NO. 1097. An ordinance amending provisions relating to Washoe County Code, Chapter 110, Article 302, Allowed Uses, and Article 304, Use Classification System, by renaming Adult Entertainment in Table 110.302.05.3, Table of Uses (Commercial Use Types) to Adult Characterized Business, to reference Washoe County Code,

Chapter 25 (Business Licenses, Permits and Regulations) and to delete the requirement for a special use permit reviewed by the Planning Commission in the GC (General Commercial) and TC (Tourist Commercial) regulatory zones; and to amend Article 304, Use Classification System, by renaming Adult Entertainment use description to Adult Characterized Business and to delete the reference to adult uses defined in NRS 278 and insert Adult Characterized Business definitions as referenced in Washoe County Code, Chapter 25 (Business Licenses, Permits and Regulations); and other matters properly relating thereto. Proposed June 13, 2000. Passed July 11, 2000. Effective July 28, 2000.

April 11, 2000 Revisions: (DC0002-001) BILL NO. 1267, ORDINANCE NO. 1091. An ordinance amending the Washoe County Code by amending provisions relating to Washoe County Code Chapter 110, Article 416, Flood Hazards, by adding a severability clause; adding provisions recognizing the lowest adjacent grade (LAG) in the appeals process and letter of map amendment; changing references to zones AE and AH and deleting references to shaded X Zone B and A1-A30; enumerating the requirement for permits from applicable state and federal agencies; defining that an "elevation certificate" form is a Federal Emergency Management Agency form; amending the notification requirements to delete the Nevada Division of Emergency Management and adding the Nevada Division of Water Planning; adding a requirement that all subdivisions of greater than 50 lots or 5 acres shall provide base flood elevation data as part of the application submittal; deleting the reference to limited flooding areas in construction standards; requiring a securely anchored permanent foundation in flood zones for fabricated housing; eliminating manufactured home parks and subdivisions and dwellings in existing subdivisions as exceptions to prohibited uses and structures within floodways; enumerating the requirement to have flood insurance when a variance is granted; and to amend Article 902, Definitions, by amending the definition of the 100 year flood, and other matters properly relating thereto. Proposed March 28, 2000. Passed April 11, 2000. Effective April 28, 2000.

January 11, 2000 Revisions: (DCA99-5) BILL NO. 1263, ORDINANCE NO. 1087. An ordinance amending the Washoe County Code by amending provisions relating to Chapter 110 (Development Code) of the Washoe County Code by amending Article 106, Regulatory Zones, to more clearly define when a site review approval would expire, to change the period and circumstances in which a site review approved through the transition procedures would have a comprehensive plan amendment initiated and other matters properly related thereto. Proposed December 21, 1999. Passed January 11, 2000. Effective January 28, 2000.

(DCA99-4A) BILL NO. 1264, ORDINANCE NO. 1088. An ordinance amending the Washoe County Code by amending provisions relating to Chapter 110 (Development Code) of the Washoe County Code by amending Article 304, Use Classification System, to change the number of persons permitted to reside in a residential group home and in a group care facility; Article 322, Group Care Facilities, to change the distancing that determines overconcentration of residential group homes and group care facilities; Article 606, Parcel Maps, to permit the merging and re-parceling of property without the benefit of a reversion to acreage map, to enumerate certain types of land division that are subject to a waiver of a parcel map, to enumerate the considerations for approving a parcel map, to add requirements for evaluating a second or subsequent parcel map, to change the time period that the staff can review a final parcel map and the Director of Community Development can take action, to define the amount of a security for improvements and when said security is pro-rated, to change the time for an appeal, to add language for certificates accompanying a merger and re-subdivision of land, to permit the Parcel Map Review Committee to be the body who may waive the filing of a parcel map; Article 608, Tentative Subdivision Maps, to permit the merging and re-subdividing of property without benefit of a reversion to acreage map, to add provisions permitting electronic noticing; Article 610, Final Subdivision Maps, to add language for certificates accompanying a merger and re-subdivision of land, to define when a security is pro-rated; Article 612, Division of Land into Large Parcels, to permit the merging and re-subdividing of property without benefit of a reversion to acreage map,

to add language for certificates accompanying a merger and re-subdivision of land, to define when a security is pro-rated; Article 614, Reversion to Acreage, to enumerate when a reversion to acreage is not required for subdividing land; Article 804, Variances, to add provisions permitting electronic noticing; Article 808, Administrative Permits, to add provisions permitting electronic noticing; Article 810, Special Use Permits, to add provisions permitting electronic noticing; Article 814, Development Agreements, to add provisions permitting electronic noticing, when compliance with noticing is achieved; Article 818, Amendment of Development Code, to add provisions permitting electronic noticing, to change the number of citizen advisory board members who must be notified; Article 820, Amendment of Comprehensive Plan, to add language enumerating what must be contained in a notice, to add provisions permitting electronic noticing, to add language permitting a ballot to be completed and returned when an amendment would result in less density or intensity of use of land; Article 902, Definitions, to add definitions for contiguous parcels and rear lot line, and to add a definition of electronic notice; Article 916, Establishment of Committees, to add language making the Parcel Map Review Committee a subcommittee of the Planning Commission, and other matters properly relating thereto. Proposed December 21, 1999. Passed January 11, 2000. Effective January 28, 2000.

(DCA99-4B) BILL NO. 1265, ORDINANCE NO. 1089. An ordinance amending the Washoe County Code by amending provisions relating to Chapter 110 (Development Code) of the Washoe County Code by amending Article 306, Accessory Uses and Structures, by modifying the provisions concerning the use of a manufactured home as a detached accessory dwelling; to amend Article 312, Fabricated Housing, by modifying provisions to allow a manufactured home constructed within five years of its placement on any lot permitting a single family residence, by restricting the size and type of manufactured housing that is permitted, by adding provisions requiring permanent affixing of manufactured housing to property, by requiring the masking of supports, by requiring the conversion of manufactured housing to real property, by adding provisions for the location of manufactured housing between six hundred forty square feet and one thousand two hundred square feet; to amend Article 902, Definitions, by adding a definition of placement, and other matters properly relating thereto; and by making the ordinance effective retroactive to January 1, 2000. Proposed December 21, 1999. Passed January 11, 2000. Effective retroactive to January 1, 2000.

August 24, 1999 Revisions: (DCA98-10) BILL NO. 1252, ORDINANCE NO. 1076. An ordinance amending Chapter 110 of the Washoe County Code (Section 110.226.15 [Warm Springs Area] and Section 110.902.15 [Definitions]) to specify revisions to attached or detached accessory dwellings, temporary recreational vehicle use, business vehicle parking, bed and breakfast inns, private air strips, glider ports and personal landing fields and factory built homes and other matters pertaining thereto. Proposed August 10, 1999. Passed August 24, 1999. Effective October 1, 1999.

June 8, 1999 Revisions: (DCA98-8) BILL NO. 1242, ORDINANCE NO. 1066. An ordinance amending the Washoe County Code by amending provisions relating to the Regional Road Impact Fee by incorporating a reference to the Regional Road Impact Fee System General Administrative Manual and deleting sections that refer to the Interlocal Cooperative Agreement, level of service standard, Administrative Manual, definitions and rules of construction, fees to be imposed on traffic generating land development activity, independent fee calculation study, credits, refund of fees, private amendments to Regional CIP and Local CIPs, review every two years; adopting the most current Capital Improvements Program and fee schedule; and other matters properly related thereto. Proposed May 18, 1999. Passed June 8, 1999. Effective July 9, 1999.

(DCA99-1) BILL NO. 1243, ORDINANCE NO. 1067. An ordinance amending the Washoe County Code by amending provisions relating to Article 208, North Valleys Area, by amending the water rights dedication requirements to change the timing of dedication to the time a final

subdivision or parcel map, or a final map of division into large parcels is submitted, a special use permit or other development application is submitted, whichever first occurs and deleting provisions that require the dedication of water rights at the time of submittal of a Comprehensive Plan amendment; and other matters properly related thereto. Proposed May 18, 1999. Passed June 8, 1999. Effective June 25, 1999.

May 25, 1999 Revisions: (DCA98-11) BILL NO. 1241, ORDINANCE NO. 1065. An ordinance amending Chapter 110 of the Washoe County Code to remove a reference to WCC Chapter 105 from the Development Code (WCC 110.104.30) and to allow the creation of parcels that do not conform to the size requirements of the zoning, when the parcel will be used by public agencies or for utility services for utilities regulated by the Public Utilities Commission (WCC 110.404.10). Proposed May 11, 1999. Passed May 25, 1999. Effective July 1, 1999.

May 11, 1999 Revisions: (DCA97-4A) BILL NO. 1240, ORDINANCE NO. 1064. An ordinance amending the Washoe County Code by amending provisions relating to Chapter 110 (Development Code), Article 436, Street Design Standards, and other matters pertaining thereto. Proposed April 20, 1999. Passed May 11, 1999. Effective May 28, 1999.

November 10, 1998 Revisions: (DCA98-6) BILL NO. 1217, ORDINANCE NO. 1041. An ordinance amending Chapter 110 of the Washoe County Code to amend Section 110.410.10 and Table 110.410.10.1 to add parking requirements for fabricated housing sales, and to amend Article 606, Parcel Maps, Article 608, Tentative Subdivision Maps, Article 610, Final Subdivision Maps, Article 612, Division of Land into Large Parcels, Article 614, Reversion to Acreage, Article 616, Amendments of Map, Article 806, Vacations and Abandonments of Easements or Streets, and Article 814, Development Agreements, to reflect changes to the Nevada Revised Statutes enacted in 1997, and other matters pertaining thereto. Proposed October 13, 1998. Passed November 10, 1998. Effective December 1, 1998.

(DCA98-9) BILL NO. 1219, ORDINANCE NO. 1043. An ordinance amending Chapter 110 of the Washoe County Code (Development Code) by amending Section 110.210.05 of Article 210, South Valleys Area, thereof to specify groundwater dedication requirements for the Washoe Valley, Pleasant Valley, Eagle Valley and Truckee Meadows Hydrographic Basins. Proposed October 13, 1998. Passed November 10, 1998. Effective December 1, 1998.

October 13, 1998 Revisions: (DCA96-6) BILL NO. 1215, ORDINANCE NO. 1039. An ordinance amending Chapter 110 of the Washoe County Code to add an article specifically regulating aggregate facilities (Article 332), to change the regulation of mining (Article 334) generally consistent with the new regulations for aggregate facilities, and to establish new procedures for the enforcement of the conditions of approval of aggregate facilities and mining. Proposed September 22, 1998. Passed October 13, 1998. Effective November 1, 1998.

(DCA98-2) BILL NO. 1216, ORDINANCE NO. 1040. An ordinance amending Chapter 110 of the Washoe County Code to specifically prohibit use variances (Section 110.302.00), to delete the regulations regarding home occupations (Article 308), to remove the conformancy requirements for variances (Section 110.804.35), special use permits (Section 110.810.45) and administrative permits (Section 110.808.25), and to establish new procedures for the issuance of administrative permits (Article 808). Proposed September 22, 1998. Passed October 13, 1998. Effective November 1, 1998.

August 25, 1998 Revisions: (DCA98-4) BILL NO. 1212, ORDINANCE NO. 1036. An ordinance amending Chapter 110 of the Washoe County Code (Development Code) by amending Article 310 “Temporary Uses and Structures,” thereof to change the regulations governing outdoor festivals, to add provisions regarding temporary camping and temporary occupancy for the care of the infirm, and to clarify the use of mobile homes, manufactured homes, travel trailers,

commercial coaches and recreational vehicles for temporary occupancy purposes, temporary contractor's offices and temporary real estate offices. Proposed July 28, 1998. Passed August 25, 1998. Effective September 1, 1998.

August 11, 1998 Revisions: (DCA97-6) BILL NO. 1211, ORDINANCE NO. 1035. An ordinance amending the Washoe County Code by amending provisions relating to on-premise signs to add a new Article 504 "On-Premise Sign Regulations"; change references from pre-May 26, 1993 zoning designations to current regulatory classifications that are compatible; change references from the County Building Official to the Director of Community Development; adopt a new numbering system to conform to the Development Code format; and other matters relating thereto. Proposed July 14, 1998. Passed August 11, 1998. Effective August 28, 1998.

July 31, 1998 Revisions: (DCA98-3) BILL NO. 1202, ORDINANCE NO. 1026. An ordinance amending Chapter 110 of the Washoe County Code (Development Code) by amending Article 422 "Water and Sewer Resource Requirements," thereof to exempt development in the Tahoe planning area from the requirements of the article. Proposed June 16, 1998. Passed July 31, 1998. Effective July 1, 1998.

June 16, 1998 Revisions: (DCA97-4) BILL NO. 1198, ORDINANCE NO. 1022. An ordinance amending Chapter 110 of the Washoe County Code (Development Code) to amend Article 420 "Storm Drainage Standards" and other matters pertaining thereto. Proposed May 26, 1998. Passed June 16, 1998. Effective July 1, 1998.

(DCA97-7) BILL NO. 1199, ORDINANCE NO. 1023. An ordinance amending Chapter 110 of the Washoe County Code (Development Code) to amend Article 106 "Regulatory Zones," Section 110.206.05 of Article 206 "High Desert Area," Section 110.218.35 of Article 218 "Sun Valley Area," Article 302, "Allowed Uses," Article 304 "Use Classification System," Section 110.312.05 of Article 312 "Fabricated Housing," Section 110.314.05 of Article 314 "Manufactured Home Parks," Article 406 "Building Placement Standards," Section 110.420.35 of Article 420 "Storm Drainage Standards," and other matters pertaining thereto. Proposed May 26, 1998. Passed June 16, 1998. Effective July 1, 1998.

May 26, 1998 Revisions: (DCA97-5) BILL NO. 1195, ORDINANCE NO. 1019. An ordinance amending the Washoe County Code by repealing, adding and amending provisions relating to off-premise signs to change references from pre-May 26, 1993 zoning designations to current regulatory classifications that are comparable; to change the parallel alignment of back-to-back billboards to an allowed "Vee" alignment of no more than twenty (20) degrees; to change the enforcement agency from the Building and Safety Division to the Department of Community Development; to change the organization and numbering of the regulations to conform with the current Development Code format; to change the size of billboards from 480 square feet to 672 square feet; to change the purpose of the regulations to reflect beneficial aspects of billboards; to change the distance of billboards from a circumference measurement to a linear measurement; to add Tourist Commercial Regulatory Zone as a permissible land use for the erection of a billboard; to add a provision that limits the maximum number of billboards to 125; to add definitions of cut-out, repair and reconstruction; to add provisions for the reconstruction of nonconforming billboards; to add provisions to permit cut-outs; to create a separate article, Article 502, for off-premise sign regulations; to delete the provisions for a retention permit; to delete the provisions for amortization of nonconforming billboards; to delete Boynton Lane and E. 2nd Street from permissible roadway segments list and clarify that the portion of I-580 south of the northern most intersection of U.S. 395/Interstate 580 and South Virginia Street (NDOT Structure Number I-1799 at Mile Post IR-580-WA-21.64) is not a permissible roadway segment, and other matters relating thereto. Proposed May 12, 1998. Passed May 26, 1998. Effective June 5, 1998.

May 12, 1998 Revisions: (DCA98-1) BILL NO. 1193, ORDINANCE NO. 1017. An ordinance amending Chapter 110 of the Washoe County Code to amend Article 220 "Tahoe Area" to modify the standards for construction of a garage; at or below grade parking decks, walkways and decks; construction below a parking deck; granting legal conforming compliance with building setback requirements for homes constructed prior to 1990 when the building pad was not delineated on the final map; and utilizing Tahoe Regional Planning Agency height calculations for all structures. In addition, an administrative change to Section 110.226.05, Pyramid Lake Highway, Article 226 "Warm Springs Area" would substitute Pyramid Lake Highway for Interstate 80. Proposed April 28, 1998. Passed May 12, 1998. Effective June 1, 1998.

January 13, 1998 Revisions: (DCA97-9) BILL NO. 1178, ORDINANCE NO. 1003. An ordinance amending Chapter 110 of the Washoe County Code (Development Code) and amending Article 706 "Impact Fees" to add Drainage Project Impact Fees to be imposed within the Southeast Truckee Meadows Specific Plan area, and other matters pertaining thereto. Proposed December 9, 1997. Passed January 13, 1998. Effective January 1, 1998.

(DCA97-3) BILL NO. 1180, ORDINANCE NO. 1004. An ordinance amending Chapter 110 of the Washoe County Code (Development Code) to amend Division 3 "Contents"; Article 300 "Regulation of Uses: Title and Contents"; Article 302 "Allowed Uses"; Article 304 "Use Classification System"; Article 324 "Antennas"; Article 402 "Density/Intensity Standards"; and other matters pertaining thereto. Proposed December 16, 1997. Passed January 13, 1998. Effective January 30, 1998.

(DCA97-8) BILL NO. 1181, ORDINANCE NO. 1005. An ordinance amending Chapter 110 of the Washoe County Code (Development Code) by amending Article 222 "Truckee Canyon Area," thereof. Proposed December 23, 1997. Passed January 13, 1998. Effective February 1, 1998.

June 10, 1997 Revisions: (DCA97-2) BILL NO. 1157, ORDINANCE NO. 982. An ordinance amending Chapter 110 of the Washoe County Code to amend Article 220 "Tahoe Area" to modify the standards for detached accessory structures, height measurement of residential structures and foundation removal in the Tahoe Basin. Proposed May 13, 1997. Passed June 10, 1997. Effective June 1, 1997.

April 15, 1997 Revisions: (DCA97-1) BILL NO. 1153, ORDINANCE NO. 978. An ordinance amending the Washoe County Code to modify Article 106 "Regulatory Zones" to extend the period that the transition process applies to parcels with comparable land use district (zoning) classifications and land use designations, and to parcels with SP (Specific Plan) land use designations and parcels with an area identified by the Board of County Commissioners for the preparation of a Specific Plan, to permit technical amendments to land use maps by the Director of Community Development and other items properly related thereto. Proposed March 25, 1997. Passed April 15, 1997. Effective May 1, 1997.

December 10, 1996 Revisions: BILL NO. 1145, ORDINANCE NO. 970. An ordinance amending Chapter 80 of the Washoe County Code by repealing Sections 80.010 through 80.220 and adding new sections 80.010 through 80.080 creating a Department of Community Development; providing for the appointment of Director of department; creating the position of Manager of a Division of Building and Safety; making the department the repository for records of Planning Commission and Board of Adjustment; providing that the department assume responsibility for the Washoe County Comprehensive Plan, Development Code and other activities carried out by former Department of Development Review and Comprehensive Planning; providing for Business License and Code Enforcement activities to be carried out by department; and repealing references to Department of Development Review and Department of Comprehensive Planning; and other matters relating thereto. Proposed November 26, 1996. Passed December 10, 1996. Effective December 30, 1996.

August 27, 1996 Revisions: (DCA94-10) BILL NO. 1140, ORDINANCE NO. 965. An ordinance amending Chapter 110 of the Washoe County Code (Development Code) by amending Article 308 “Home Occupations,” and Article 902 “Definitions,” and other matters pertaining thereto. Proposed August 13, 1996. Passed August 27, 1996. Effective October 1, 1996.

July 9, 1996 Revisions: (DCA96-4) BILL NO. 1134, ORDINANCE NO. 959. An ordinance amending the Washoe County Code to modify Article 302 “Allowed Uses” to delete the requirement of a special use permit for a residential group home, to modify Article 304 “Use Classification System” to more clearly define the number of persons permitted in a residential group home and to modify Article 322 “Group Care Facilities” to provide for standards that must be met to allow the establishment of a residential group home; to modify Article 906 “Fees” to delete the section addressing simultaneous applications; to modify Article 912 “Establishment of Commissions and Boards” to add a Hearing Examiner for hearing of and final action on variances, eliminate Article 802 “Administrative Waivers,” modify Article 804 “Variances” to include references to Hearing Examiners, and modify Article 308 “Home Occupations,” Article 312 “Fabricated Housing,” Article 324 “Antennas,” Article 406 “Building Placement Standards,” Article 414 “Noise and Lighting Standards,” Article 800 “Procedures: Title and Contents” and Article 908 “Issuance of Permits and Licenses” to delete references to administrative waivers; to modify article 912 “Establishment of Commissions and Boards” to change the length of terms for Board of Adjustment members to four years and the qualifications to be member to require residency in the unincorporated portion of the County and within certain County Commission Districts and to modify Article 916 “Establishment of Committees” to change the composition of the Parcel Map Review Committee and allow the Planning Commission and Board of Adjustment to appoint non-members to the Design Review Committee. Proposed June 11, 1996. Passed July 9, 1996. Effective July 26, 1996.

May 14, 1996 Revisions: (DCA96-1) BILL NO. 1126, ORDINANCE NO. 951. An ordinance amending the Washoe County Code to delete the posting requirements stipulated in Sections 110.804.20(c) and 110.810.25(c) of the Development Code. Proposed April 9, 1996. Passed May 14, 1996. Effective June 7, 1996.

(DCA96-3) BILL NO. 1127, ORDINANCE NO. 952. An ordinance amending the Washoe County Code to add provisions to the Development Code regarding relocation of substandard lots through the boundary line adjustment procedure. Proposed April 9, 1996. Passed May 14, 1996. Effective June 7, 1996.

April 9, 1996 Revisions: (DCA94-4) BILL NO. 1124, ORDINANCE NO. 949. An ordinance amending Chapter 110 of the Washoe County Code (Development Code) to add Article 432 "Open Space Standards," and other matters pertaining thereto. Proposed March 12, 1996. Passed April 9, 1996. Effective May 1, 1996.

(DCA96-2) BILL NO. 1123, ORDINANCE NO. 948. An ordinance amending Chapter 110 of the Washoe County Code (Development Code) by amending Article 208 "North Valleys Area" thereof. Proposed March 12, 1996. Passed April 9, 1996. Effective May 1, 1996.

February 13, 1996 Revisions: (DCA95-3) BILL NO. 1117, ORDINANCE NO. 942. An ordinance amending Chapter 110 of the Washoe County Code (Development Code) to amend Article 204 "Forest Area," Article 214 "Southwest Truckee Meadows Area,” Article 902 "Definitions," and other matters pertaining thereto. Proposed November 14, 1995. Passed February 13, 1996. Effective April 1, 1996.

October 10, 1995 Revisions: (DCA95-4) BILL NO. 1113, ORDINANCE NO. 938. An ordinance amending Chapter 110 of the Washoe County Code (Development Code) and amending Article

706 "Impact Fees" to add the Regional Road Impact Fee, and other matters pertaining thereto. Proposed September 19, 1995. Passed October 10, 1995. Effective December 14, 1995.

(DCA95-1) BILL NO. 1114, ORDINANCE NO. 939. An ordinance amending Chapter 110 of the Washoe County Code (Development Code) to amend Article 206 "High Desert Area," Article 218 "Sun Valley Area," Article 300 "Regulation of Uses: Title and Contents," Article 306 "Accessory Uses and Structures," Article 312 "Fabricated Housing," Article 400 "Development Standards: Title and Contents," Article 406 "Building Placement Standards," Article 410 "Parking and Loading," and Article 804 "Variances," and other matters pertaining thereto. Proposed September 26, 1995. Passed October 10, 1995. Effective November 1, 1995.

January 24, 1995 Revisions: (DCA94-11) BILL NO. 1101, ORDINANCE NO. 926. An ordinance amending Chapter 110 of the Washoe County Code (Development Code) to readopt Article 306 "Accessory Uses and Structures" thereof to incorporate previous amendments to said article which were inadvertently omitted with the adoption of Ordinance No. 899. Proposed January 10, 1995. Passed January 24, 1995. Effective retroactive to May 31, 1994.

December 27, 1994 Revisions: (DCA94-9) BILL NO. 1097, ORDINANCE NO. 922. An ordinance amending Chapter 110 of the Washoe County Code (Development Code) to address new standards and regulations provided by the Federal Emergency Management Agency (FEMA) pertaining to 100-year flood plain designations, to clarify construction standards in all flood hazard areas and to correct references to fabricated housing requirements therefor by amending Sections 110.416.60 through 110.416.80, inclusive, portions of Article 416 "Flood Hazards"; amending Article 902 "Definitions"; and repealing Sections 110.416.85 and 110.416.90, inclusive, portions of Article 416 "Flood Hazards." Proposed December 13, 1994. Passed December 27, 1994. Effective retroactive to September 30, 1994.

(DCA94-8) BILL NO. 1098, ORDINANCE NO. 923 An ordinance amending Chapter 110 of the Washoe County Code (Development Code) to amend Article 210 "South Valleys Area" and add new standards thereto. Proposed December 13, 1994. Passed December 27, 1994. Effective February 6, 1995.

(DCA94-7) BILL NO. 1099, ORDINANCE NO. 924 An ordinance amending Chapter 110 of the Washoe County Code (Development Code) to reduce the size of the required on-site signs advertising special use permits and variances and reducing the required posting period therefor by amending Section 110.804.20, a portion of Article 804 "Variances" and Section 110.810.25, a portion of Article 810 "Special Use Permits." Proposed December 13, 1994. Passed December 27, 1994. Effective February 6, 1995.

December 13, 1994 Revisions: (DCA94-5) BILL NO. 1091, ORDINANCE NO. 916. An ordinance amending Chapter 110 of the Washoe County Code (Development Code) to amend Article 206 "High Desert Area" and Article 902 "Definitions" thereof to add new standards thereto. Proposed November 8, 1994. Passed December 13, 1994. Effective retroactive to May 26, 1993.

(DCA94-6) BILL NO. 1094, ORDINANCE NO. 919. An ordinance amending the Washoe County Code to add outdoor and indoor lighting standards to the Development Code; to change the name of Article 414, Chapter 110, to "Noise and Lighting Standards"; and providing other matters properly relating thereto; by amending Article 320 "Bed and Breakfast Establishments," Article 340 "Industrial Performance Standards," Division Four "Contents," Article 400 "Development Standards: Title and Contents," and Article 414 "Noise Standards." Proposed November 15, 1994. Passed December 13, 1994. Effective February 1, 1995.

September 20, 1994 Revisions: (DCA94-4) BILL NO. 1083, ORDINANCE NO. 908. An ordinance amending Chapter 110 of the Washoe County Code (Development Code) to add Article 340 "Industrial Performance Standards," Article 420 "Storm Drainage Standards," and Article 436 "Street Design Standards," thereto, and to amend Article 604 "Design Requirements" and Article 902 "Definitions, thereof to reflect new standards. Proposed August 9, 1994. Passed September 20, 1994. Effective October 15, 1994.

July 12, 1994 Revisions: (DCA94-3) BILL NO. 1081, ORDINANCE NO. 906. An ordinance amending the Washoe County Code to correct the date of effectuation of the Development Code for properties in a sphere of influence; to enumerate the uses of manufactured housing sales and repair; and to amend the appointment and qualifications and compensation for Planning Commissioners and add compensation for Board of Adjustment members by amending portions of Article 106 "Regulatory Zones," Article 302 "Allowed Uses," Article 304 "Use Classification System," and Article 912 "Establishment of Commissions and Boards." Proposed June 28, 1994. Passed July 12, 1994. Effective July 27, 1994.

May 17, 1994 Revisions: (DCA94-1) BILL NO. 1074, ORDINANCE NO. 899. An ordinance amending the Washoe County Code to clarify that uses not classified or interpreted as permitted in the Development Code are prohibited; to change detached accessory dwellings from a special use permit issued by the Planning Commission to a special use permit issued by the Board of Adjustment; to change residential group homes as a use approved as an administrative permit to a use approved as a special use permit reviewed and approved by the Board of Adjustment; to enumerate the uses of commercial slaughtering and agricultural slaughtering; to require an administrative permit for garages that may be built to the front property line when the property has a 20 percent or greater slope; to define the standards by which agricultural slaughtering may operate; to correct the deletion of containerized trash as prohibited as storage in the front yard, except in limited circumstances; to permit the sale of firewood as a temporary use; to clarify that lots smaller than the minimum regulatory zoning standards can be created in common open space development; to define the area in which a fence or other visual obstruction on a corner lot can be erected up to six feet; to change the parking standards for residential group homes and passive and active recreation uses; to require a one-year period for the recording of a parcel map; to require that notices be mailed to adjacent property owners, citizen advisory boards and affected utilities for tentative subdivision map hearings; to bring the appeal notice period into conformance with the state law; to add an appeal period for final maps; to substitute the County Surveyor for the Planning Commission as the appropriate approving authority for reversion to acreage maps; to permit administrative waivers to be applied for and approved to waive screening requirements for antennas; to clarify that junkyards also refers to salvage yards; to define the term slaughterhouse; to require nonconforming uses to conform to the provisions of this Chapter prior to the issuance of a ministerial permit or the effectuation of a discretionary permit; and providing other matters property relating thereto by amending the following articles: Article 100 "Introduction and Organization: Title and Contents," Article 302 "Allowed Uses," Article 306 "Accessory Uses and Structures," Article 310 "Temporary Uses and Structures," Article 404 "Lot Standards," Article 406 "Building Placement Standards," Article 410 "Parking and Loading," Article 606 "Parcel Maps," Article 608 "Tentative Subdivision Maps," Article 610 "Final Subdivision Maps," Article 612 "Division of Land into Large Parcels," Article 614 "Reversion to Acreage," Article 616 "Amendments of Map," Article 802 "Administrative Waivers," Article 902 "Definitions" and Article 904 "Nonconformance." Proposed April 12, 1994. Passed May 17, 1994. Effective May 31, 1994.

January 18, 1994 Revisions: (DCA93-4) BILL NO. 1068, ORDINANCE NO. 893. An ordinance amending the Washoe County Code to revise the regulations regarding the development, preservation and protection of hillsides and ridgelines and the definitions related thereto by amending the following articles: Article 424 "Hillside Development" and Article 902 "Definitions." Proposed December 14, 1993. Passed January 18, 1994. Effective March 4, 1994.

January 11, 1994 Revisions: (DCA93-7) BILL NO. 1070, ORDINANCE NO. 895. An ordinance amending the Washoe County Code to define nature center as a permitted use, to describe the appropriate level of review for nature centers, to identify the appropriate regulatory zones wherein nature centers can be permitted, to permit professional office uses in certain residential regulatory zones, and to describe the appropriate level of review for professional office uses in certain residential regulatory zones by amending the following articles: Article 302 "Allowed Uses" and Article 304 "Use Classification System." Proposed December 21, 1993. Passed January 11, 1994. Effective January 24, 1994.

November 16, 1993 Revisions: (DCA93-5) BILL NO. 1064, ORDINANCE NO. 889. An ordinance amending the Washoe County Code to identify the appropriate land uses in spheres of influence, to modify the regulation of storage of material in front and side areas of lots, to identify the appropriate land use designation for signs, and to identify nonconforming uses in spheres of influence by amending the following articles: Article 106 "Regulatory Zones"; Article 306 "Accessory Uses and Structures"; Article 502 "Sign Regulations"; and Article 904 "Nonconformance." Proposed October 26, 1993. Passed November 16, 1993. Effective November 29, 1993.

(DCA93-6) BILL NO. 1065, ORDINANCE NO. 890. An ordinance amending the Washoe County Code to revise the regulations regarding the location, installation, appearance and screening of antennas and the definitions related to antenna systems by amending the following articles and table: Article 324 "Antennas"; Table 110.302.05.01 "Table of Uses"; and Article 902 "Definitions." Proposed October 26, 1993. Passed November 16, 1993. Effective November 29, 1993.

July 20, 1993 Revisions: (DCA93-3) BILL NO. 1050, ORDINANCE NO. 875. An ordinance amending the Washoe County Code to substantially change the general mobile/manufactured home placement and design standards contained in Article 312 "Factory Built Housing" and the specific standards contained in Article 218 "Sun Valley Area" and Article 206 "High Desert Area," to correct procedural and typographical errors and to streamline and simplify permitting requirements of Chapter 110 (Development Code) by amending the following articles: Article 202 "Area Plan General Regulations"; Article 204 "Forest Area"; Article 206 "High Desert Area"; Article 208 "North Valleys Area"; Article 210 "South Valleys Area"; Article 214 "Southwest Truckee Meadows Area"; Article 216 "Spanish Springs Area"; Article 222 "Truckee Canyon Area"; Article 224 "Verdi Area"; Article 226 "Warm Springs Area"; Article 302 "Allowed Uses"; Article 304 "Use Classification System"; Article 306 "Accessory Uses and Structures"; Article 308 "Home Occupations"; Article 310 "Temporary Uses and Structures"; Article 312 "Factory Built Housing"; Article 314 "Manufactured Home Parks"; Article 316 "Recreational Vehicle Parks"; Article 320 "Bed and Breakfast Establishments"; Article 322 "Group Care Facilities"; Article 324 "Antennas"; and Article 334 "Mining." Proposed June 8, 1993. Passed July 20, 1993. Effective August 3, 1993.

June 22, 1993 Revisions: (DCA93-3) BILL NO. 1051, ORDINANCE NO. 876. An ordinance amending the Washoe County Code to eliminate the pervious surface coverage standards contained in Table 110.406.05.01, to correct procedural and typographical errors and to streamline and simplify permitting requirements of Chapter 110 (Development Code) by amending the following articles: Article 402 "Density/Intensity Standards"; Article 404 "Lot Standards"; Article 406 "Building Placement Standards"; Article 408 "Common Open Space Development"; Article 410 "Parking and Loading"; Article 416 "Flood Hazards"; Article 422 "Water and Sewer Resource Requirements"; Article 602 "General Subdivision Provisions"; Article 604 "Design Requirements"; Article 606 "Parcel Maps"; Article 608 "Tentative Subdivision Maps"; Article 610 "Final Subdivision Maps"; Article 612 "Division of Land into Large Parcels"; Article 614 "Reversion to Acreage"; Article 616 "Amendments of Map"; and Article 618" Boundary Line Adjustment." Proposed June 8, 1993. Passed June 22, 1993. Effective July 7, 1993.

May 25, 1993 Revisions: (DCA93-2) BILL NO. 1048, ORDINANCE NO. 873. An ordinance amending the Washoe County Code to correct procedural and typographical errors and to streamline and simplify permitting requirements of Chapter 110 (Development Code) by amending the following articles: Article 104 "County Growth Management System"; Article 106 "Regulatory Zones"; Article 702 "Adequate Public Facilities Management System"; Article 704 "Adequate Public Facilities: Sanitary Sewer"; Article 802 "Administrative Waivers"; Article 804 "Variances"; Article 806 "Vacations and Abandonments of Easements or Streets"; Article 808 "Administrative Permits"; Article 810 "Special Use Permits"; Article 812 "Projects of Regional Significance"; Article 814 "Development Agreements"; Article 816 "Specific Plans"; Article 818 "Amendment of Development Code"; Article 820 "Amendment of Comprehensive Plan"; Article 902 "Definitions"; and Article 916 "Establishment of Committees." Proposed May 11, 1993. Passed May 25, 1993. Effective June 7, 1993.

May 11, 1993 Revisions: (DCA93-3) BILL NO. 1049, ORDINANCE NO. 874. An emergency ordinance amending the Washoe County Code by amending provisions to Chapter 110 (Development Code) by deleting a portion of Article 312 "Factory-Built Housing," Section 110.312.10 "Development Standards"; specifically Section 110.312.10(d) "Parking," Section 110.312.10(f) "Foundation," and Section 110.312.10(g) "Roof." Proposed May 11, 1993. Passed May 11, 1993. Effective May 24, 1993.

February 9, 1993 Revisions: (DCA93-1) BILL NO. 1042, ORDINANCE NO. 867. An ordinance amending the Washoe County Code by adding provisions to Chapter 110 (Development Code) to incorporate Article 412 "Landscaping" into the Washoe County Development Code; modifying the language for Section 110.208.20 "North Valleys Area - Landscaping"; deleting Section 110.208.35 "North Valleys Area - Parking Lots and Other Paved Areas"; deleting Section 110.218.10 "Sun Valley Area - Commercial and Industrial Landscaping"; and amending Article 902 "Definitions" to incorporate new landscaping definitions. Proposed January, 19, 1993. Passed February 9, 1993. Effective May 27, 1993.

December 22, 1992 Adoption: BILL NO. 1040, ORDINANCE NO. 865. An ordinance amending the Washoe County Code by adding provisions (to be known as Chapter 110, Development Code) that replace Chapter 110 (Planning and Zoning); replace Chapter 115 (Subdivision of Land); replace Chapter 120 (Mobile Home Subdivision, Parks); replace the portion of Chapter 100 dealing with flood hazard reduction; and adding provisions that provide development regulations that vary by planning area; provide development regulations that vary by use; provide regulations for standards for development; provide requirements for adequate public facilities; and provides procedures for administrative permits, development agreements, specific plans, projects of regional significance, amendments to the Development Code, and amendments to the Washoe County Comprehensive Plan. Proposed December 8, 1992. Passed December 22, 1992. Effective May 26, 1993.

The following is a summary of the Washoe County Planning Commission recommendation for original adoption and revisions to the Washoe County Development Code:

Resolution No. 26-07: Recommend approval of WDCA26-0001 (Amend Article 336 Housing Incentives) on April 7, 2026.

Resolution No. 26-03: Recommend approval of WDCA25-0006 (Amend Article 336, Housing Incentives) on April 7, 2026.

Resolution No. 26-01: Recommend approval of WDCA25-0005 (Amend Article 302, Allowed Uses; and Article 406, Building Placement Standards; and creating Article 403, Residential Uses in Commercial Regulatory Zones) on February 3, 2026

Resolution No. 26-02: Recommend approval of WDCA25-0012 (Amend Division Three, Regulation of Uses; and Division Nine, General Provisions) on February 3, 2026

Resolution No. 25-15: Recommend approval of WDCA 25-0008 (Amend Division Three, Regulation of Uses; Division Four, Development Standards; and Division Nine, General Provisions) on November 4, 2025

Resolution No. 25-14: Recommend approval of WDCA 25-0010 (Amend Division Two, Area Plan Regulations) on November 4, 2025

Resolution No. 25-13: Recommend approval of WDCA 25-0009 (Amend Division Three, Regulation of Uses) on October 7, 2025

Resolution No. 25-05: Recommend approval of WDCA 25-0003 (Amend Articles 220 Tahoe Area and 220.1 Tahoe Area Design Standards) on June 3, 2025

Resolution No. 25-11: Recommend approval of WDCA 25-0004 (Amend Article 220, Tahoe Area) on August 5, 2025

Resolution No. 25-04: Recommend approval of WDCA 25-0002 (Amend Article 904, Nonconformance) on May 6, 2025

Resolution No. 25-03: Recommend approval of WDCA 25-0001 (Amend Division Three, Regulation of Uses; Division Four, Development Standards; Division 9, General Provisions) on February 4, 2025

Resolution No. 25-02: Recommend approval of WDCA 24-0007 (Amend Article 610, Final Subdivision Maps) on February 4, 2025

Resolution No. 24-18: Recommend approval of WDCA 24-0005 (Amend Article 310, Temporary Uses and Structures) on September 3, 2024

Resolution No. 24-11: Recommend approval of WDCA 24-0003 (Amend Article 319, Short Term Rentals) on May 7, 2024

Resolution No. 24-12: Recommend approval of WDCA 24-0001 (Amend Article 438, Grading Standards; Article 810, Special Use Permits; Article 902, Definitions) on June 4, 2024

Resolution No. 24-10: Recommend approval of WDCA 24-0002 (Amend Division Two, Area Plan Regulations; Division Four, Development Standards; Division Nine, General Provisions) on May 7, 2024

Resolution No. 24-04: Recommend approval of WDCA 23-0003 (Amend Article 222 Truckee Canyon Area) on January 2, 2024

Resolution No. 24-01: Recommend approval of WDCA 23-0005 (Amend Article 216 Spanish Springs Area) on January 2, 2024

Resolution No. 23-16: Recommend approval of WDCA 23-0001 (Amend Article 220 Tahoe Area) on November 7, 2023

Resolution No. 24-05: Recommend approval of WDCA 23-0004 (Amend Division Three, Regulation of Uses; Division Four, Development Standards) on January 2, 2024

Resolution No. 23-15: Recommend approval of WDCA 23-0002 (Amend Division Two, Area Plan Regulations; Division Three, Regulation of Uses; Division Four, Development Standards; Division Eight, Procedures) on October 16, 2023

Resolution No. 23-08: Recommend approval of WDCA 22-0004 (Amend Articles 302, Allowed Uses; 304, Use Classification System; 406, Building Placement Standards; 902, Definitions) on April 4, 2023

Resolution No. 22-07: Recommend approval of WDCA 22-0002 (Amend Article 220, Tahoe Area) on November 1, 2022

Resolution No. 22-05: Recommend approval of WDCA 22-0001 (Amend Article 319, Short Term Rentals (STRs)) on March 1, 2022

Resolution No. 22-04: Recommend approval of WDCA 21-0004 (Amend Article 324, Communication Facilities, and add Section 324.53) on March 1, 2022

Resolution No. 21-07: Recommend approval of WDCA 21-0001 (Amend Article 406, Building Placement Standards, by adding Section 406.24) on October 5, 2021

Resolution No. 21-04: Recommend approval of WDCA 21-0003 (Amend Article 304, Use Classification System; Article 902, Definitions) on May 4, 2021

Resolution No. 21-03: Recommend approval of WDCA 21-0002 (Amend Article 606, Parcel Maps; Article 916, Parcel Map Review Committee) on May 4, 2021

Resolution No. 20-01: Recommend approval of WDCA 19-0008 (Amend Article 302, Allowed Uses; Article 304 Use Classification System; Article 306, Accessory Uses and Structures; Article 410, Parking and Loading; Article 910, Enforcement; Add Article 319, Short Term Rentals (STRs); Article 809, Administrative Review Permits) on January 7, 2020

Resolution No. 20-08: Recommend approval of WDCA 19-0007 (Replace Article 220, Tahoe Area Plan; Add Article 220.1, Tahoe Area Design Standards) on February 4, 2020

Resolution No. 20-23: Recommend approval of WDCA 20-0003 (Remove Article 434, Regional Development Standards within Cooperative Planning Areas and All of Washoe County; Remove Article 822, Provisions for Amendments to Local Master Plans and Zone Changes in Areas Subject to Cooperative Planning Under the Regional Plan Settlement Agreement) on October 6, 2020

Resolution No. 20-22: Recommend approval of WDCA 20-0002 (Amend Article 412, Landscaping) on October 6, 2020

Resolution No. 20-17: Recommend approval of WDCA 20-0001 (Amend Article 406, Building Placement Standards) on August 4, 2020

Resolution No. 20-02: Recommend approval of WDCA 19-0005 (Amend Article 324, Communication Facilities) on January 7, 2020

Resolution No. 20-03: Recommend approval of WDCA 19-0006 (Amend Article 406, Building Placement Standards) on January 7, 2020

Resolution No. 19-15: Recommend approval of WDCA 19-0003 (Amend Article 410, Parking and Loading) on June 4, 2019

Resolution No. 19-12: Recommend approval of WDCA 19-0001 (Amend Article 406, Building Placement Standards) on May 7, 2019

Resolution No. 19-11: Recommend approval of WDCA 18-0005 (Amend Article 306, Accessory Uses and Structures; Article 310, Temporary Uses and Structures; and Article 902, Definitions) on May 7, 2019

Resolution No. 19-03: Recommend approval of WDCA 18-0007 (Amend Article 306, Accessory Uses and Structures) on January 2, 2019

Resolution No. 19-02: Recommend approval of WDCA 18-0006 (Amend Article 810, Special Use Permits) on January 2, 2019

Resolution No. 18-18: Recommend approval of WDCA 18-0002 (Amend Article 302, Allowed Uses and Article 304, Use Classification System) on July 3, 2018

Resolution No. 18-08: Recommend approval of WDCA 18-0003 (Amend Article 302, Allowed Uses; Article 304, Use Classification System; and 410, Parking and Loading) on March 6, 2018

Resolution No. 18-07: Recommend approval of WDCA 17-0010 (Amend Article 306, Accessory Uses and Structures) on February 6, 2018

Resolution No. 18-06: Recommend approval of WDCA 17-0007 (Amend Article 406, Building Placement Standards) on February 6, 2018

Resolution No. 17-12: Recommend approval of WDCA 17-0002 (Amend Article 422, Water and Sewer Resource Requirements) on October 3, 2017

Resolution No. 17-11: Recommend approval of WDCA 17-0006 (Amend Article 804, Variances) on October 3, 2017.

Resolution No. 17-09: Recommend approval of WDCA 17-0005 (Amend Article 808, Administrative Permits) on October 3, 2017.

Resolution No. 17-08: Recommend approval of WDCA 17-0004 (Amend Article 310, Temporary Uses and Structures) on September 5, 2017.

Resolution No. 17-07: Recommend approval of WDCA 17-0001 (Amend Article 505, Signs) on May 2, 2017.

Resolution No. 16-19: Recommend approval of DCA 16-007 (Amend Article 324, Communication Facilities) on December 6, 2016.

Resolution No. 16-15: Recommend approval of DCA 16-006 (Amend Article 306, Accessory Uses and Structures; Article 902, Definitions) On September 6, 2016.

Resolution No. 16-13: Recommend approval of DCA 16-001 (Amend Article 302, Allowed Uses; Article 304, Use Classification System; Article 410, Parking and Loading) On August 2, 2016.

Resolution No. 16-07: Recommend approval of DCA 16-002 (Amend Article 306, Accessory Uses and Structures; Article 410, Parking and Loading; and Article 902, Definitions) On June 7, 2016.

Resolution No. 15-07: Recommend approval of DCA 14-009 (Amend Article 500, Signs; Remove Articles 502, Billboards and 504, Signs; Adopt a new Article 505, Signs) On July 5, 2015.

Resolution No. 15-23: Recommend approval of DCA 14-014 (Create a new article 421, Storm Water Discharge Program) On November 3, 2015.

Resolution No. 15-17: Recommend approval of DCA 14-012 (Amend Article 422, Water and Sewer Resource Requirements; and to repeal Washoe County Code 110.706.10, Southeast Truckee Meadows Specific Plan Impact Fees) on September 1, 2015.

Resolution No. 15-16: Recommend approval of DCA 15-001 (Amend Article 306, Accessory Uses and Structures; and Article 310, Temporary Uses and Structures) on September 1, 2015.

Resolution No. 15-09: Recommend approval of DCA14-005 (Amend Article 106, Master Plan Categories and Regulatory Zones; Amend Table 110.302.05.4; and Add Article 442, Specific Plan Standards and Procedures) on May 5, 2015.

Resolution No. 15-02: Recommend approval of DCA14-007 (Amend Article 821, Amendment of Regulatory Zone) on February 3, 2015.

Resolution No. 15-01: Recommend approval of DCA14-013 (Amend Article 706, Impact Fees) on January 6, 2015.

Resolution No. 14-21: Recommend approval of DCA14-010 (Amend Article 606, Parcel Maps; Article 608, Tentative Subdivision Maps; Article 804, Variances; Article 806, Vacations and Abandonments of Easements or Streets; Article 808, Administrative Permits; Article 810, Special Use Permits; Article 818, Amendment of Development Code; Article 912, Establishment of Commissions, Boards and Hearing Examiners; and Article 914, Establishment of Division) on November 13, 2014.

Resolution No. 14-16: Recommend approval of DCA14-006 (Amend Article 820, Amendment of Master Plan) on July 1, 2014.

Resolution No. 14-15: Recommend approval of DCA14-004 (Amend Article 302, Allowed Uses; Article 304, Use Classification System) on July 1, 2014.

Resolution No. 14-13: Recommend approval of DCA14-003 (Amend Article 302, Allowed Uses; Article 304, Use Classification System) on April 1, 2014.

Resolution No. 14-12: Recommend approval of DCA14-002 (Amend Article 306, Accessory Uses and Structures) on April 1, 2014.

Resolution No. 14-7: Recommend approval of DCA14-001 (Amend Article Amend Article 302, Allowed Uses; Article 304, Use Classification System; Article 410, Parking and Loading) on March 4, 2014.

Resolution No. 13-2: Recommend approval of DCA12-002 (Amend Article 226, Warm Springs Area and Article 302, Allowed Uses) on January 7, 2013. (Note: The Planning Commission adopted version was not the version subsequently adopted by the Board of County Commissioners in June 2013.)

Resolution No. 13-1: Recommend approval of DCA12-008 (Amend Article 304, Use Classification System and Article 902, Definitions) on January 7, 2013.

Resolution No. 12-11: Recommend approval of DCA12-005 (Amend Article 910, Enforcement) on August 21, 2012.

Resolution No. 12-10: Recommend approval of DCA12-004 (Amend Article 420, Storm Drainage Standards) on August 21, 2012.

Resolution No. 12-9: Recommend approval of DCA12-003 (Amend Article 438, Grading Standards) on August 21, 2012.

Resolution No. 12-8: Recommend approval of DCA12-006 (Amend Article 302, Allowed Uses; and Article 304, Use Classification System) on August 21, 2012.

Resolution No. 12-1: Recommend approval of DCA12-001 (Amend Article 302, Allowed Uses; and Article 304, Use Classification System) on May 1, 2012.

Resolution No. 11-15: Recommend approval of DCA11-003 (Amend Article 306, Accessory Uses and Structures) on November 1, 2011.

Resolution No. 11-14: Recommend approval of DCA11-001 (General Rural Residential renamed to General Rural Agricultural; modification to permitted and allowed uses) (Article 106, Master Plan Categories and Regulatory Zones; Article 226, Warm Springs Area; Article 302, Allowed Uses; Article 306, Accessory Uses and Structures; Article 326, Wind Machines; Article 406, Building Placement Standards; Article 502, Billboard Resolutions, and Article 504, Sign Regulations) on October 4, 2011.

Resolution No. 10-18: Recommend approval of DCA09-001 (Amend Article 416, Flood Hazards) on November 3, 2010.

Resolution No. 10-17: Recommend approval of DCA10-006 (Amend Article 406, Building Placement Standards) on October 5, 2010.

Resolution No. 10-15: Recommend approval of DCA10-001 (Amend Article 302, Allowed Uses; Article 304, Use Classification System; Article 306, Accessory Uses and Structures) on August 3, 2010.

Resolution No. 10-11: Recommend approval of DCA10-002 (Two Map) on May 20, 2010.

Resolution No. 10-7: Recommend approval of DCA08-009 (Amend Article 302, Allowed Uses; Article 304, Use Classification System; and Article 326, Wind Machines) on April 6, 2010.

Resolution No. 10-2: Recommend approval of DCA09-002 (Amend Article 302, Allowed Uses; Article 304, Table of Uses; and Article 410, Parking and Loading) on January 5, 2010.

Resolution No. 09-19: Recommend approval of DCA09-003 (Amend Article 324, Communication Facilities) on December 1, 2009.

Resolution No. 09-17: Recommend approval of DCA08-004 (Amend Article 420, Storm Drainage Standards) on November 3, 2009.

Resolution No. 09-10: Recommend approval of DC06-005 (Amend Article 306, Accessory Uses and Structures and Article 310, Temporary Uses and Structures) on May 5, 2009.

Resolution No. 08-12: Recommend approval of DCA08-002 (Amend Article 218, Sun Valley Area) on May 6, 2008; DCA08-003 (Amend Article 222, Truckee Canyon Area); DCA08-005 (Amend Article 206, High Desert Area; Article 210, South Valleys Area; Article 222, Truckee Canyon Area; Article 302, Allowed Uses; Article 306, Allowed Uses and Structure; Article 314, Manufactured Home Parks; Article 316, Recreational Vehicle Parks; Article 324, Communication Facilities; Article 332, Aggregate Facilities; Article 334, Mining; Article 418, Significant Hydrologic Resources; Article 436, Street Design; Article 504, Sign Regulations; and Article 810, Special Use Permits) on June 3, 2008.

Resolution No. 08-6: Recommend approval of DCA05-005 (Amend Article 302, Allowed Uses; and Article 304, Use Classification System) on April 1, 2008.

Resolution No. 08-4: Recommend approval of DCA08-001 (Amend Article 602, General Subdivision Provisions; Article 606, Parcel Maps; Article 608, Tentative Subdivision Map; Article 612, Division of Land into Large Parcels; and Article 618, Boundary Line Adjustments) on February 19, 2008.

Resolution No. 07-18: Recommend approval of DC06-004, DC07-010 and DC07-011 (Amend Article 100, Introduction and Organization: Title and Contents; Article 302, Allowed Uses; Article 304, Use Classification System; Article 306, Accessory Uses and Structures; Article 310, Temporary Uses and Structures; Article 312, Fabricated Housing; Article 322, Group Care Facilities; Article 606, Parcel Maps; Article 706, Impact Fees; Article 804, Variances; Article 806, Vacations and Abandonments of Easements or Streets; Article 808, Administrative Permits; Article 810, Special Use Permits; Article 820, Amendment of Comprehensive Plan; and Article 902, Definitions) on September 18, 2007.

Resolution No. 06-7.1: Recommend approval of DC06-003 (Amend Article 438, Grading Standards) on July 7, 2006.

Resolution No. 06-5: Recommend approval of DC06-001 (Amend Article 706, Impact Fees) on May 16, 2006.

Resolution No. 06-1: Recommended approval of DC03-007 (Amend Article 220, Tahoe Area; Article 406, Building Placement Standards; Article 902, Definitions) on November 15, 2005; and DC05-002 (Amend Article 106, Regulatory Zones; Article 216, Spanish Spring Area; Article 304, Use Classification System; Article 306, Accessory Uses and Structures; Division 5 Contents, Article 502, Off-Premise Sign Regulations; Article 504, On-Premise Sing Regulations; Article 606, Parcel Maps; Article 806, Vacations and Abandonments of Easements or Streets; Article 820, Amendment of Comprehensive Plan; Article 902, Definitions; Article 910, Enforcement; Article 912, Establishment of Commissions; Article 916, Establishment of Committees) on January 17, 2006.

Resolution No. 04-34: Recommended approval of DC04-007 (Amend Article 416, Flood Hazards) on November 16, 2004.

Resolution No. 04-17: Recommended approval of DC04-006 (Amend Section 110.330.45, 4H and Future Farmers of America Livestock Projects) on July 6, 2004.

Resolution No. 04-15: Recommended approval of DC03-011 (Amend Article 324, Communication Facilities) on March 16, 2004 and amended May 4, 2004.

Resolution No. 04-14: Recommended approval of DC04-005 (Amend Article 220, Tahoe Area) on May 4, 2004.

Resolution No. 04-12: Recommended approval of DC04-003 (Add Article 330, Domestic Pets and Livestock; and amend Article 300, Regulation of Uses: Title and Contents; Article 302, Allowed Uses, Article 304; Use Classification System; Article 306, Accessory Uses and Structures and Article 902, Definitions) on April 6, 2004.

Resolution No. 04-9: Recommended approval of DC04-001 (Add Article 438, Grading Standards; and amend Article 302, Allowed Uses, and Article 434; Regional Development Standards within Cooperative Planning Areas and all of Washoe County) and DC04-002 (Amend Article 104, County Growth Management System; Article 324, Communication Facilities; Article 414, Noise and Lighting Standards; Article 808, Administrative Permits; Article 810, Special Use Permits; Article 902, Definitions; Section 110.912.15, Hearing Examiner; and Article 914, Establishment of Department) on March 16, 2004.

Resolution No. 03-20: Recommended approval of DC03-008 (Amend Article 324, Communication Facilities; Article 604, Design Requirements; Article 608, Tentative Subdivision Maps; and Article 612, Division of Land into Large Parcels) on September 16, 2003.

Resolution No. 03-16: Recommended approval of DC03-010 (Amend Article 306, Accessory Uses and Structures) on September 2, 2003.

Resolution No. 03-14: Recommended approval of DC03-006 (Amend Article 504, On-Premise Sign Regulations) on July 15, 2003.

Resolution No. 03-4: Recommended approval of DC03-001 (Amend Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County) and DC03-002 (Amend Article 822, Provisions for Amendments to Local Master Plans and Zone Changes in Areas Subject to Cooperative Planning Under the Regional Plan Settlement Agreement) on January 27, 2003.

Resolution No. 02-19: Recommended approval of DC02-001 (Amend Article 502, Off-Premise Sign Regulations) on June 18, 2002 and September 17, 2002.

Resolution No. 02-16: Recommended approval of DC02-002 (Amend Article 412, Landscaping) and DC02-003 (Amend Article 302, Allowed Uses, and Article 304, Use Classification System) on August 20, 2002.

Resolution No. 02-3: Recommended approval of DC01-001 (Amend Article 212, Southeast Truckee Meadows Area) on August 21, 2001 and October 2, 2001; DC01-008 (Amend Article 502, Off-Premise Sign Regulations) on December 19, 2001; DC01-010 (Amend Article 814, Development Agreements and Article 816, Specific Plans) on January 15, 2002; and DC01-007 (Amend Article 304, Use Classification System; Article 606, Parcel Maps; Article 608, Tentative Subdivision Maps; Article 610, Final Subdivision Maps; Article 612, Division of Land into Large Parcels; Article 804, Variances; Article 806, Vacations and Abandonments of Easements or Streets; Article 810, Special Use Permits; Article 818, Amendment of Development Code; Article 820, Amendment of Comprehensive Plan; Article 902, Definitions; Article 912, Establishment of

Commissions, Boards and Hearing Examiners; and Article 914, Establishment of Department) on January 15, 2002.

Resolution No. 01-26: Recommended approval of DC01-009 (Amend Article 818, Amendment of Development Code) on December 19, 2001.

Resolution No. 01-19: Recommended approval of DC01-003 (Amend Article 406, Building Placement Standards, and Article 902, Definitions) on October 16, 2001.

Resolution No. 01-16: Recommended approval of DC01-006 (Amend Article 906, Fees) on September 18, 2001.

Resolution No. 00-22: Recommended approval of DCA99-3 (Amend Article 418, Significant Hydrologic Resources and Article 902, Definitions) on August 15, 2000.

Resolution No. 00-26: Recommended approval of DC0009-001 (Amend Article 804, Variances) on October 17, 2000.

Resolution No. 00-20: Recommended approval of DCA99-7 (Amend Article 306, Accessory Uses and Structures and Article 902, Definitions) on December 16, 1999, March 23, 2000 and June 27, 2000.

Resolution No. 00-18: Recommended approval of DC0002-002 (Amend Article 302, Allowed Uses and Article 304, Use Classification System) and DC0005-001 (Amend Article 700, Infrastructure Availability and Financing: Title and Contents and Article 706, Impact Fees) on May 16, 2000.

Resolution No. 00-7: Recommended approval of DC0002-001 (Amend Article 416, Flood Hazards and Article 902, Definitions) on March 23, 2000.

Resolution No. 99-21: Recommended approval of DCA99-4 (Amend Article 106, Regulatory Zones; Article 304, Use Classification System; Article 306, Accessory Uses and Structures; Article 312, Fabricated Housing; Article 322, Group Care Facilities; Article 606, Parcel Maps; Article 608, Tentative Subdivision Maps; Article 610, Final Subdivision Maps; Article 612, Division of Land into Large Parcels; Article 614, Reversion to Acreage; Article 804, Variances; Article 808, Administrative Permits; Article 810, Special Use Permits; Article 814, Development Agreements; Article 818, Amendment of Development Code; Article 820, Amendment of Comprehensive Plan; Article 902, Definitions; and Article 916, Establishment of Committees) on October 28, 1999 and December 16, 1999.

Resolution No. 99-10: Recommended approval of DCA98-10 (Amend Article 226, Warm Springs Area and Article 902, Definitions) on July 20, 1999.

Resolution No. 99-6: Recommended approval of DCA98-8 (Amend Article 706, Impact Fees) and DCA99-1 (Amend Article 208, North Valleys Area) on April 20, 1999.

Resolution No. 99-5: Recommended approval of DCA98-11 (Amend Article 104, County Growth Management System, and Article 404, Lot Standards) on March 16, 1999.

Resolution No. 99-2: Recommended approval of DCA97-4A (Amend Article 436, Street Design Standards) on January 5, 1999.

Resolution No. 98-21: Recommended approval of DCA98-6 (Amend Article 410, Parking and Loading; Article 606, Parcel Maps; Article 608, Tentative Subdivision Maps; Article 610, Final

Maps; Article 612, Division of Land into Large Parcels; Article 614, Reversion to Acreage; Article 616, Amendments of Map; Article 806, Vacations and Abandonments of Easements or Streets; and Article 814, Development Agreements) and DCA98-9 (Amend Article 210, South Valleys Area) on September 15, 1998.

Resolution No. 98-19: Recommended approval of DCA98-2 (Amend Article 216, Spanish Springs Area; Article 302, Allowed Uses; Article 308, Home Occupations; Article 804, Variances; Article 808, Administrative Permits; and Article 810, Special Use Permits) on June 16, 1998; and DCA96-6 (Add Article 332, Aggregate Facilities, and Amend Article 302, Allowed Uses, Article 304, Use Classification System; and Article 334, Mining) on July 21, 1998.

Resolution No. 98-18: Recommended approval of DCA98-4 (Amend Article 310, Temporary Uses and Structures) on June 16, 1998.

Resolution No. 98-3: Recommended approval of DCA97-6 (Add Article 504, On-Premise Sign Regulations) on January 20, 1998.

Resolution No. 98-11: Recommended approval of DCA98-3 (Amend Article 422, Water and Sewer Resource Requirements to exempt the Tahoe planning area from the requirements of the article) on April 21, 1998.

Resolution No. 98-8: Recommended approval of DCA97-4B (Amend Article 420, Storm Drainage Standards) and DCA97-7 (Amend Articles 106, 302, 304 to change the Office Commercial Regulatory Zone to Neighborhood Commercial/Office Regulatory Zone and expand it to include specific residential uses; renumbered Table 110.302.05.1 to Tables 110.302.05.1 through 110.302.05.5 and redefined some of the General Commercial uses; changed Article 406 to modify Table 110.406.05.1 for Neighborhood Commercial/Office, setback requirements; fence requirements for livestock, commercial and industrial, specialty fences, and entry gates and entry columns) on February 17, 1998.

Resolution No. 98-2: Recommended approval of DCA97-5 (Repeal Article 502, Sign Regulations and adopt a new Article 502, Off-Premise Sign Regulations) on January 20, 1998.

Resolution No. 98-10: Recommended approval of DCA98-1 (Amend Article 220, Tahoe Area to modify the Tahoe standards and change Section 110.226.05 reference to Pyramid Lake Highway) on February 17, 1998.

Resolution No. 97-15: Recommended approval of DCA97-3 (Amend Article 324, Antennas to include wireless communication facilities and rename the article to Communication Facilities) and DCA97-8 (Amend Article 222 to modify the Truckee Canyon standards) on November 18, 1997.

October 21, 1997: Took action consistent with NRS 278B to endorse the creation of an impact fee to finance and construct flood control and related facilities for the Southeast Truckee Meadows Specific Plan service area.

Resolution No. 97-5: Recommended approval of DCA97-2 (Amend Article 220, Tahoe Area to modify the Tahoe standards) on March 18, 1997.

Resolution No. 97-4: Recommended approval of DCA97-1 (Amend Article 106, Regulatory Zones to modify the transition process) on February 18, 1997.

Resolution No. 96-13: Recommended approval of DCA94-10 (Modify Article 308, Home Occupations, and add definition to Article 902, Definitions) on July 16, 1996.

Resolution No. 96-9: Recommended approval of DCA96-4 (Modify requirements for group care facilities, delete Article 802, Administrative Waivers, add provisions for Hearing Examiners to review variances, change Board of Adjustment term of office, and change membership requirements for Parcel Map Review Committee and Design Review Committee) on May 21, 1996.

Resolution No. 96-7: Recommended approval of DCA96-1 (Amend Sections 110.804.20 and 110.810.25 to eliminate posting requirements) and DCA96-3 (Amend Article 618, Boundary Line Adjustment to relocate substandard lots) on March 5, 1996.

Resolution No. 96-5: Recommended approval of DCA96-2 (Amend Article 208, North Valleys Area Public Services and Facilities Requirements) on February 20, 1996.

Resolution No. 95-5: Recommended approval of DCA94-4 (Add Article 432, Open Space Standards, and delete Scenic Roadway Corridor references in Division Two) on April 18, 1995.

Resolution No. 96-2: Recommended approval of DCA95-3 (Amend Articles 204 and 214 Mt. Rose Scenic Roadway Corridor) on October 17, 1995.

September 5, 1995: Took action consistent with NRS 278B to endorse the creation of a Regional Road Impact Fee proposed by the Regional Transportation Commission in cooperation with the City of Reno, City of Sparks and Washoe County to finance and construct a regional road system.

Resolution No. 95-4: Recommended approval of DCA95-1 (Accessory Buildings, Off-street Parking, Fence Heights and Setbacks) on March 21, 1995.

Resolution No. 94-27: Recommended approval of DCA94-11 (Readopt Article 306) on December 20, 1994.

Resolution No. 94-20.1: Recommended approval of DCA94-7 (Posting of Property), DCA94-8 (Washoe City Land Uses), and DCA94-9 (Flood Hazard Revisions) on November 15, 1994.

Resolution No. 94-19: Recommended approval of DCA94-5 (Article 206 - High Desert Area General Rural Standards) on October 1, 1994, and DCA94-6 (Lighting Standards) on November 1, 1994.

Resolution No. 94-7.1: Recommended approval of DCA94-4 (Development Standards and Design Guidelines) on July 19, 1994.

Resolution No. 94-3.1: Recommended approval of DCA94-3 (Planning Commission/Board of Adjustment Compensation) on May 3, 1994.

Resolution No. 94-2: Recommended approval of DCA94-1 (Slaughterhouses, etc.) on March 15, 1994.

Resolution No. 93-22: Recommended approval of DCA93-7 (Modifies Use Classifications--Nature Center and Professional Offices) on November 4, 1993.

Resolution No. 93-21: Recommended approval of DCA93-5 (Land Use in Sphere of Influence, Outdoor Storage, etc.) on August 17, 1993 and September 7, 1993, and DCA93-6 (Antenna Ordinance Revisions) on October 5, 1993.

Resolution No. 93-20: Recommended approval of DCA93-4 (Hillside Ordinance Addition) on September 7, 1993.

Resolution No. 93-16: Recommended approval of DCA93-3 (Major Revisions to Divisions 2, 3, 4, and 6) on June 1, 1993.

Resolution No. 93-15: Recommended approval of DCA93-2 (Major Revisions to Divisions 1, 7, 8 and 9) on April 26, 1993.

Resolution No. 93-1: Recommended approval of DCA93-1 (Landscape Ordinance Addition) on January 5, 1993.

Original Adoption: Washoe County Planning Commission Chairman forwards draft Washoe County Development Code to Washoe County Commission by letter dated November 17, 1992.